

# Hadley Wood Neighbourhood Plan

## Local Green Spaces Review

Original evaluation – 2018

Updated – 23 April 2023 & August 2023 (post examination document)

### 1. INTRODUCTION

1.1. This document has been prepared to support the Hadley Wood Neighbourhood Plan. It provides an assessment of the open spaces within the neighbourhood area, to ascertain whether they meet the criteria for designation as Local Green Space (LGS) and, if so, to make recommendations for their designation.

1.2. Figure 1 shows a map of the Neighbourhood Area (in red outline).

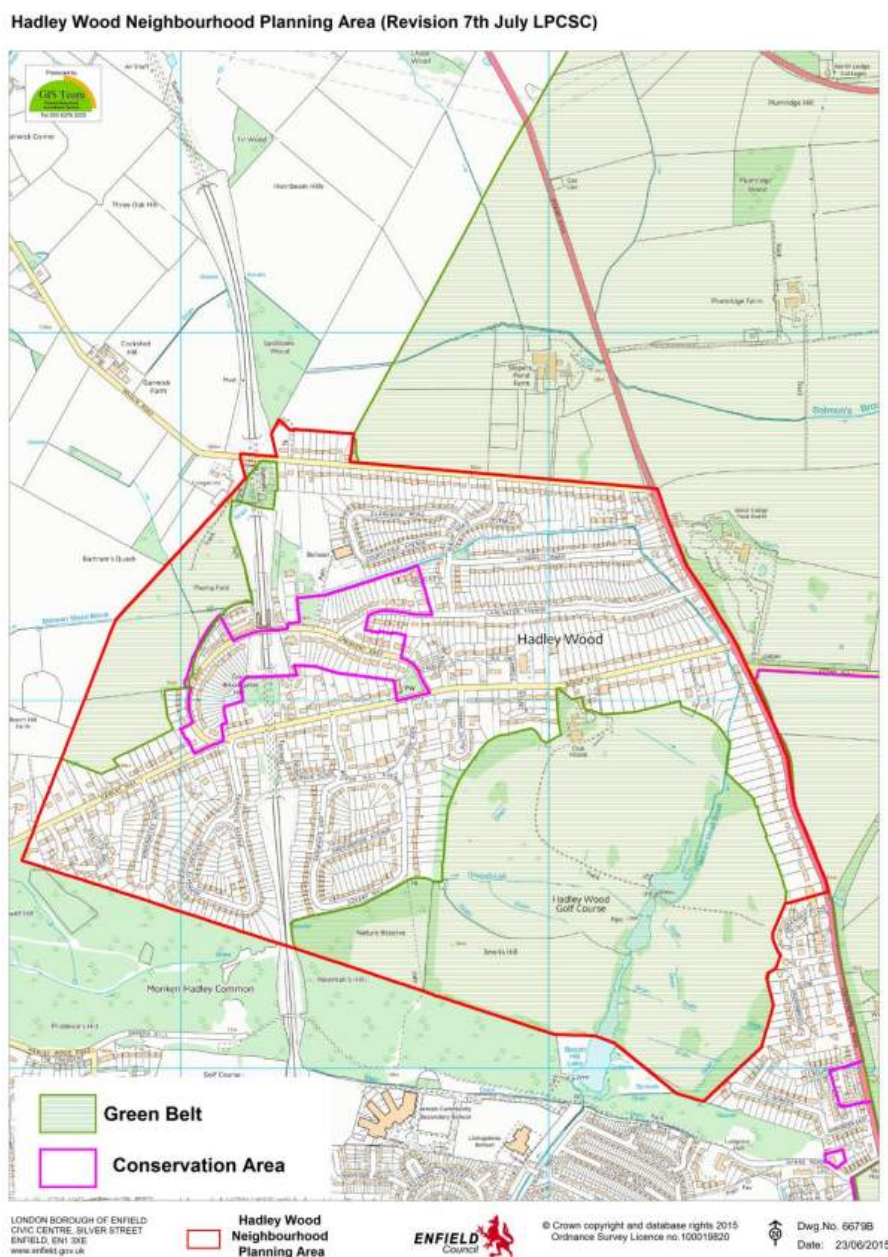


Figure 1 – The Neighbourhood Plan Area

## Policy Context

- 1.3. The assessment has been carried out in accordance with paragraphs 101 to 103 of the National Planning Policy Framework (NPPF, July 2021). It has also had full regard to the guidance provided in the National Planning Policy Guidance and the Locality Toolkit for Local Green Space designations.

