



North Tyneside Council

Working in partnership with
CAPITA



Local Green Space Designation North Tyneside Local Plan

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Local Green Space Designation

1. Policy Framework

1.1 Local Green Space designation was introduced in the National Planning Policy Framework (NPPF) in March 2012.

1.2 The NPPF provides the following information on Local Green Space designation, in paragraphs 76, 77 and 78:

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.

78. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

1.3 Additional guidance is provided in the National Planning Practice Guidance (NPPG) on *Open space, sports and recreation facilities, public rights of way and local green space*¹. As well as expanding on the criteria of NPPF paragraph 77, the guidance sets out that:

- Anyone who wants an area to be designated as Local Green Space should contact the local planning authority;
- Local Green Space designation should not be used in a way that undermines the requirement to identify sufficient land in suitable locations to meet identified development needs;
- Local Green Space designation will rarely be appropriate where the land has planning permission for development; and
- Designation is a matter for local discretion.

2. Designation Criteria

2.1 Any type of green space could be suitable for Local Green Space designation from recreational land with a sports pavilion or the area around a war memorial to allotments or an urban space that provides a tranquil oasis.

2.2 Local Green Space designation means that development is highly unlikely to be permitted on a site. The designation must therefore be based on solid evidence that the site meets the relevant criteria.

¹ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/>

2.3 A potential Local Green Space site must meet the criteria set out in the NPPF and further detailed in the NPPG. These criteria are not specific, but act as guidance that should then be interpreted at a local level.

2.4 North Tyneside Council have created a checklist against which potential Local Green Space sites should be tested. This was to ensure that the designation process is robust, transparent and consistent.

All sites must meet the following criteria in the checklist:

- Is not with an extant planning permission within which the Local Green Space could not be accommodated;
- Is not allocated for development in the relevant Neighbourhood Plan or the Local Plan, unless the Local Green Space could be incorporated within the site as part of the allocated development;
- Is not an “extensive tract of land”;
- Is “local in character”;
- Is in “proximity to the community it serves”;
- Is “demonstrably special to the local community”.

And all sites must meet at least one of the following criteria in the checklist:

- Is of “particular local significance...because of its beauty.”
- Is of “particular local significance...because of its historic significance”.
- Is of “particular local significance...because of its recreational value”.
- Is of “particular local significance...because of its tranquillity”.
- Is of “particular local significance...because of its wildlife”.
- Is of “particular local significance...for any other reason”.

2.5 For each of the above criteria, the North Tyneside Council checklist provides several questions for which the answers together can help to answer those criteria.

3. Sites considered

3.1 North Tyneside Council were approached by the Benton Triangle Action Group to consider designating the site locally known as the “Benton Triangle” as a Local Green Space. This request was borne out of local opposition for this site’s inclusion as a potential development site in the Local Plan Consultation Draft 2013 (where it was identified as “Land to the rear of Midhurst Road”). The Benton Triangle Action Group completed the North Tyneside Council checklist.

3.2 The site was removed as a potential development site in the Local Plan Consultation Draft 2015 and given the potential designation of open space. The Benton Triangle Action Group expressed their intention to pursue the Local Green Space designation.

3.3 At this stage it was judged that there could be other green spaces in the Borough that could also be considered for Local Green Space designation. It was not considered reasonable that those green spaces that could be special to a community, but did not benefit from a local voice informed of the provisions of the NPPF, should be denied the opportunity to be considered for designation.

3.4 A screen for sites commenced that selected those that had been identified in the Local Plan preparation process and/or in consultation responses as having some kind of significance to the local community. As Local Green Space designation should not undermine the requirement to identify sufficient land in suitable locations to meet identified development needs, sites that have been identified as potential development sites could not be selected. Similarly, as Local Green Space designation should be capable of enduring beyond the end of the plan period, it was decided that sites identified as potential safeguarded land should not be selected.

3.5 The sites that were selected and have been assessed for Local Green Space designation are:

- Benton Triangle – nominated for designation by the Benton Triangle Action Group;
- Benton Curve – identified by members of the local community as being special in Local Plan consultation feedback;
- The Crescent site, Fish Quay – identified in the Fish Quay Neighbourhood Plan Supplementary Planning Document preparation process as an area the community would prefer to see undeveloped;
- Killingworth Break – proposed to be designated in the Local Plan as an “Open Break”, a designation similar to Local Green Space designation.

3.6 The Benton Triangle assessment has been carried out using information supplied by the Benton Triangle Action Group. The remaining three sites have used information gathered by the Planning Policy team.

3.7 All four sites have been assessed using the North Tyneside Council checklist; these assessments are available as appendices to this report. The Killingworth Open Break is considered suitable for Local Green Space designation.

4. Next steps


4.1 A policy will be included within the emerging Local Plan that identifies Killingworth Open Break as a Local Green Space and explains the implications of such a designation.

4.2 The designation will be “tested” through the plan process. The Local Plan Submission Draft will be subject to public consultation in November 2015. Anybody can object to policies or sites in a plan during the consultation process and these consultation responses must be considered. Following this, the Local Plan will be

formally scrutinised by a Planning Inspector who will ensure that the plans are robust and based on sound evidence.

4.3 Should the Planning Inspector believe the Local Green Space designation is sound, the Local Plan will be adopted and the designation made formal.

Appendix 1: Benton Triangle Assessment

1	General Information	Officer response/Conclusion
1.1	Name and address of site	
	Benton Triangle – to rear of Midhurst Road, Benton. NE12	Noted.
1.2	Site location plan <i>The plan can be at any scale, but must show the location and boundaries of the site.</i>	
	<p>Already clearly shown on North Tyneside Local Plan. Boundaries are also clearly shown. [Area 14 on local plan].</p> 	Noted.
1.3	Organisation or individual proposing site for designation	
	Benton Triangle Action Group. Currently headed up by Mrs. Jo Crozier, Mr. Iain Kitt and Mr Robert Rumney.	Noted.
1.4	Ownership of site if known	
	Currently owned by Nexus.	Noted.
1.5	Is the owner of the site aware of the potential designation? Do they support the designation?	



