

Tarporley Neighbourhood Development Plan
Protected Local Green Spaces Assessment Proforma

Method

Each site identified as a Protected Local Green Space in the Draft Neighbourhood Plan was visited and photographed. Using the information in Cheshire West and Chester's draft guidance on designating green spaces as Protected Local Green Spaces (using the definition in the NPPF) each site was described and scored in the table below.

Assessment.

Each site was scored a maximum of 2 points for each of the following criteria identified in the NPPF

- (a) That the green space is in reasonably close proximity to the community it serves
- (b) That the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife
- (c) That the green area concerned is local in character and is not an extensive tract of land.

It was agreed by the Neighbourhood Planning Group that sites scoring 4 and above would be Protected Local Green Spaces.

NPPF Criteria

NPPF Wording:

76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.

Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

Site 1	Comments	Score 0 - 6
Name of Area	The Green, Oswald's Way	
Type of Area (an area can be more than one type) Park and gardens; Natural/semi natural green space; playground; sports/leisure facility; cemeteries/churchyard; civic space; green corridor	Natural/semi-natural green space	
Location and Proximity to the Community	Within Oswald's Way housing development, on edge of village	
Description of Area /Local Character inc. a. size b. facilities (e.g. dog bins, seating, play equipment, footpaths) c. natural features (e.g. trees, grass, plants, ponds, wildlife) d. accessibility	a) 0.06ha b) Footpath 10 is adjacent to this area and Footpath 11 runs along its eastern edge. No other facilities. c) An open space of mown grass with 4 large mature trees within it. (1 Beech with TPO and 3 sycamore) d) Space is open all times and freely accessible to disabled people.	
Ownership of Area	Management company, formed by the site developer Milne Homes, to look after the estate's un-adopted roads, pavements and green space.	
Special Value to Local Community inc. its use by the community	Provides a visual link to the open countryside and an ancient hedgerow. This open space between the houses gives the area its rural character. Provides an informal space for children to play and families to meet. Used by the residents in the surrounding properties only.	
Fit with NPPF Criteria No; Partly; Yes. Comments	No Criteria (a) 2 points. (b) 0 Not special to the wider village community. (c) 0 Not local in character because it does not connect socially or visually to the wider village community.	2

Site 2	Comments	Score 0 - 6
Name of Area	Burton Square, High Street.	
Type of Area (an area can be more than one type) Park and gardens; Natural/semi natural green space; playground; sports/leisure facility; cemeteries/churchyard; civic space; green corridor	Part – parks and gardens Part – natural/semi-natural green space	
Location and Proximity to the Community	At north end and start of High St., within the village settlement boundary. A few minutes' walk to the Post Office/centre of the village.	
Description of Area /Local Character inc. a. size b. facilities (e.g. dog bins, seating, play equipment, footpaths) c. natural features (e.g. trees, grass, plants, ponds, wildlife) d. accessibility	a) 0.05ha b) bench, flag pole, bus stop, c) Parks and garden part – flower beds of shrubs, small tree and flowering plants, mown grass and hedges Natural/semi-natural part – rough grass in which there are large mature and newly planted trees and shrubs. d) Open access at all times. Part area level with good disabled access.	
Ownership of Area	Cheshire West and Chester Council	
Special Value to Local Community inc. its use by the community	It is the central focal point for the top end of the High Street, at which the main road (Rode Street) from Chester and the main road from Utkinton (Utkinton Road) meet to become High Street. Meeting point for the start of the annual carnival parade and Remembrance Day Parade. Site of the village flag pole, from which flags are flown on special occasions e.g. The Queen's Birthday. Resting place for residents and walkers. Been an open space since before the Second World War. Used by the wider village, not just the neighbouring residents.	
Fit with NPPF Criteria No; Partly; Yes. Comments	Yes Criteria (a) 2 points (b) 2 (c) 2 Yes. Special to the wider village community.	6