### National Planning Policy Framework

- 1.4. Paragraphs 101 to 103 of the NPPF relate to Local Green Space:

*“The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should 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 updated, and be capable of enduring beyond the end of the plan period. (para 101)*

*The Local Green Space designation should only be used where the green space is:*

- a) in reasonably close proximity to the community it serves;*
- b) 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*
- c) local in character and is not an extensive tract of land. (para 102)*

*Policies for managing development within a Local Green Space should be consistent with those for Green Belts.” (Para 103)*

- 1.5. The online planning practice guidance is maintained by central government and provides further detail on how the NPPF should be interpreted and used when preparing planning policy documents and determining planning applications. This provides clarity that Local Green Space designations can be complementary to and strengthen existing Green Belt policy and *help identify areas of particular importance to the local community*. The Green Belt is primarily focussed on the prevention of urban sprawl and merger of neighbouring towns, irrespective of the value of the land. Local Green Space designation is based upon the importance of the tract of land to the local community, attributes and qualities that are not recognised by Green Belt.

### Locality Toolkit

- 1.6. The Locality Toolkit “Neighbourhood Planning – Local Green Space. A Toolkit for Neighbourhood Planners” was used to guide the assessment process. It expands on the examples of community value outlined in para 102 of the NPPF, adding further criteria for designation of LGS, including:

- a) **Providing an attractive setting and outlook***
- b) **Forming part of the character and setting of historic areas, buildings and townscape***
- c) **Forming part of flood mitigation***

## 2. IDENTIFICATION AND ASSESSMENT OF POTENTIAL LOCAL GREEN SPACES

2.1. Potential sites for formal designation have been identified and evaluated using a six-stage process:

1. Input from the local community using workshops, questionnaires, public meetings and formal consultation.
2. Multiple site visits to each potential tract of land.
3. Reviews of (independent) Characterisation and Landscape Studies that highlight and confirm the community value of the potential sites.
4. Reviewing the existing designations of the potential sites, at National, London and Enfield borough levels (figure 4 and Appendix 1), including:

Green Belt, Local Open Space, Area of Special Character, Conservation Areas, Sites of Borough importance for nature conservation, Wildlife Corridors, Areas of Architectural Importance, and Areas subject to fluvial and surface water flood risk.
5. Reviewing Local Green Space guidance from other local authorities, and precedents from examiners reports and made Neighbourhood Plans. Of particular significance are:
  - a. Clear guidance on the size threshold of '*not an extensive tract of land*' with 19 hectares quoted by examiners and Local Authorities (including Blackwell Neighbourhood Plan, West Berkshire Council and Corby Borough Council).
  - b. Helpful examples of Local Green Space designations in the Green Belt (including Kings Langley and Bengeio).
  - c. Examples of Local Green Space designations of a similar size to those in Hadley Wood (Branch Hill House Hampstead, Shendish Manor Kings Langley, Riverside Park Higham Ferrers, Kings Meadows Higham Ferrers).
6. Detailed justification of potential sites against the criteria in the NPPF, Locality Guidance, other published guidance, and informed by Inspectors' decisions.