	<p>So far as we know Nexus are not aware of this potential designation. We do not know if they would support designation although they have indicated they wish to sell the site for development.</p>	<p>Nexus made aware via the Local Plan Consultation Draft February 2015 consultation process – the request for LGS designation was noted on the site profile. They do not support the potential designation: <i>“Nexus object to the designation of land to the rear of Midhurst Road, Benton (SHLAA ref 298) as Local Green Space / Green Space / Open Space for a number of reasons including; 1 Planning Practice Guidance (007 ref ID : 37-007-20140306) states that designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. The designation of land to the rear of Midhurst Road, Benton as Local Green Space is not consistent with local planning for sustainable development in the area. As set out in the SHLAA, the site is 100 percent brownfield. A core planning principle is to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided it is not of high environmental value. Land to the rear of Midhurst Road, Benton is not of high environmental value. Its reuse should be encouraged and it should be allocated and developed in preference to Greenfield sites listed in policy S7.3. A parallel representation has been submitted to policy S7.3. 2 North Tyneside Council's Green Space Strategy February 2015 assesses the value of the site 'low' and the quality of the site 'low', Map 1. In the circumstances the site is acknowledged not to be of</i></p>
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		<p><i>particular value. The rationale behind the application for Local Green Space designation has to be questioned acknowledging the guidance in Planning Practice Guidance (007 ref ID : 37-007-20140306) that the Local Green Space designation should not be used in a way that undermines the aim of plan making, namely to identify sufficient land in suitable locations to meet identified needs. The rationale behind the application for the Local Green Space designation particularly has to be questioned acknowledging the statement in paragraph 1 of the Benton Triangle Community's website applications' page that, 'there is a risk that it will be used for housing'</i></p> <p><i>http://www.bentontriangle.com/#!applications/coxh. 3 North Tyneside Council's Green Space Strategy February 2015 includes Objective 9 : Design of Green Spaces. This sets out a number of criteria as to how Green Spaces should be designed. The site does not meet these for reasons including the site is not accessible by all, access being through a fence and down a steep bank, it suffering disuse, it being unlit, there being evidence of antisocial behaviour on the site and that there are not any linkages through. The poor quality of the site is acknowledged in the Local Plan Consultation Draft Sites Analysis report 2015 which under the heading Officer Response details that the site 'has remained largely inaccessible and unused'. 4 It is noted that in the application for the designation of the site as Local</i></p>
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		<p><i>Green Space there is reference to allotments on the site. Whilst historically there might have been allotments on a portion of the site this has not been the case for some years, a matter acknowledged in the Council's Allotment Strategy 2009 "“ 2015 which records at the time the document was written they were not in use and this remains the case now. The reference to allotment gardens on the Proposals Map and on the Sites Analysis 2015 should be deleted. 5 The site is in Nexus's ownership. The proposal to 'create open space' requires Nexus' agreement otherwise the area will remain largely inaccessible and unused as it currently is as acknowledged in the Officer Response in the Local Plan Consultation Draft 2013 and Sites Analysis 2015. This goes to the deliverability of the proposal, policies amongst things having to be deliverable if the Plan is to be sound, NPPF para 182. Nexus' position is that the creation of open space in isolation is not deliverable. That said as has been detailed previously, if the site was subject of a comprehensive development package including open space and a residential development of around 50 dwellings in accordance with the Potential Sites Background Paper, there would be an opportunity to provide an overall scheme which is deliverable, in the public interest and amongst other things would result in high value and high quality open space meeting the standards in Objective 9 of the Council's</i></p>
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		<i>Green Space Strategy 2015'</i>
1.6	Photographs of site	
	Already provided but more can be obtained if necessary. Email to follow. Further photographs can be supplied if necessary.	Photographs provided by Group and further photographs obtained by Planning Officer on site visit.
1.7	Community served by the potential Local Green Space <i>i.e. does the site serve the wider Borough or a particular geographic area or group of people?</i>	
	Historically many users of this space have been residents of Benton and Forest Hall, but it has a much wider geographical appeal as an area well known for allotments, wild life and train spotters etc. Part of the appeal is the unique nature of the site. More wild and interesting than a park, but still very attractive. A place where people can get away from it all for a while. Has been used for allotments since the second world war. Definitely a Borough resource and could also be further developed into allotments, community gardens, orchards and a play area for children.	The site serves those in immediate Benton/Forest Hall area. It is not considered a Borough resource. Future use aspirations would require Nexus support. They could be contradictory to the site's biodiversity on which part of this application is based.
2	Planning Information	
2.1	Is there planning permission in place for development on the site? Is there currently a planning application for this site? If permitted, could part of the overall site still be used as a Green Open Space? <i>Check North Tyneside Council's Development Management records.</i>	
	None known at present. The site is shown on the draft Local Plan as a potential development site. (We have already submitted a response stating why we think it is not suitable for this purpose.) If parts of the site were to be developed, some of the area could be	None.



	designated as a green space. However, since the site is only 5 acres and there are issues with access, rail traffic, flooding and embankments, the scope for part development and part DGS is probably limited.	
2.2	Is the site allocated or proposed to be allocated for development in the Local or Neighbourhood Plan? If allocated, could part of the overall site still be used as a Green Open Space? <i>Check North Tyneside Council's emerging Local Plan.</i>	
	This could not be ruled out as parts of the site could have different uses, but the points raised in above at 2.1 also apply here.	Included as a potential development site in the Local Plan Consultation Draft 2013. Not included in the 2015 Consultation Draft.
3	Size, scale and "local nature" of proposed Local Green Space	
3.1	Area of proposed site <i>It is unlikely that a site of over 20ha (50 acres) would be considered suitable for designation.</i>	
	This site is in the region of 5 acres. Certainly has been very much a local resource in the past as allotments officially but as mentioned above it has had other uses for walkers, bird watchers, dog walkers, train spotters etc.	The site is of an appropriate scale to be considered as a LGS.
3.2	Is the site an "extensive tract of land"? <i>E.g. how large is it in comparison to other fields; groups of fields; areas of land in the vicinity etc.? Does the site "feel" extensive or more local in scale?</i>	
	Compared with fields and green spaces between Benton and Wallsend and some areas around Killingworth, this is a very small site. Definitely more local in scale.	The site is of an appropriate scale to be considered as a LGS.
3.3	Is the proposed site "local in	



	<p>character”? <i>e.g. does the site feel as though it is part of the local area? And why? How does it connect physically, visually and socially to the local area? What is the evidence?</i></p>	
	<p>Definitely very much a local feel. It can be seen from much of Midhurst Road, since it is directly behind the even numbered houses. Our gardens back directly onto it. Can also be seen by residents in some of the houses in Hastings Avenue as well as Granville Crescent and Croft Avenue. The evidence is there to be seen and due to several bridges and the cinder path which runs from Benton Metro station right up into Forest Hall, it is readily and rapidly accessible for thousands of residents in Benton and Forest Hall. One can simply walk into the allotments in various places from the Cinder path. It is a good meeting place for people who want to pursue a number of differing interests. Because it has been let off as allotments for generations it is appreciated and well known by residents from areas such as the Oval and further afield. It is strategically placed between Benton and Forest Hall. Numerous metro users alone use this path as a short cut to and from Benton Metro station. So people stop and chat and children and young people like to socialise on the triangle area.</p>	<p>The site is really only fully visible to those properties adjoining. It’s tucked away and not widely visible. People may use the path as a short-cut between Forest Hall and Benton but not the space itself. Whilst the site is physically close to properties, it is not considered that it’s readily and rapidly accessible. The site is a remnant from surrounding railway development that gives a historic social connection and along with its former use as allotments. On balance the site could be described as local in character.</p>
4	Evidence to show that “the green space is in reasonably close proximity to the community it serves”	
4.1	<p>How far is the site from the community it serves? Is the site within a suitable distance of the local community? <i>Possible evidence – catchment maps</i></p>	

	<i>from the North Tyneside Council Green Space Strategy</i>	
	<p>According to a demographic survey of Benton and Forest Hall there are probably up to 13,000 people living in this area. Whilst some people are less than one minutes walk away the vast majority of them are within 10 to 15 minutes walk of this site. The site is in the centre of the community it serves which is one of the reasons why it has been so popular and one of the reasons why so many people are strongly opposed to it being lost.</p>	<p>Whilst the site is physically close to properties, it is not considered that it's readily and rapidly accessible.</p> <p>It is not considered that the wider community would travel to the site when green space of better quality exists at Springfield Park to the north and Benton Quarry Park to the south.</p> <p>However, the site is within a reasonable distance to the nearby community should they wish to visit it.</p>
4.2	<p>Are there any barriers to the local community accessing the site from their homes? <i>e.g. railway line; main road</i> <i>Possible evidence – a map to show any potential barriers and how those can be overcome.</i></p>	
	<p>There are no barriers to access by the local community as the area is traversed by several footpaths, most notably one running along the south side.</p>	<p>Access very poor. Poorly maintained routes to the site – graffiti, a lot of rubbish, not suitable materials so likely to often be very muddy and not easy to walk along. Site reached from two routes; east is via stairs over railway, west through an underpass. Access onto site is via stepping over damaged fence. No paths on site. Ground uneven and vegetation overgrown -not easy to walk around. No disabled access. Both physical constraints and fear of crime represent barriers.</p>
5	Evidence to show that the green area is “demonstrably special to a local community”	
5.1	<p>Quality and value rating <i>Check the North Tyneside Council Green Space Strategy</i></p>	