Site 3	Comments	Score 0 - 6
Name of Area	Green Open Space between Lime Close and Woodlands Way	
Type of Area (an area can be more than one type) Park and gardens; Natural/semi natural green space; playground; sports/leisure facility; cemeteries/churchyard; civic space; green corridor	Natural/semi-natural green space	
Location and Proximity to the Community	Within the Woodlands Way / Portal Park estate of houses, within the settlement boundary. Surrounded by houses.	
Description of Area /Local Character inc. a. size b. facilities (e.g. dog bins, seating, play equipment, footpaths) c. natural features (e.g. trees, grass, plants, ponds, wildlife) d. accessibility	a) 0.07ha b) No facilities c) An area of roughly mown grass and approximately 20 trees including beech, cherry, lime and sycamore. d) The site is level and is freely accessible to the public	
Ownership of Area	Cheshire West and Chester Council	
Special Value to Local Community inc. its use by the community	Provides a green space within a housing development, which is used by residents in the neighbouring properties.	
Fit with NPPF Criteria No; Partly; Yes. Comments	No Criteria (a) 2 points (b) 0 Not special to the wider village community, nor used by them (c) 0 Not connected socially and visually to the wider village community	2

Site 4	Comments	Score 0 - 6
Name of Area	Daffodil Field off High Street	
Type of Area (an area can be more than one type) Park and gardens; Natural/semi natural green space; playground; sports/leisure facility; cemeteries/churchyard; civic space; green corridor	Natural/semi natural green space	
Location and Proximity to the Community	A field in the centre of the village, adjoining the High Street. Houses along north side and across the road.	
Description of Area /Local Character inc. a. size b. facilities (e.g. dog bins, seating, play equipment, footpaths) c. natural features (e.g. trees, grass, plants, ponds, wildlife) d. accessibility	a) 0.78ha b) No facilities. Footpath 4 runs alongside but not in the field. In the Conservation area. Victorian post box in boundary wall. c) Field of roughly mown grass, planted with daffodils, with old hedge boundaries. Sandstone wall with hedge on top make up the boundary with High Street, with row of flowering cherry trees inside the hedge. d) No access. This field is not open to the public.	
Ownership of Area	Privately owned	
Special Value to Local Community inc. its use by the community	Provides a visual link to the countryside, to some extent from the High Street, but mainly from Footpath 4 which runs along its northern boundary. Contributes to the rural character of Tarporley. Has a display of daffodils in Spring. Within the Conservation Area.	
Fit with NPPF Criteria No; Partly; Yes. Comments	Yes/Partly Criteria (a) 2 points (b) 1 but not available for use by the public, and it is subject to a planning application that has gone to appeal. However that application retains part of the Daffodil Field as an open space which would be available for use by the public for recreation. (c) 2	5

Site 5	Comments	Score 0 - 6
Name of Area	Woodland area off Park Road, opposite the Tarporley War Memorial Hospital	
Type of Area (an area can be more than one type) Park and gardens; Natural/semi natural green space; playground; sports/leisure facility; cemeteries/churchyard; civic space; green corridor	Natural/semi natural green space Green corridor	
Location and Proximity to the Community	Within the heart of the built up area of Tarporley. A long thin area extending from Forest Road to Park Road, with Woodland's Way/Portal Park estate on its eastern side.	
Description of Area /Local Character inc. a. size b. facilities (e.g. dog bins, seating, play equipment, footpaths) c. natural features (e.g. trees, grass, plants, ponds, wildlife) d. accessibility	a) 0.60ha b) Dog bins. A path within it along its length, with various access paths off , leading to Park Rd and the Woodlands Way/Portal Park estate, and Footpath 12, (known as the Holly Path) with its old sandstone wall, on its west side. c) A natural wooded area of many large mature and younger trees (oak, beech, lime, sycamore and holly) and some bushes. Two footpaths. d) The area is accessible to the public at all times, but the rough nature of the ground limits its accessibility to disabled people.	
Ownership of Area	Cheshire West and Chester Council	
Special Value to Local Community inc. its use by the community	Its paths are frequently used by residents (especially dog walkers) and provides a rural walk within the heart of the village. It provides a traffic free walking route between Forest Rd and Park Rd where the Health Centre, Primary School and cottage hospital are situated. It provides an important visual break and wild life corridor within the built up area of Tarporley.	
Fit with NPPF Criteria No; Partly; Yes. Comments	Yes. Special to the local village and well used by the wider community Criteria (a) 2 points (b) 2 (c) 2	6