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### 3. SHORTLISTED SITES

3.1 Eleven sites were shortlisted originally and evaluated in detail in 2018. These sites have been contained in all drafts including the Regulation 16 submission version of the Neighbourhood Plan. These were:

- LGS1 Hadley Wood Association land east of the railway line
- LGS2 Hadley Wood Primary School field
- LGS3 Land over the southern railway tunnel
- LGS4 Open space alongside St Paul's Church
- LGS5 Railway cuttings
- LGS6 Hadley Wood Association land west of the railway line
- LGS7 Hadley Wood Association land above the northern railway tunnel
- LGS8 Fields to the north of Camlet Way and west of Crescent West
- LGS9 Hadley Wood Golf Club
- LGS10 Covert Way Local Nature Reserve
- LGS11 Sewits Hill

The shortlisted sites are shown of figure 2 below.



Figure 2 – Sites shortlisted for Local Green Space Designation (source: Troy Planning)

- 3.2 These original sites have been subject to further detailed review in 2023, following feedback during the Regulation 16 Consultation, and informed by more recent guidance and precedent. As a result of the latest reassessment several sites have been withdrawn. Sites that are no longer proposed for Local Green Space designation are:

LGS2 Hadley Wood Primary School field

School fields have been excluded by other neighbourhood plans, as they are protected by Section 77 of the School Standards and Framework Act 1998 (SSFA 1998), which controls the disposal of land that has been used for playing fields for the purposes of a maintained school in the last 10 years and by Schedule 1 to the Academies Act 2010 which applies to any school.

It was considered that LGS designation is not appropriate.

LGS5 Railway cuttings

Although of value to the local community, especially railway users, the embankments are subject to change as Network Rail aims to keep vegetation low and away from the railway lines. The steep and narrow land is not considered to be at risk of development, as Network Rail prohibits building work within prescribed distances of the tracks and the boundary of their land.

It was therefore considered that LGS designation is not appropriate.

LGS9 Hadley Wood Golf Club

This land is demonstrably of significant value to the local community, but at 64 hectares it is a 'significant tract of land' and fails to meet the Size criteria for designation.

LGS11 Sewits Hill

Following feedback during the Reg. 16 consultation, the treatment of Sewits Hill (12ha) as a separate tract of land has been reviewed. The Board of Hadley Wood Golf Club consider this land to be an integral part of the Golf Club estate, and their view is that the segmentation of Sewits Hill was an arbitrary and unsupported judgement. They also noted that work is underway to assess extension of the golf course to include part of Sewits Hill, as had been the case before WW II.

Although this land is highly valued, with mature trees, beautiful views, areas of natural regeneration and high levels of biodiversity, so are many other areas of the Golf Club estate.

Further site visits took place and a review of land deeds, historical maps of the golf club published in the Centenary book, as well as existing national and local designations<sup>1</sup>, show the Golf Club estate as a single tract of land.

Precedents that look to have excluded a golf course and adjacent land from LGS consideration based on size include Roils Head Moor, Halifax; Mapperley Golf Course, Nottingham; and Laleham Golf Club, Chertsey.

The HWNPF therefore agreed, by majority vote, to treat the entire Golf Club estate, including Sewits Hill, as one site for LGS purposes.

The Golf Club estate, including the golf course and Sewits Hill, is an area of 76 hectares, and clearly fails to meet the Size criteria for designation.

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<sup>1</sup> Including the list of "Open Spaces included within the EH Register of Historic Parks and Gardens" on page 117 of Enfield Council's Open Space and Sports Assessment Update, Final Report 16 Dec 2011, which includes 'Hadley Wood Golf Club' with a total area of 77.2ha. No further information available.

The remaining sites recommended for LGS designation are shown in figure 3 below. For consistency the original numbering is retained.