	<p>The fact that this area has been let out as allotments for decades and there is still a strong demand for allotments in this area is a testimony to the need for this space. Unofficially it has also been used for other recreational pursuits ranging from bird watching to a play area for children and a place where young people like to meet and socialise. See also 5.2 for more details. North Tyneside Council has an Allotments strategy 2009-2015 where it is committed to preserving and improving allotments. Destroying this area is hardly going to assist this strategy. According to a number of North Tyneside publications this area scores very highly in quality and value rating. The fact that so many people are determined to save this space from being built on is another important piece of evidence.</p>	<p>Site scored low quality and low value in the most recent Green Space Strategy. A site visit on 22.1.15 confirmed this rating remained valid.</p>
<p>5.2</p>	<p>Is there a need for a local green space in this location? <i>Check the North Tyneside Council Green Space Strategy</i></p>	
	<p>Yes. There are no other easily accessible green spaces in the immediate neighbourhood.</p> <p>According to a number of publications from North Tyneside Council in recent years great emphasis is placed on environmental issues and nature conservation. A lot of work has gone into this area of concern and a few quotes now follow. In your biodiversity plan it is acknowledged by North Tyneside Council that railway land especially disused railway embankments act as valuable nature corridors linking semi natural habitats encouraging a wide diversity of plants which support a variety of insects and</p>	<p>Benton Quarry and Springfield Parks provide good quality green space nearby. However, the loss of this space would possibly leave a few homes outside of the catchment of a green space.</p> <p>BAP does set out railway land as potentially high in biodiversity value. Site is likely to be included within wildlife corridor of Local Plan.</p>



	<p>other wild life. The Benton triangle links with a number of very large gardens in Midhurst and Lyndhurst and ultimately up into Forest Hall. Southwards it links via currently used and disused embankments into what is known locally as the Benton Quarry park and beyond down into open land towards Wallsend. One of your reports points out that only 20% of households are within the catchment area of a local semi natural green space with concerns for wildlife and air quality. Building on the land can only exacerbate this situation which is far from ideal. Without the Triangle a large gap will also appear in the nature corridor.</p>	
5.3	<p>Evidence of support from other local community groups or individuals. <i>e.g. letters of support; petitions; surveys etc.</i></p>	
	<p>We have in excess of 100 people who are supporting the retention of this area and strongly oppose any building on it. Large numbers of people have attended our meetings at St Andrew`s Church. I have as evidence a number of emails and phone calls. An up to date list of supporters is being forwarded by email.</p>	<p>Noted. However, opposition to development is not a reason to designate as a LGS.</p>
5.4	<p>Evidence of support from community leaders <i>e.g. letters of support from Ward Members; County Councillors; MP etc.</i></p>	
	<p>Our local MP Mary Glindon has given us very strong support. Her email is being forwarded to you. The three Benton ward Councillors, Janet Hunter, Pat Oliver and Peter Earley, have all expressed their support in e-mails to us.</p>	<p>See above.</p>
6	<p>Evidence to show that the green area “holds a particular local</p>	



	significance, for example because of its beauty," (if applicable)	
6.1	Describe why the community feels that the site has a particular local significance for its beauty.	
	<p>The combination of large old trees, shrubs, flowers and wild life constitute a lovely view which is enjoyed not only by residents and those who use the local paths but by Metro passengers when trains leave Benton station for the coast or arrive at Benton from the coast. Many people not from this area have described it as a lovely leafy place to live. The views can also be enjoyed by passengers using the ECML. And people in cars travelling down from Forest Hall can also enjoy the views. . One estate agent described it as being like living in a woodland. Another estate agent stated that it was the most spectacular environment he had seen outside of Darras Hall. There is no doubt the Benton triangle and surrounding space is a stunning area. Beauty takes many forms and the variety of wild life is considerable. Further details are given in section 10.2.</p>	<p>It is not considered that the site has particular beauty. The majority of the site is overgrown vegetation that can look messy and unwelcoming. This is worse in winter months when there is no green.</p>
6.2	<p>Site visibility <i>e.g. is it easy to see the site from a public place? Are there long-distance views of the site? Are there views of the site from any key locations?</i></p>	
	<p>Key locations include a number of local paths, roads and railways as described above. These are all accessible public places and there are a number of long distance views available.</p>	<p>The site is really only ever visible to those who choose to walk past. It is partially visible to some adjoining properties. It is tucked away and not widely visible. It is not considered that it offers long distance views.</p>
6.3	<p>Is the site covered by any landscape or similar designations? <i>e.g. Area of Outstanding Natural</i></p>	



	<i>Beauty; Conservation Area; Special Landscape Area</i>	
	The Triangle adjoins the Benton Conservation area. When this was being set up a request was made to have the Triangle included in the Conservation area. We were told by North Tyneside that this area was already protected public land and did not require any further protection measures. Well clearly someone has changed this, but it should certainly be preserved as a designated Green space.	No landscape designations. The triangle was not included in the Benton CA as it was not considered to have the special character and appearance required. This was subject to public consultation. Around 10% of respondents asked for its inclusion primarily for biodiversity reasons, which is not a rationale for CA inclusion. The boundary was agreed by Members at NTC Cabinet.
6.4	Is the site (or the type of site) specifically mentioned in any relevant landscape character assessments or similar documents?	
	Not aware of any.	None.
6.5	Does the site contribute to the setting of a historic building or other special feature?	
	No historical buildings are known. But its special feature is that in an urban area it is unusual to find such a remarkable area of land.	The site does contribute to the setting of the CA by being a boundary to the built-up area.
6.6	Is the site highlighted in literature or art? <i>e.g. is the site mentioned in a well-known poem or shown in a famous painting?</i>	
	Not aware of any famous poems or paintings.	None known.
7	Evidence to show that the green area “holds a particular local significance for example because of its historic significance” (if applicable)	
7.1	Are there any historic buildings or remains on the site? <i>e.g. listed buildings; scheduled ancient monuments; registered parks and</i>	



	<i>gardens; war memorials; other historic remains or structures.</i>	
	Not aware of any of these, but as stated above it is unusual to find such a lovely nature reserve in an urban area. One of the things which make it so desirable is actually the lack of any buildings.	Some remnants of Swiss Villa just outside boundary, but of no heritage importance.
7.2	Are there any important historic landscape features on the site? <i>e.g. old hedgerows; ancient trees; historic ponds or historic garden features</i>	
	There are some very old trees and some of the shrubs and remains of hedge rows must be very ancient indeed. Some of the older trees are on a parcel of land not believed to be owned by Nexus. The owner is unknown to us, but there are the remains of a property that was destroyed by fire years ago – thought to be called Swiss Villa or similar. We are not aware of any ponds although we do know some of the area is prone to flooding. There is historical evidence of the great crested newt in the area, but the author has not seen any of these.	Some vegetation may be of some age but it is not considered that it would be classed as ancient or of historic landscape importance.
7.3	Did the site play an important role in the historic development of the area? <i>e.g. the old site of a town railway station; the old garden for a significant building, etc.</i>	
	Originally this land almost certainly belonged to the big old house in Lyndhurst Road no 29, as did a number of other properties here. No 25 was originally the gardener`s house, no 27 the coach house and no 31 the domestic staff house. Not sure what happened after the building of Midhurst Road in the late 1930s and 1940s but we do know that once the embankment was built during the last war which	No29 Lyndhurst Road is not formally recognised as a significant building nor does the site have any obvious connection to that property now. The long term former use as allotments and the development of the railways have some historic significance for locals.