Site 6.	Comments	Score 0 - 6
Name of Area	Wooded area between Done Room and High Street	
Type of Area (an area can be more than one type) Park and gardens; Natural/semi natural green space; playground; sports/leisure facility; cemeteries/churchyard; civic space; green corridor	Natural/semi natural green space Green corridor	
Location and Proximity to the Community	Area lies off High Street, and runs down the side of St Helen's Church to the Done Room, the Old Rectory and the new Rectory. In the centre of the village	
Description of Area /Local Character inc. a. size b. facilities (e.g. dog bins, seating, play equipment, footpaths) c. natural features (e.g. trees, grass, plants, ponds, wildlife) d. accessibility	a) 0.22ha b) At the front on High Street, it has park benches, village notice board, display of Best Kept Village plaques, and church notice board. c) Area of trees and roughly cut grass, with un-adopted roadway to the Done Room and rectories to one side. There is a deep border of shrubs alongside the roadway and a small paved area next to the High Street. d) open access at all times	
Ownership of Area	Chester Diocese	
Special Value to Local Community inc. its use by the community	An important space off the High Street, in the heart of the village. Enables the Church (grade 2 listed) and War Memorial to be seen from High Street. The paved area is where people meet, sit and wait and where a stall can be sited e.g. for charity collections. There are plans to extend the paved area into the area of rough grass so as to expand this meeting and resting place in the centre of the village. Contributes to the rural character of Tarporley.	
Fit with NPPF Criteria No; Partly; Yes. Comments	Yes. Very special to the local community with historic important in respect to setting of the grade 2 listed church. Criteria (a) 2 points (b) 2 (c) 2	6

Site 7	Comments	Score 0 - 6
Name of Area	Garden area and land around Done Room	
Type of Area (an area can be more than one type) Park and gardens; Natural/semi natural green space; playground; sports/leisure facility; cemeteries/churchyard; civic space; green corridor	Parks and gardens; playground.	
Location and Proximity to the Community	Adjacent to the Done Room, which sits on the edge of St Helen's Churchyard, on the edge of the village.	
Description of Area /Local Character inc. a. size b. facilities (e.g. dog bins, seating, play equipment, footpaths) c. natural features (e.g. trees, grass, plants, ponds, wildlife) d. accessibility	a) 0.07ha b) Children's play area, with equipment used by the playgroup to pre-school nursery c) Mown grass, shrubs and trees. (d)This area is not open to the public, and only used by the Done Room pre-school/playgroup	
Ownership of Area	Chester Diocese	
Special Value to Local Community inc. its use by the community	Its importance lies in it being a facility for local pre-school children.	
Fit with NPPF Criteria No; Partly; Yes. Comments	No. Not available or special to the wider community. Criteria (a) 2 points (b) 0 Not special to the wider community, only to the pre-school/playgroup (c) 1 Only partly connected socially to the wider community.	3

Site 8	Comments	Score 0 - 6
Name of Area	Bowling green	
Type of Area (an area can be more than one type) Park and gardens; Natural/semi natural green space; playground; sports/leisure facility; cemeteries/churchyard; civic space; green corridor	Sports/leisure facility	
Location and Proximity to the Community	In the centre of the village, adjacent to the Primary School, housing and the allotments.	
Description of Area /Local Character inc. a. size b. facilities (e.g. dog bins, seating, play equipment, footpaths) c. natural features (e.g. trees, grass, plants, ponds, wildlife) d. accessibility	a) b) Bowling green, pavilion and seating c) Mown grass surrounded by path and hedges. d) Open to members of the Bowling Club.	
Ownership of Area	Royal British Legion	
Special Value to Local Community inc. its use by the community	Used by a well-supported Bowling Club, with membership of around 60 people. Used at least 4 or 5 days a week in the summer. Also used by the Probus Club once a week. In 1926 this land was given by Mr Marshall Brooks to the village for local men to build a bowling green. (Source – Tarporley branch Royal British Legion Minutes)	
Fit with NPPF Criteria No; Partly; Yes. Comments	Yes Criteria (a) 2 points (b) 2 (c) 1 The site is used by members of the bowling club and affiliated groups and it is highly regarded by the wider community.	5