Figure 3 – Sites recommended for Local Green Space Designation (image from Google Maps)

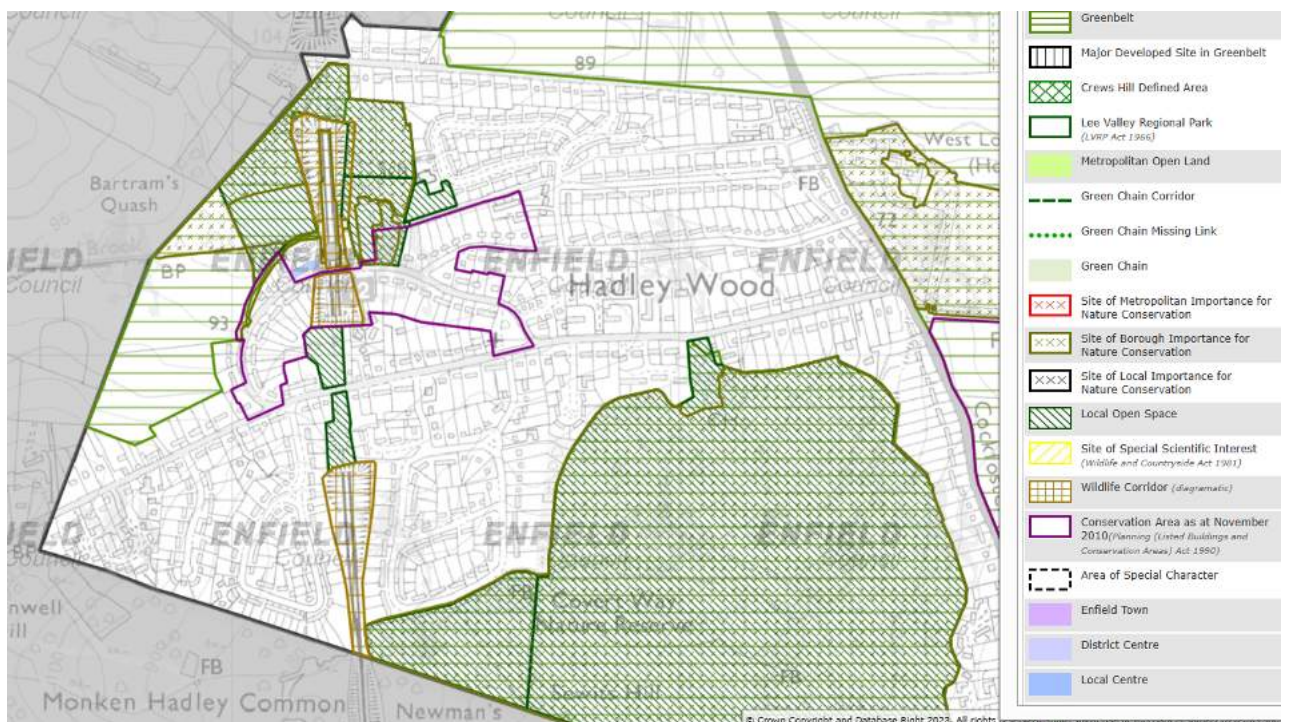


Figure 4 – Existing National and Borough land designations (source: Enfield Council Policies Map)

#### 4. DETAILED SITE JUSTIFICATIONS

Most of the proposed Local Green Spaces are close to the centre of Hadley Wood, which comprises the Conservation Area, railway station and local shopping parade – see images below.



Figure 5 – The centre of Hadley Wood, with the Conservation Area, railway station and local shopping parade. (source: HWA)