	<p>connected the ECML with the Tyne Loop the area was given over to allotments. Clearly this has remained an important community asset ever since. But this land would always have been important way back as number 29 Lyndhurst Road was so old that parts of the stable blocks had to be demolished when the railway was built in the 19th Century. Obviously some of the land was given over to the railways and no 29 became the home of the North East Rail director. So there is a lot of history here. Because the railways owned the land they were able to build the embankment during the war.</p>	
7.4	<p>Did any important historic events or rituals take place on the site?</p>	
	<p>Do not know of any historical events or rituals.</p>	<p>None known.</p>
8	<p>Evidence to show that the green area “holds a particular local significance, for example because of its recreational value (including as a playing field)”, (if applicable)</p>	
8.1	<p>Is the site used for playing sport? <i>If so what sport? How long has it been used for sports provision? Is this sports provision free or is a club membership required?</i></p>	
	<p>Allotments are not a sporting activity but the area has always been popular with children and young people who play ball games on it. It is one of the few areas where children can gather and play in safely without disturbing local residents.</p>	<p>The site is not formally recognised for sporting use. Site is not suitable for sport as there are too many hazards preventing play: uneven ground, large holes, widespread vegetation, and waste.</p>
8.2	<p>Are the public able to physically access the site? <i>e.g. are there any public rights of way across the site? Or adjacent to the site? Has access been allowed on a discretionary basis? Is there public</i></p>	



	<i>access to the whole site or only part? Is there good disabled access to the site?</i>	
	The cinder path is a public footpath and access to the triangle is free and convenient. Although wheel chair users can reach the entrance to the allotments, proper pathways would need to be constructed on the actual allotments certainly for wheel chair users.	Site is owned by Nexus and access to the public is discretionary. Access very poor. Poorly maintained routes to the site – graffiti, a lot of litter, not suitable materials so likely to often be very muddy and not easy to walk along. Site reached from two routes; east is via stairs over railway, west via an underpass. No disabled access. Access onto site is via stepping over damaged fence. No paths on site. Ground uneven and vegetation overgrown -not easy to walk around.
8.3	Is the site used by the local community for informal recreation? And since when? <i>e.g. dog walking; sledging; ball games etc</i>	
	Going back decades the site has been used not only for allotments but by walkers, dog walkers, people playing ball games, bird watchers, train spotters etc. Other groups and individuals have found it a convenient place to meet.	The long term former use as allotments represented informal recreation on the site. The allotments have not been in use for at least nine/ten years. The site is not accessible, safe-feeling, of clear function or well-maintained enough to be particularly well-used.
9	Evidence to show that the green area “holds a particular local significance, for example because of its tranquillity” (if applicable)	
9.1	Do you consider the site to be tranquil? <i>e.g. are there any roads or busy areas close by?</i>	
	As already described above it is certainly special. Although noisy when	The site can be quiet and birdsong is pleasant, however with the loud



	trains pass in the parts near the ECML, due to the triangular layout of the site it is much more peaceful away from this line and the trees and shrubs tend to much reduce the sound of the trains. In recent years the trains have become a lot quieter due to most of the goods trains turning off at Benton junction and proceeding towards Blyth before they reach the Triangle area and new trains which are much quieter than the trains they replaced. There are no busy roads etc close by. In fact there is no road traffic noise.	Metro along the south and ECML on the east, there is too much frequent noise to be truly tranquil.
10	Evidence to show that the green area “holds a particular local significance, for example because of the richness of its wildlife” (if applicable)	
10.1	Is the site formally designated for its wildlife value? <i>e.g. as a site of special scientific interest, etc.</i> <i>Check North Tyneside Planning Policy</i>	
	Not formally designated for its value for wildlife but definitely a very strong point for retention of the site as already stated. This must be one of the best nature conservation areas in North Tyneside.	Not formally designated.
10.2	Are any important habitats or species found on the site? <i>e.g. habitats and species listed in the UK priority habitats and species lists or in the North Tyneside Biodiversity Action Plan or protected species or on the red/amber lists of birds of conservation concern.</i>	
	The following list of birds has been compiled from observation over a period of 10 years and are grouped in order of endangered status. It does not include birds merely passing over.	The advice of the Council’s Biodiversity Officer has been sought, as follows: “The site looks to be of local



<p>Red - Species of nationally high conservation concern; Amber - Species of nationally medium conservation concern; Green - Species of nationally stable population.</p> <p>* nests within close vicinity to the area and possibly in the area. ** Known to be nesting regularly within the area</p> <p>w - regular winter visitor s - summer visitor R - rarely seen within this specific area.</p> <p>Red (4) Song thrush**, Starling*, House sparrow*, Fieldfare w.</p> <p>Amber (8) Bullfinch**, Dunnock**, Kestrel, Mallard R, Mistle thrush**, Stock dove**, Willow warbler*, Woodcock w.</p> <p>Green (34) Blackcap**, Blackbird**, Blue tit*, Brambling wR, Carrion crow, Chaffinch*, Chiffchaff s*, Coal tit*, Collard dove*, Goldcrest, Goldfinch*, Grasshopper warbler s R, Greater spotted woodpecker**, Great tit*, Greenfinch*, Green woodpecker R, Grey heron R, Grey partridge R, Jackdaw*, Jay, Long-tailed tit*, Magpie**, Mallard R, Pheasant R, Redwing w, Robin*, Siskin w, Snipe R, Sparrowhawk*, Tawny owl, Tree creeper, Whitethroat s**, Wood pigeon, Wren**.</p> <p>Mammals also likely to be living and breeding or regularly visiting in the area.</p>	<p><i>ecological value, particularly in this urban area. It also has added value as it is attached to the metro line which acts as a wildlife corridor. Its full ecological value could only be established through appropriate surveys. However it will provide valuable habitat for a wide variety of BAP species and may even contain protected species such as slow worm. The site is part of the new wildlife corridors. I would definitely support any application to designate the site as a Local Green Space due to its local wildlife value."</i></p> <p>However, there is no formal designation on the site.</p>
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	Bank vole (likely), Brown rat, Common Shrew, Fox, Hedgehog, Mole, Pipistrelle Bat, Pygmy shrew (likely), Rabbit, Weasel (likely), Wood mouse (likely).	
10.3	What other wildlife of interest has been found on the site?	
	There are also unconfirmed reports of rare plants and flowers. There is more than one variety of Bumble bee, which is one of our most important pollinators.	Unconfirmed.
11	Evidence to show that the green area “holds a particular local significance, for any other reason” (if applicable)	
11.1	Are there any other reasons why the site has a particular local significance for the local community?	
	<p>Production of locally grown organic food which is in strong demand and allotment holders and others are enabled to socialise.</p> <p>Finally a very important point in Paragraph 74 of the National Planning Framework document. This urges some caution in building on open spaces. Clearly the Triangle is not primarily a sporting facility, but no site will exactly fit all the criteria. Nevertheless, Para 74 is trying to introduce some rational common sense to this subject. This is a small site with only the possibility of up to 50 houses. The loss of this site will be serious for the community as well as for nature. Do the advantages outweigh the damage which will be caused? Perhaps 50 houses could be built on a much larger site which does not have the issues which exist in the Benton Triangle.</p>	<p>Whilst the benefits of allotments are understood, they have not been in place on this site for at least nine/ten years so it is not deemed appropriate to consider them as extant. Their reinstatement would be dependent on the wishes of the landowner.</p> <p>The NPPF is considered in the planning process.</p>

Outcome

A potential Local Green Space site must meet the criteria set out in the NPPF, and further detailed in the NPPG. The checklist above has considered the criteria.