Site 9	Comments	Score 0 - 6
Name of Area	Allotments	
Type of Area (an area can be more than one type) Park and gardens; Natural/semi natural green space; playground; sports/leisure facility; cemeteries/churchyard; civic space; green corridor	Sports/leisure facility	
Location and Proximity to the Community	In the centre of the village, adjacent to the Primary School, housing and a village car park.	
Description of Area /Local Character inc. a. size b. facilities (e.g. dog bins, seating, play equipment, footpaths) c. natural features (e.g. trees, grass, plants, ponds, wildlife) d. accessibility	a) b) 38 allotments with a water supply, sheds/greenhouses, and mown paths c) Allotments growing a range of flowers, vegetables and fruit, inc. fruit trees. d) Accessible to members of the Allotment Society.	
Ownership of Area	Royal British Legion	
Special Value to Local Community inc. its use by the community	This site has been used for allotments for over 50 years and the land is well used and cultivated. It is sited in the centre of the village with good walking access for many of its members. Currently there are no vacancies and there is a waiting list for plots. In June 2015 the allotments were designated by CWaC as an Asset of Community Value. This land along with the bowling green land was given to the village by Mr Marshall Brooks in 1926 for use by local residents. This land was initially used by the community for recreational purposes, including for the annual fair.	
Fit with NPPF Criteria No; Partly; Yes. Comments	Yes Criteria (a) 2 points (b) 2 (c) 1 While the use of the land is for the allotment holders, this site is highly regarded by the wider community.	5

Site 10	Comments	Score 0 - 6
Name of Area	'Tarporley Park' land between Woodlands Way and Cobbler's Cross lane	
Type of Area (an area can be more than one type) Park and gardens; Natural/semi natural green space; playground; sports/leisure facility; cemeteries/churchyard; civic space; green corridor	Agricultural land	
Location and Proximity to the Community	On the edge of the village, surrounded by houses, golf course and fields	
Description of Area /Local Character inc. a. size b. facilities (e.g. dog bins, seating, play equipment, footpaths) c. natural features (e.g. trees, grass, plants, ponds, wildlife) d. accessibility	a) 8.17ha b) Public Footpath 13 goes across this land c) Agricultural land, sown with crops. d) Only the footpath is accessible to the public	
Ownership of Area	Private	
Special Value to Local Community inc. its use by the community	The land forms part of what known as Portal Park.	
Fit with NPPF Criteria No; Partly; Yes. Comments	No Criteria (a) 2 points (b) 0 Farmland. Only the footpath is available for the public use. Not special to the community at large. (c) 1 Visibly connected to the wider community, but not socially. Large tract of land	3

Site 11	Comments	Score 0 - 6
Name of Area	Land west of Baptist Methodist Church and its graveyard	
Type of Area (an area can be more than one type) Park and gardens; Natural/semi natural green space; playground; sports/leisure facility; cemeteries/churchyard; civic space; green corridor	Part - natural/semi-natural green open space Part - graveyard	
Location and Proximity to the Community	Behind the Baptist Methodist Church and its church yard which is on High St in the centre of the village.	
Description of Area /Local Character inc. a. size b. facilities (e.g. dog bins, seating, play equipment, footpaths) c. natural features (e.g. trees, grass, plants, ponds, wildlife) d. accessibility	a) 0.24ha b) no facilities c) roughly mown grass d) graveyard fully accessible to the public. Land behind it is not.	
Ownership of Area	Baptist Methodist Church	
Special Value to Local Community inc. its use by the community	Land behind the graveyard is used by the church and its congregation, and not available for general village use. The land is not visible from public roadways.	
Fit with NPPF Criteria No; Partly; Yes. Comments	No. Criteria (a) 2 points (b) 0 Not special to the wider village community (c) 0 Not socially connected to the wider village community	2

Site 12	Comments	Score 0 - 6
Name of Area	Playing fields behinds Community Centre	
Type of Area (an area can be more than one type) Park and gardens; Natural/semi natural green space; playground; sports/leisure facility; cemeteries/churchyard; civic space; green corridor	Part – children’s playground Part – sports and leisure facility	
Location and Proximity to the Community	Behind the Community Centre, on High St. In the centre of the village and surrounded by housing and other buildings.	
Description of Area /Local Character inc. a. size b. facilities (e.g. dog bins, seating, play equipment, footpaths) c. natural features (e.g. trees, grass, plants, ponds, wildlife) d. accessibility	a) 1.19ha b) Seating, dog bins, hard surface footpath along the northern edge of the field, children’s playground with selection of play equipment e.g. swings, climbing frame. c) Boundary of hedges and trees. Number of trees between the field and playground. 3 or 4 large mature trees to one side of the playing field. Border of flowering shrubs. d) The area is freely open to the public at all times.	
Ownership of Area	Tarporley Community Centre Trust	
Special Value to Local Community inc. its use by the community	This field and playground is constantly in use by a large number of village residents, for activities such as dog walking, informal sports and games and other family-orientated activities. It provides an off-road walking route from the properties in the south eastern part of the village to High St. and its shops and services. It is used each July for the annual village carnival and for a visiting fair ground. It is an outdoor meeting place within the village.	
Fit with NPPF Criteria No; Partly; Yes. Comments	Yes. Well used and loved open green village space. Criteria (a) 2 points (b) 2 (c) 2	6