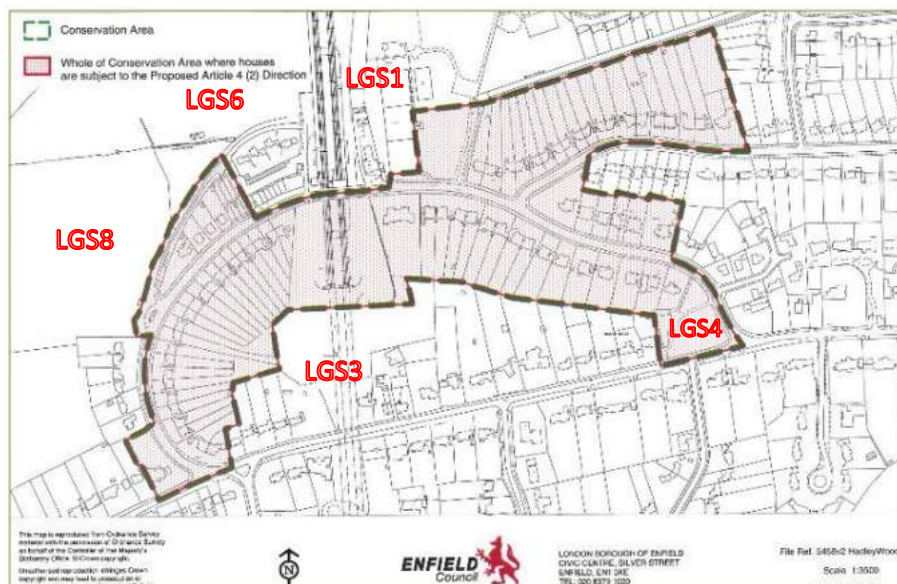


Figure 6 – Hadley Wood Conservation Area (source: Enfield Council)

## LGS1 - Hadley Wood Association (HWA) Land to the east of the railway line



*Figure 7: HWA land east of the railway line (LGS1; source: HWNPF)*

- A 5-hectare tract of land within the centre of Hadley Wood, surrounded by housing on three sides and the great north railway line to the west. The land is leased by the Hadley Wood Association from Enfield Council.
- Publicly accessible land that is the location for the HWA community centre (hosting pre-school, dance, bridge, Hadley Wood security, and private hire), the Hadley Wood Tennis Club and the children's playground.
- Areas of woodland, grass and wildflower meadows contributing to local beauty, tranquillity, recreation, wildlife and biodiversity.
- Used by the adjacent primary school for sports activities and nature lessons.
- Used by the wider community for walking and for major events (annual fireworks, etc).
- The land is identified as subject to both fluvial and surface water flooding. The meadows and woodland play an important role in the absorption of rainfall, reducing flows into the adjacent Monken Mead Brook and in mitigation of the risk of flooding downstream from the site.
- The land is adjacent to and forms part of the setting of the Hadley Wood Conservation Area.
- The land does not have planning permission and there are no proposals in the NP to allocate this for development.
- This land benefits from existing designation by Enfield Council as Local Open Space, a Site of Borough Importance for Nature Conservation, and as an Area of Archaeological Importance.



However, as this land was not included in the Green and Blue Spaces in Section 9 of Enfield Council's Reg. 18 emerging draft Local Plan, with no indication that it will feature in the adopted Local Plan, the LGS designation is deemed appropriate in order to protect it for future generations.



*Figure 8 – The wildflower meadow planted by local school children (LGS1; source: HWNPF).*

- Note that there are plans to refurbish and enlarge the HWA community centre on this site, and to build a separate office for Hadley Wood Security, who currently use the HWA Centre. To avoid any unintended consequences of LGS designation it is considered prudent to exclude an area around the centre from the LGS – see yellow outline in Figure 9 below.



Figure 9 – The land comprising LGS 1, 6 and 7 is leased by the HWA. The yellow areas are to be excluded from the LGS, to allow for expansion etc. (source: Google Maps)

### **LGS3 - Land above the southern railway tunnel, to the north and south of Camlet Way**



*Figure 10 – Mature trees above the railway tunnel (source: HWNPF)*

- A small (0.6 hectare) wooded area of private land and ‘wild’ area on the high ridge of Camlet Way, visible from many locations both within and outside of Hadley Wood and playing an important role in defining the local character.
- A haven for biodiversity and a link to the wildlife corridor.
- For safety reasons no public access.
- The land is adjacent to, and forms the backdrop to, the Hadley Wood Conservation Area.
- The trees to the south of Camlet Way benefit from a TPO.
- The land does not have planning permission and there are no proposals in the NP to allocate this for development.
- This land benefits from existing designation by Enfield Council as Local Open Space, and it links the wildlife corridor that runs alongside the railway. However, as this land was not included in the Green and Blue Spaces in Section 9 of Enfield Council’s Reg. 18 emerging draft Local Plan, with no indication that it will be included in the adopted Local Plan, the LGS designation is deemed appropriate.