This site was recognised in the Local Plan Consultation Draft 2013 as a potential development site. However, by virtue of its proposed removal as a development site from the Local Plan Consultation Draft 2015, a Local Green Space designation at this site would no longer undermine the requirement to identify sufficient land in suitable locations to meet identified development needs. The site has no extant planning permissions.

The Benton Triangle can be described as a site that is:

- Not an “extensive tract of land”;
- “local in character”;
- in “proximity to the community it serves”;
- “demonstrably special to the local community”.

And it is therefore possible to consider the second part of the checklist, where a site must meet at least one of the following criteria:


- Is of “particular local significance...because of its beauty”.
- Is of “particular local significance...because of its historic significance”.
- Is of “particular local significance...because of its recreational value”.
- Is of “particular local significance...because of its tranquillity”.
- Is of “particular local significance...because of its wildlife”.
- Is of “particular local significance...for any other reason”.

Whilst it is recognised that the site's former use as allotments historically offered recreational significance, and that the site has the potential to offer similar opportunities in the future, it can only be assessed as it is now. There is no guarantee that the landowners will make the site available for allotments or any other public use in the future. Based on the information contained in the checklist, which has been supported by evidence and a site visit, it is not considered that the site has sufficient significance in beauty, historic significance, recreational value or tranquillity to be considered as a Local Green Space.

The advice of the Council's Biodiversity Officer recommends that the site could be considered as having local significance because of its wildlife. However, as the site is not formally recognised through a wildlife designation, it is not considered that sufficient weight can be afforded to this that would provide convincing justification for Local Green Space designation. Should it be designated as part of a wildlife corridor as part of the Local Plan, as is currently proposed, this would provide adequate protection and recognition of any biodiversity quality the site may have.

It is recommended that the site should not be designated in the Local Plan as a Local Green Space. Designation as general open space is considered adequate.

Appendix 2: Benton Curve Assessment

1	General Information
1.1	Name and address of site
	Benton Curve, land north of The Oval, Benton.
1.2	Site location plan <i>The plan can be at any scale, but must show the location and boundaries of the site.</i>
	Area outlined in red. 
1.3	Organisation or individual proposing site for designation
	North Tyneside Council
1.4	Ownership of site if known
	Newcastle Airport

1.5	Is the owner of the site aware of the potential designation? Do they support the designation?
	Not aware as yet.
1.6	Community served by the potential Local Green Space <i>i.e. does the site serve the wider Borough or a particular geographic area or group of people?</i>
	Benton community
2	Planning Information
2.1	Is there planning permission in place for development on the site? Is there currently a planning application for this site? If permitted, could part of the overall site still be used as a Green Open Space? <i>Check North Tyneside Council's Development Management records.</i>
	No.
2.2	Is the site allocated or proposed to be allocated for development in the Local or Neighbourhood Plan? If allocated, could part of the overall site still be used as a Green Open Space? <i>Check North Tyneside Council's emerging Local Plan.</i>
	No.
3	Size, scale and "local nature" of proposed Local Green Space
3.1	Area of proposed site <i>It is unlikely that a site of over 20ha (50 acres) would be considered suitable for designation.</i>
	0.72 ha
3.2	Is the site an "extensive tract of land"? <i>E.g. how large is it in comparison to other fields; groups of fields; areas of land in the vicinity etc.? Does the site "feel" extensive or more local in scale?</i>

	No.
3.3	Is the proposed site “local in character”? <i>e.g. does the site feel as though it is part of the local area? And why? How does it connect physically, visually and socially to the local area? What is the evidence?</i>
	Yes. The site is densely covered with trees that relate to the “leafy Benton” character.
4	Evidence to show that “the green space is in reasonably close proximity to the community it serves”
4.1	How far is the site from the community it serves? Is the site within a suitable distance of the local community? <i>Possible evidence – catchment maps from the North Tyneside Council Green Space Strategy</i>
	Within the community.
4.2	Are there any barriers to the local community accessing the site from their homes? <i>e.g. railway line; main road</i> <i>Possible evidence – a map to show any potential barriers and how those can be overcome.</i>
	The site itself is inaccessible to the public due to the vegetation. Access to the site’s boundary has no significant barriers.
5	Evidence to show that the green area is “demonstrably special to a local community”
5.1	Quality and value rating <i>Check the North Tyneside Council Green Space Strategy</i>
	The site was not assessed as part of the Green Space Strategy as it is not a publically accessible green space.
5.2	Is there a need for a local green space in this location? <i>Check the North Tyneside Council Green Space Strategy</i>
	No. The area has sufficient green space coverage.

5.3	Evidence of support from other local community groups or individuals. <i>e.g. letters of support; petitions; surveys etc.</i>
	This site was previously considered as a potential development site in the emerging Local Plan. The most recent draft of the Local Plan amended this to propose its designation as general open space. This proposal yielded a response of support from about 20 local residents.
5.4	Evidence of support from community leaders <i>e.g. letters of support from Ward Members; County Councillors; MP etc.</i>
	The most recent draft Local Plan (February 2015) was accepted by Council Cabinet. However, this was not specific to this particular site.
6	Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)
6.1	Describe why the community feels that the site has a particular local significance for its beauty.
	The site’s beauty comes from its mature tree coverage. These trees are good mature specimens of ash, sycamore, hawthorn and others. These trees are covered by a Tree Preservation Order (The Oval TPO 1998).
6.2	Site visibility <i>e.g. is it easy to see the site from a public place? Are there long-distance views of the site? Are there views of the site from any key locations?</i>
	The site is viewable in the immediate area. the built-up nature of the area means the site or trees are not visible from afar.
6.3	Is the site covered by any landscape or similar designations? <i>e.g. Area of Outstanding Natural Beauty; Conservation Area; Special Landscape Area</i>
	Almost completely covered by The Oval TPO 1998. Southern boundary of site is within the Benton conservation area.
6.4	Is the site (or the type of site) specifically mentioned in any relevant landscape character assessments or similar documents?
	No.

6.5	Does the site contribute to the setting of a historic building or other special feature?
	The site does positively contribute to the setting of the Benton conservation area.
6.6	Is the site highlighted in literature or art? <i>e.g. is the site mentioned in a well-known poem or shown in a famous painting?</i>
	No.
7	Evidence to show that the green area “holds a particular local significance for example because of its historic significance” (if applicable)
7.1	Are there any historic buildings or remains on the site? <i>e.g. listed buildings; scheduled ancient monuments ; registered parks and gardens; war memorials; other historic remains or structures.</i>
	There may be some historic railway infrastructure on the site but this is not confirmed. If so, it would be of low heritage significance.
7.2	Are there any important historic landscape features on the site? <i>e.g. old hedgerows; ancient trees; historic ponds or historic garden features</i>
	No. Whilst the trees are mature, they are not ancient or have any historic significance.
7.3	Did the site play an important role in the historic development of the area? <i>e.g. the old site of a town railway station; the old garden for a significant building, etc.</i>
	The curve is the former route of the railway. This particular section is not the “original” part of the railway that was the catalyst of the large scale development of the area; it was developed some 30 or so years later (Benton Station and associated infrastructure complete in 1971, curve not visible on 1898 OS map but is on 1916 OS map).
7.4	Did any important historic events or rituals take place on the site?
	No.



