

## EVIDENCE BASE: CHAPTER 15: APPRAISAL FOR DESIGNATION OF GREEN SPACES

### 1. Corpusty: Land to the South and West of the Village Hall

Criteria	Explanation of Criteria	Site Assessment for designation
It will rarely be appropriate to designate spaces that are the subject of a planning permission.	<p>Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the planning permission or where planning permission is no longer capable of being implemented. It will rarely be appropriate to designate spaces that are the subject of a planning permission for development.</p> <ul style="list-style-type: none"> <li>• Is the space the subject of a planning permission for development?</li> </ul>	The land to the south of the Village Hall is not subject to planning permission for development.
It will not be appropriate to designate spaces that are allocated or proposed for development in the Local Plan or emerging Local Plan.	<p>The national PPG states that: Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the LGS designation should not be used in a way to undermine this aim of plan making.</p> <ul style="list-style-type: none"> <li>• Is the space allocated or proposed to be allocated in a Local Plan?</li> <li>• Has the site been put forward for development in any evidence based documents such as Housing and Economic Land availability study</li> </ul>	Designation of the land to the south and west of the Village Hall is consistent with local planning for sustainable development. It does not meet any of the other criteria in this section relating to rejection of the designation. The sole “allocation” is to maintain this as a LGS, with the proviso that it may be used for the village school, see below.
The space must not be an extensive tract of land and must be	Blanket designation of open countryside adjacent to settlements is not appropriate.	The proposed designate LGS meets all of these criteria. It “feels” local in character, it is a larger space than other similar areas in the vicinity,

local in character	<ul style="list-style-type: none"> <li>• Does the space or combination of adjoining spaces “feel” local in character and scale, in respect of the local community that the space serves?</li> <li>• Is the proposed space larger than other areas of land in the vicinity? Is it contained with clearly defined edges?</li> <li>• How does the space connect physically, visually and socially to the local area?</li> </ul>	and it constitutes a space which is within the local area, this vicinity marked by its proximity to the Village Hall and its use for extensive village activities including a children’s play area, a small allotment allocation and school sports activities as well as football pitches.
The space must be within close proximity to the community it serves	<p>The space would normally be within easy walking distance of the community it serves.</p> <ul style="list-style-type: none"> <li>• How close is the space to the community it serves?</li> </ul>	The proposed LGS is adjacent to village housing along its entire boundary.
The space must be demonstrably special to the local community	<p>Blanket designation of all/most green areas or open space within an area is not appropriate. The space must be demonstrably special by consideration of the following;</p> <p>The proposed space is of particular local significance and should meet one of the following criteria:</p> <ul style="list-style-type: none"> <li>• Beauty</li> <li>• historic significance</li> <li>• recreational value</li> <li>• tranquillity</li> <li>• richness of wildlife</li> </ul>	The proposed LGS has been used for decades as a recreational area for the community and is so used currently as well as its use by the village school and for organised games by community football clubs now and in the past. It also contains a safe children’s playground established by the Village Hall Committee.

**2. Corpusty: Village Green and land Adjacent to the Duke’s Head Public House and alongside the River Bure**

Criteria	Explanation of Criteria	Local justification for designation
----------	-------------------------	-------------------------------------

<p>It will rarely be appropriate to designate spaces that are the subject of a planning permission.</p>	<p>See above</p>	<p>The land has been in use as a village green is not subject to any planning permission. The site is currently designated in the NNDC local Plan as Open Land Area.</p>
<p>It will not be appropriate to designate spaces that are allocated or proposed for development in the Local Plan , emerging Local plan,</p>	<p>See above</p>	<p>Designation of this site as LGS is consistent with local planning for sustainable development. None of the spaces meets any of the other criteria in this section relating to rejection of the proposed designation.</p>
<p>The space must not be an extensive tract of land and must be local in character</p>	<p>See above</p>	<p>The proposed designates LGS meets all of these criteria. It “feels” local in character, it is a larger space than many other similar areas in the vicinity, and it constitutes a space which is within the local area, this is indicated by its proximity to the centre of the two villages, to the village store, post office and Primary School.</p>
<p>The space must be within close proximity to the community it serves</p>	<p>See above</p>	<p>The village green is the social centre of the village.</p>
<p>The space must be demonstrably special to the local community</p>	<p>See above</p>	<p>The proposed LGS has been used for many decades as a recreational area for the community and is so used currently. It is a place of tranquil recreation and, in season, of the locally celebrated November 5<sup>th</sup> bonfire and fireworks display, an event which local memory suggests extends back for at least a century.</p>

		The site also contains a safe children's playground established by the Parish Council.
--	--	--