Site 13	Comments	Score 0 - 6
Name of Area	Land to east of Brook Road	
Type of Area (an area can be more than one type) Park and gardens; Natural/semi natural green space; playground; sports/leisure facility; cemeteries/churchyard; civic space; green corridor	This land has been acquired by the Parish Council and has planning permission for it to be developed as outdoor sports and leisure land.	
Location and Proximity to the Community	Off Brook Rd, on the edge of the village.	
Description of Area /Local Character inc. a. size b. facilities (e.g. dog bins, seating, play equipment, footpaths) c. natural features (e.g. trees, grass, plants, ponds, wildlife) d. accessibility	a) 1.93ha b) None as yet. Community being consulted as to required facilities and funding is being sought. Proposals include a sports field, all weather surface, changing facilities, running/cycling track, ponds, seating and play equipment. c) Currently has a boundary of hedges and trees. d) Area will be freely open to the public and disabled friendly.	
Ownership of Area	Ownership currently being transferred to Tarporley Parish Council from Cheshire West and Chester Council.	
Special Value to Local Community inc. its use by the community	It will provide a much wanted outdoor sports and leisure facility for the village. It will partly replace the outdoor sports space that was lost when the Brook Farm School land was sold and built on.	
Fit with NPPF Criteria No; Partly; Yes. Comments	Yes Criteria (a) 2 points (b) 0 at the moment. Will be = 2 points when developed (c) 1 at the moment Will be = 2 points when developed	3 (6 in the future)

Site 14	Comments	Score 0 - 6
Name of Area	Wooded area at former Brook Farm School adventure playground	
Type of Area (an area can be more than one type) Park and gardens; Natural/semi natural green space; playground; sports/leisure facility; cemeteries/churchyard; civic space; green corridor	Natural/semi-natural green space	
Location and Proximity to the Community	On the edge of the village, adjacent to houses off Brook Rd	
Description of Area /Local Character inc. a. size b. facilities (e.g. dog bins, seating, play equipment, footpaths) c. natural features (e.g. trees, grass, plants, ponds, wildlife) d. accessibility	a) 0.95ha b) None c) An area of trees and rough grass. Grant received and designated as part of the Mersey Forest. It has been leased to adjacent homeowners, who have mainly either improved or at least attempted to maintain the trees and woodland setting of the site. d) Not accessible to the general public.	
Ownership of Area	Cheshire West and Chester Council	
Special Value to Local Community inc. its use by the community	Of special value only to the people in the surrounding properties.	
Fit with NPPF Criteria No; Partly; Yes. Comments	No. Criteria (a) 2 points (b) 1 Not special to the wider community (c) 0 Not socially or visually connected to the wider community	3

Site 15	Comments	Score 0 - 6
Name of Area	Field off the High Street between the Manor House and Hall Livesey Brown's offices	
Type of Area (an area can be more than one type) Park and gardens; Natural/semi natural green space; playground; sports/leisure facility; cemeteries/churchyard; civic space; green corridor	Natural/semi-natural green space	
Location and Proximity to the Community	A field in the centre of the village, adjoining the High Street.	
Description of Area /Local Character inc. a. size b. facilities (e.g. dog bins, seating, play equipment, footpaths) c. natural features (e.g. trees, grass, plants, ponds, wildlife) d. accessibility	a) b) No facilities. Has an old brick barn on the site c) A field occupied by sheep at the time of the assessment, bounded by hedgerows of bushes and trees. d) No access. This field is not open to the public.	
Ownership of Area	Private	
Special Value to Local Community inc. its use by the community	Within the Conservation Area. Contributes to the rural character of Tarporley. Provides a link between the High St and the countryside. Has limited views through the hedge on the High Street out towards the Clwydian mountain range.	
Fit with NPPF Criteria No; Partly; Yes. Comments	Yes Criteria (a) 2 points (b) 1 Has no recreational use, not available to the public (c) 1 Limited connection to the wider village.	4