8	Evidence to show that the green area “holds a particular local significance, for example because of its recreational value (including as a playing field)”, (if applicable)
8.1	Is the site used for playing sport? <i>If so what sport? How long has it been used for sports provision? Is this sports provision free or is a club membership required?</i>
	No.
8.2	Are the public able to physically access the site? <i>e.g. are there any public rights of way across the site? Or adjacent to the site? Has access been allowed on a discretionary basis? Is there public access to the whole site or only part? Is there good disabled access to the site? (</i>
	No. It is not public land. It is inaccessible due to the vegetation on site.
8.3	Is the site used by the local community for informal recreation? And since when? <i>e.g. dog walking; sledging; ball games etc</i>
	No.
9	Evidence to show that the green area “holds a particular local significance, for example because of its tranquillity” (if applicable)
9.1	Do you consider the site to be tranquil? <i>e.g. are there are any roads or busy areas close by?</i>
	No.
10	Evidence to show that the green area “holds a particular local significance, for example because of the richness of its wildlife” (if applicable)
10.1	Is the site formally designated for its wildlife value? <i>e.g. as a site of special scientific interest, etc.</i> <i>Check North Tyneside Planning Policy</i>
	Not at present. May be included in a wildlife corridor in the Local Plan.

10.2	Are any important habitats or species found on the site? <i>e.g. habitats and species listed in the UK priority habitats and species lists or in the North Tyneside Biodiversity Action Plan or protected species or on the red/amber lists of birds of conservation concern.</i>
	None known.
10.3	What other wildlife of interest has been found on the site?
	None known.
11	Evidence to show that the green area “holds a particular local significance, for any other reason” (if applicable)
11.1	Are there any other reasons why the site has a particular local significance for the local community?
	Not known.

Outcome

A potential Local Green Space site must meet the criteria set out in the NPPF, and further detailed in the NPPG. The checklist above has considered the criteria.

This site was recognised in the Local Plan Consultation Draft 2013 as a potential development site. However, by virtue of its proposed removal as a development site from the Local Plan Consultation Draft 2015, a Local Green Space designation at this site would no longer undermine the requirement to identify sufficient land in suitable locations to meet identified development needs. The site has no extant planning permissions.

The Benton Curve can be described as a site that is:

- Not an “extensive tract of land”;

- “local in character”;
- in “proximity to the community it serves”;
- “demonstrably special to the local community”.

And it is therefore possible to consider the second part of the checklist, where a site must meet at least one of the following criteria:

- Is of “particular local significance...because of its beauty”.
- Is of “particular local significance...because of its historic significance”.
- Is of “particular local significance...because of its recreational value”.
- Is of “particular local significance...because of its tranquillity”.
- Is of “particular local significance...because of its wildlife”.
- Is of “particular local significance...for any other reason”.


There is a clear local appreciation of this site and a will for it to remain undeveloped. However, it is not considered that the site meets the tests of being of significance due to its beauty, tranquillity, recreational value, historic significance or biodiversity value.

Whilst the site may have some biodiversity potential, it is not formally recognised through a designation. Should it be designated as part of a wildlife corridor as part of the Local Plan, as is currently proposed, this would provide adequate protection and recognition of any biodiversity quality the site may have.

The site has some beauty, but this is gained from the mature tree coverage. These trees are protected by a Tree Preservation Order. This is considered a more suitable way to acknowledge and protect these trees.

Designation as a local green space is not recommended. Designation as general open space, along with the Tree Preservation Order, is considered adequate.

Appendix 3: The Crescent Site Assessment

1	General Information
1.1	Name and address of site
	Land between Clifford Street and Union Road, Fish Quay, North Shields - "Crescent site"
1.2	Site location plan <i>The plan can be at any scale, but must show the location and boundaries of the site.</i>
	Area marked in green. 
1.3	Organisation or individual proposing site for designation
	North Tyneside Council
1.4	Ownership of site if known
	North Tyneside Council



1.5	Is the owner of the site aware of the potential designation? Do they support the designation?
	n/a
1.6	Community served by the potential Local Green Space <i>i.e. does the site serve the wider Borough or a particular geographic area or group of people?</i>
	Fish Quay community
2	Planning Information
2.1	Is there planning permission in place for development on the site? Is there currently a planning application for this site? If permitted, could part of the overall site still be used as a Green Open Space? <i>Check North Tyneside Council's Development Management records.</i>
	No.
2.2	Is the site allocated or proposed to be allocated for development in the Local or Neighbourhood Plan? If allocated, could part of the overall site still be used as a Green Open Space? <i>Check North Tyneside Council's emerging Local Plan.</i>
	No.
3	Size, scale and "local nature" of proposed Local Green Space
3.1	Area of proposed site <i>It is unlikely that a site of over 20ha (50 acres) would be considered suitable for designation.</i>
	0.5 ha approx.
3.2	Is the site an "extensive tract of land"?

	<i>E.g. how large is it in comparison to other fields; groups of fields; areas of land in the vicinity etc.? Does the site “feel” extensive or more local in scale?</i>
	No.
3.3	Is the proposed site “local in character”? <i>e.g. does the site feel as though it is part of the local area? And why? How does it connect physically, visually and socially to the local area? What is the evidence?</i>
	The site is in the heart of the Fish Quay community. In terms of location, it is local. However, this is historically a built-up site in what is an area characterised by dense development. The low density, green character created by the site at present is not local in character. Buildings on site were demolished in 2010.
4	Evidence to show that “the green space is in reasonably close proximity to the community it serves”
4.1	How far is the site from the community it serves? Is the site within a suitable distance of the local community? <i>Possible evidence – catchment maps from the North Tyneside Council Green Space Strategy</i>
	Is within the community.
4.2	Are there any barriers to the local community accessing the site from their homes? <i>e.g. railway line; main road</i> <i>Possible evidence – a map to show any potential barriers and how those can be overcome.</i>
	The site itself is bound by a small fence; it is not intended to be used by the community. Access to the site’s boundary has no significant barriers.
5	Evidence to show that the green area is “demonstrably special to a local community”
5.1	Quality and value rating <i>Check the North Tyneside Council Green Space Strategy</i>
	The site was not assessed as part of the Green Space Strategy as it is not a publically accessible green space.



5.2	Is there a need for a local green space in this location? <i>Check the North Tyneside Council Green Space Strategy</i>
	No. The area's proximity to the river mouth and its associated green space, and the extensive banksides means there is sufficient open space in the area.
5.3	Evidence of support from other local community groups or individuals. <i>e.g. letters of support; petitions; surveys etc.</i>
	Following the demolition of the site's buildings in 2010, some members of the local community have been keen to retain the space as undeveloped. The Fish Quay Neighbourhood Plan SPD, prepared by the local community, cites as a key objective " <i>The Crescent site on Clifford Street should become an un-built on grassed open space, available for temporary events and activities.</i> ". The SPD is not able to designate land uses but it suggests certain land uses – the suggested use for this site being green space. Consultation on the SPD saw a generally positive response to the suggestion.
5.4	Evidence of support from community leaders <i>e.g. letters of support from Ward Members; County Councillors; MP etc.</i>
	The Fish Quay Neighbourhood Plan SPD was adopted by North Tyneside Council Cabinet in April 2013.
6	Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)
6.1	Describe why the community feels that the site has a particular local significance for its beauty.
	The site is not considered beautiful. Its current undeveloped nature does allow for views from the Irvin Building out to sea. These are not historic views.
6.2	Site visibility <i>e.g. is it easy to see the site from a public place? Are there long-distance views of the site? Are there views of the site from any key locations?</i>
	The site is viewable in the immediate area. The topography of the area and buildings within it mean it is not viewable from afar.
6.3	Is the site covered by any landscape or similar designations?



	<i>e.g. Area of Outstanding Natural Beauty; Conservation Area; Special Landscape Area</i>
	Within the Fish Quay conservation area. This was designated in 1990.
6.4	Is the site (or the type of site) specifically mentioned in any relevant landscape character assessments or similar documents?
	No.
6.5	Does the site contribute to the setting of a historic building or other special feature?
	No. whilst there are historic buildings in the vicinity, the site does not contribute to their significance.
6.6	Is the site highlighted in literature or art? <i>e.g. is the site mentioned in a well-known poem or shown in a famous painting?</i>
	No.
7	Evidence to show that the green area “holds a particular local significance for example because of its historic significance” (if applicable)
7.1	Are there any historic buildings or remains on the site? <i>e.g. listed buildings; scheduled ancient monuments ; registered parks and gardens; war memorials; other historic remains or structures.</i>
	No.
7.2	Are there any important historic landscape features on the site? <i>e.g. old hedgerows; ancient trees; historic ponds or historic garden features</i>
	No.
7.3	Did the site play an important role in the historic development of the area? <i>e.g. the old site of a town railway station; the old garden for a significant building, etc.</i>
	No.



7.4	Did any important historic events or rituals take place on the site?
	No.
8	Evidence to show that the green area “holds a particular local significance, for example because of its recreational value (including as a playing field)”, (if applicable)
8.1	Is the site used for playing sport? <i>If so what sport? How long has it been used for sports provision? Is this sports provision free or is a club membership required?</i>
	No.
8.2	Are the public able to physically access the site? <i>e.g. are there any public rights of way across the site? Or adjacent to the site? Has access been allowed on a discretionary basis? Is there public access to the whole site or only part? Is there good disabled access to the site? (</i>
	No. There is a fence around the site.
8.3	Is the site used by the local community for informal recreation? And since when? <i>e.g. dog walking; sledging; ball games etc</i>
	No. There is a fence around the site. The community have indicated their desire to have the site used for recreation and temporary events but this has not happened yet and there is no indication that this would happen in the future.
9	Evidence to show that the green area “holds a particular local significance, for example because of its tranquillity” (if applicable)
9.1	Do you consider the site to be tranquil? <i>e.g. are there any roads or busy areas close by?</i>
	No.
10	Evidence to show that the green area “holds a particular local significance, for example because of the richness of its wildlife” (if

	applicable)
10.1	<p>Is the site formally designated for its wildlife value? <i>e.g. as a site of special scientific interest, etc.</i></p> <p><i>Check North Tyneside Planning Policy</i></p>
	Not at present. May be included in a wildlife corridor in the Local Plan.
10.2	<p>Are any important habitats or species found on the site? <i>e.g. habitats and species listed in the UK priority habitats and species lists or in the North Tyneside Biodiversity Action Plan or protected species or on the red/amber lists of birds of conservation concern.</i></p>
	None known.
10.3	<p>What other wildlife of interest has been found on the site?</p>
	None known.
11	Evidence to show that the green area “holds a particular local significance, for any other reason” (if applicable)
11.1	<p>Are there any other reasons why the site has a particular local significance for the local community?</p>
	The neighbourhood Plan SPD identified that the community wished for the site to remain undeveloped and used for public activity and temporary events. Whilst this is acknowledged, it is not considered that significance can be gained from consideration of the potential future use of the site (of which there is no guarantee).

Outcome

A potential Local Green Space site must meet the criteria set out in the NPPF, and further detailed in the NPPG. The checklist above has considered the criteria.

This site was identified in the Fish Quay Neighbourhood Plan SPD as an area that the community would prefer to remain undeveloped following the demolition of fish

processing units on the site. This aspiration was included in the SPD as a “key objective”.

The site has not been identified as a potential development site so Local Green Space designation at this site would not undermine the requirement to identify sufficient land in suitable locations to meet identified development needs. The site has no extant planning permissions.

The Crescent site can be described as a site that is:

- Not an “extensive tract of land”;
- “local in character”;
- in “proximity to the community it serves”;
- “demonstrably special to the local community”.

And it is therefore possible to consider the second part of the checklist, where a site must meet at least one of the following criteria:

- Is of “particular local significance...because of its beauty”.
- Is of “particular local significance...because of its historic significance”.
- Is of “particular local significance...because of its recreational value”.
- Is of “particular local significance...because of its tranquillity”.
- Is of “particular local significance...because of its wildlife”.
- Is of “particular local significance...for any other reason”.


There is a clear local desire to retain this area of land as undeveloped open space. The adoption of the Neighbourhood Plan SPD illustrates that desire and the Council has supported the SPD’s “suggestion” of the site as green space. However, it is not considered that the site meets the tests of being of significance due to its beauty, tranquillity, recreational value, historic significance or biodiversity value.



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Designation as a local green space is not recommended. Designation as general open space is considered adequate.

Appendix 4: Killingworth Open Break Assessment

1	General Information
1.1	Name and address of site
	Killingworth Open Break
1.2	Site location plan <i>The plan can be at any scale, but must show the location and boundaries of the site.</i>
	Area bounded by green semi-circles. 
1.3	Organisation or individual proposing site for designation
	North Tyneside Council
1.4	Ownership of site if known
	Multiple ownership.
1.5	Is the owner of the site aware of the potential designation? Do they support

	the designation?
	Site has been since 2002 a designated “open break” in the UDP and Local Plan drafts have continued this designation. The policy implications of the open break designation are similar to LGS designation. At least one owner does not support the open break.
1.6	Community served by the potential Local Green Space <i>i.e. does the site serve the wider Borough or a particular geographic area or group of people?</i>
	Highly visible space from Killingworth Village and Palmersville.
2	Planning Information
2.1	Is there planning permission in place for development on the site? Is there currently a planning application for this site? If permitted, could part of the overall site still be used as a Green Open Space? <i>Check North Tyneside Council’s Development Management records.</i>
	None.
2.2	Is the site allocated or proposed to be allocated for development in the Local or Neighbourhood Plan? If allocated, could part of the overall site still be used as a Green Open Space? <i>Check North Tyneside Council’s emerging Local Plan.</i>
	Proposed to be designated as “open break”.
3	Size, scale and “local nature” of proposed Local Green Space
3.1	Area of proposed site <i>It is unlikely that a site of over 20ha (50 acres) would be considered suitable for designation.</i>
	Approx. 20 hectares but divided in two by a road.
3.2	Is the site an “extensive tract of land”? <i>E.g. how large is it in comparison to other fields; groups of fields; areas of land</i>



	<i>in the vicinity etc.? Does the site “feel” extensive or more local in scale?</i>
	The road through the (approximate) centre of the site prevents it from being extensive. Different ownerships.
3.3	Is the proposed site “local in character”? <i>e.g. does the site feel as though it is part of the local area? And why? How does it connect physically, visually and socially to the local area? What is the evidence?</i>
	Yes. The site has provided a setting for Killingworth Village for several hundreds of years. Its presence is a key part of experiencing and appreciating the Village.
4	Evidence to show that “the green space is in reasonably close proximity to the community it serves”
4.1	How far is the site from the community it serves? Is the site within a suitable distance of the local community? <i>Possible evidence – catchment maps from the North Tyneside Council Green Space Strategy</i>
	Immediately adjacent to Village and north parts of Palmersville.
4.2	Are there any barriers to the local community accessing the site from their homes? <i>e.g. railway line; main road</i> <i>Possible evidence – a map to show any potential barriers and how those can be overcome.</i>
	Site itself is not physically accessible due to private ownership. Rights of way through site and road through the centre. No barriers to visual access.
5	Evidence to show that the green area is “demonstrably special to a local community”
5.1	Quality and value rating <i>Check the North Tyneside Council Green Space Strategy</i>
	None – not a publicly accessible open space.
5.2	Is there a need for a local green space in this location?

	<i>Check the North Tyneside Council Green Space Strategy</i>
	It is considered that the setting provided to Killingworth Village makes this a significant open space in the local area.
5.3	Evidence of support from other local community groups or individuals. <i>e.g. letters of support; petitions; surveys etc.</i>
	LGS designation is similar to the open break UDP designation that already exists on the site. Public support for retention of an open break was a key reason for the designation in 2002.
5.4	Evidence of support from community leaders <i>e.g. letters of support from Ward Members; County Councillors; MP etc.</i>
	The open break designation was subject to the usual procedures involving Council Members and the Planning Inspectorate in 2002. The proposed continuation of the open break in the Local Plan has been supported by Members at each stage of its draft form from approximately 2006.
6	Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)
6.1	Describe why the community feels that the site has a particular local significance for its beauty.
	The site serves as the setting of the Killingworth Village conservation area (some of the site is within the boundary). It provides a rural charm and open vistas, which are rare in a built-up area. The site allows for the Village to retain the rural relationship with its surroundings that it has had for several centuries. As well as allowing for an appreciation of the conservation area, the site allows for an appreciation of the spaces beyond the conservation area. The open vista, along with the area’s topography, allows for views over the green space to Palmersville, and beyond, as far as Penshaw Monument on Wearside.
6.2	Site visibility <i>e.g. is it easy to see the site from a public place? Are there long-distance views of the site? Are there views of the site from any key locations?</i>
	Very visible from all around. The most significant being those views from the conservation area.
6.3	Is the site covered by any landscape or similar designations? <i>e.g. Area of Outstanding Natural Beauty; Conservation Area; Special Landscape Area</i>



	Northern part within the Killingworth Village conservation area. Site as a whole currently designated as Killingworth Open Break due to its role in separating Killingworth Village from Palmersville and its contribution to the character of the conservation area.
6.4	Is the site (or the type of site) specifically mentioned in any relevant landscape character assessments or similar documents?
	<p>The significance of the open space around Killingworth Village is identified in the adopted Killingworth Village Conservation Area Character Appraisal (2008). The Appraisal describes the space as providing an important setting to the conservation area, providing a clean undeveloped backdrop characteristic of the very early relationship the settlement once had with rural land around it. National guidance in the NPPF sets out that significance of a heritage asset can be harmed or lost through development within its setting, and great weight should be attached to conserving that significance.</p> <p>Also advocated in the NPPF is the protection and enhancement of valued landscapes. The significance of the Killingworth Open Break is noted in the North Tyneside Landscape and Townscape Character Description (2014).</p>
6.5	Does the site contribute to the setting of a historic building or other special feature?
	See above.
6.6	Is the site highlighted in literature or art? <i>e.g. is the site mentioned in a well-known poem or shown in a famous painting?</i>
	None known.
7	Evidence to show that the green area “holds a particular local significance for example because of its historic significance” (if applicable)
7.1	Are there any historic buildings or remains on the site? <i>e.g. listed buildings; scheduled ancient monuments ; registered parks and gardens; war memorials; other historic remains or structures.</i>
	Northern part within the Killingworth Village conservation area.
7.2	Are there any important historic landscape features on the site?



	<i>e.g. old hedgerows; ancient trees; historic ponds or historic garden features</i>
	None.
7.3	Did the site play an important role in the historic development of the area? <i>e.g. the old site of a town railway station; the old garden for a significant building, etc.</i>
	Agricultural land to serve the surrounding areas but this cannot be afforded much significance.
7.4	Did any important historic events or rituals take place on the site?
	None known.
8	Evidence to show that the green area “holds a particular local significance, for example because of its recreational value (including as a playing field)”, (if applicable)
8.1	Is the site used for playing sport? <i>If so what sport? How long has it been used for sports provision? Is this sports provision free or is a club membership required?</i>
	No.
8.2	Are the public able to physically access the site? <i>e.g. are there any public rights of way across the site? Or adjacent to the site? Has access been allowed on a discretionary basis? Is there public access to the whole site or only part? Is there good disabled access to the site?</i>
	Some rights of way, but in the main, no access.
8.3	Is the site used by the local community for informal recreation? And since when? <i>e.g. dog walking; sledging; ball games etc</i>
	No.
9	Evidence to show that the green area “holds a particular local significance, for example because of its tranquillity” (if applicable)

9.1	Do you consider the site to be tranquil? <i>e.g. are there any roads or busy areas close by?</i>
	No.
10	Evidence to show that the green area “holds a particular local significance, for example because of the richness of its wildlife” (if applicable)
10.1	Is the site formally designated for its wildlife value? <i>e.g. as a site of special scientific interest, etc.</i> <i>Check North Tyneside Planning Policy</i>
	The whole site is a designated wildlife corridor. Part of site west of Killingworth Road is a designated Site of Local Conservation Interest.
10.2	Are any important habitats or species found on the site? <i>e.g. habitats and species listed in the UK priority habitats and species lists or in the North Tyneside Biodiversity Action Plan or protected species or on the red/amber lists of birds of conservation concern.</i>
	Not confirmed.
10.3	What other wildlife of interest has been found on the site?
	None confirmed.
11	Evidence to show that the green area “holds a particular local significance, for any other reason” (if applicable)
11.1	Are there any other reasons why the site has a particular local significance for the local community?
	No other reason.

Outcome

A potential Local Green Space site must meet the criteria set out in the NPPF, and further detailed in the NPPG. The checklist above has considered the criteria.

The site's Open Break designation in the UDP, which was intended to carry on within the Local Plan, means that Local Green Space designation at this site would not undermine the requirement to identify sufficient land in suitable locations to meet identified development needs. The site has no extant planning permissions.

The Killingworth Open Break can be described as a site that is:

- Not an “extensive tract of land”;
- “local in character”;
- in “proximity to the community it serves”;
- “demonstrably special to the local community”.

And it is therefore possible to consider the second part of the checklist, where a site must meet at least one of the following criteria:

- Is of “particular local significance...because of its beauty”.
- Is of “particular local significance...because of its historic significance”.
- Is of “particular local significance...because of its recreational value”.
- Is of “particular local significance...because of its tranquillity”.
- Is of “particular local significance...because of its wildlife”.
- Is of “particular local significance...for any other reason”.

This site has since 2002 been recognised through a UDP designation for its significance as an area of open space that prevents the merging of areas and that positively contributes to the character and appearance of the Killingworth Village conservation area.

It is considered that this role remains of importance to the area and should continue.

Local Green Space designation is considered appropriate.

Appendix 5: Alternatives to Local Green Space Designation

If during the process it becomes evident that the site is not appropriate for Local Green Space designation, there are other options that can be investigated.

Agreements with land-owners

It may be possible for local communities to reach either formal or informal agreements with the owner of the site to ensure access to the site for local people. This may be an appropriate option where the site owner has a long-term connection with the local area, for example the owner of a large historic estate. It may be possible for the land-owner to dedicate the site as “open access land”.

Further information:

<https://www.gov.uk/right-of-way-open-access-land>

Community Purchase

In some instances local communities have purchased important sites to ensure that they remain in community control in perpetuity.

Village Green status

Anyone can apply to register land as a green if it has been used by local people for lawful sports and pastimes “as of right” (i.e. without permission, force or secrecy) for at least 20 years.

Further information:

<http://www.oss.org.uk/what-we-do/village-greens/>

Local Nature Reserves

A Local Nature Reserve (LNR) provides people with special opportunities to study or learn about nature or simply to enjoy it. Local Nature Reserves are designated by

Local Authorities who must control the LNR through ownership, lease or agreement with the owner.

Further information:

Biodiversity team, <http://www.northtyneside.gov.uk>

Assets of Community Value

The Community Right to Bid gives community groups a fairer chance to prepare and bid to buy community buildings and facilities that are important to them. This could include shops, pubs or spaces. The right covers private as well as public assets. It is important to nominate land and buildings to be part of the register of “assets of community value”, which is held by the Local Authority. If something on this register is offered for sale, the community then have up to six months to prepare a bid.

Further information:

www.gov.uk

<http://mycommunityrights.org.uk/community-right-to-bid/>