## LGS4 - Open space adjacent to St Paul's Church



*Figure 11 – Remembrance Day at St Pauls (source: HWNPF)*

- A small publicly accessible space of 0.3 hectares with grass areas and around 16 mature trees, many of which are oaks, and with TPO cover.
- Used as the children's playground for St Paul's Pre School group, for outdoor church services, and for social gatherings of the church congregation and the wider community.
- The land is within the boundary of, and forms the backdrop to, the Hadley Wood Conservation Area.
- The land does not have planning permission and there are no proposals in the NP to allocate this for development.
- The LGS designation is deemed appropriate as the land does not benefit from other protection.

## LGS6 - Hadley Wood Association land to the west of the railway ('Bartrams Field')



*Figure 12 – School sports-day at 'Bartrams Field' (source: HWNPF)*

- A 4-hectare area of publicly accessible land that is a combination of sports fields, wildflower meadows, and a small area of woodland.
- On the perimeter of the built-up area and the Conservation Area, part of the setting of Hadley Wood.
- Forming part of the beautiful valley of Monken Mean Brook, a highly valued landscape recognised in all recent Characterisation Studies.
- Used by the wider community for walking and recreation, by Mount House school for its PE/sports activities, and by the PowerHause Football Academy.
- National Cycle Route 12 runs alongside the eastern perimeter.
- The land is identified as subject to both fluvial and surface water flooding. The meadows and woodland play an important role in the absorption of rainfall, reducing flows into the adjacent brook and in mitigation of the risk of flooding downstream from the site.
- The land does not have planning permission and there are no proposals in the NP to allocate this for development.
- This land benefits from existing designation by Enfield Council as Green Belt, An Area of Special Character, Local Open Space, an Area of Archaeological Importance, and with part of it being a Site of Borough Importance for Nature Conservation.

- However, as this land was not included in the Green and Blue Spaces in Section 9 of Enfield Council's Reg. 18 emerging draft Local Plan, with no indication that it will be included in the adopted Local Plan, the LGS designation is deemed appropriate in order to protect it for future generations.
- Note that, per Figure 9 above, a small area is to be excluded from the LGS designation. This currently has garages used to house equipment, which need to be updated. To avoid unintended consequences of LGS designation it is considered prudent to exclude an area around the current structures.

## LGS7 – Hadley Wood Association land over the north tunnel



*Figure 13 – Mature trees at the north tunnel portal (source: HWNPF)*

- A publicly accessible 1-hectare tract of woodland.
- On the perimeter of the built-up area.
- An important public footpath providing access to the centre of Hadley Wood from Waggon Road to the north.
- A section of National Cycle Route 12.
- Extensively used by the wider community for walking and recreation.
- The land does not have planning permission and there are no proposals in the NP to allocate this for development.
- This land benefits from existing designation by Enfield Council as Green Belt, Local Open Space, a Site of Borough Importance for Nature Conservation, and as an Area of Archaeological Importance.
- However, as this land was not included in the Green and Blue Spaces in Section 9 of Enfield Council's Reg. 18 emerging draft Local Plan, with no indication that it will be included in the adopted Local Plan, the LGS designation is deemed appropriate in order to protect it for future generations.

**LGS8 - The fields to the north of Camlet Way and to the west of Crescent West (owned by the Duchy of Lancaster)**

**NOTE: THE EXAMINER DID NOT AGREE WITH LGS DESIGNATION FOR THIS SITE; REFER TO THE EXAMINATION REPORT FOR THE RATIONALE.**



*Figure 14 – The ‘Duchy meadows’ in the valley of Monken Mead with Camlet Way on the far ridge, with the Bartrams Lane field (LGS6) in the foreground. ( Source: HWNPF)*

- An 11-hectare tract of pasture, wildflower meadow, and mature hedgerows.
- On the perimeter of the built area and the backdrop to both the Hadley Wood and the Monken Hadley Conservation Areas.
- A ‘key view’ from the Hadley Wood Conservation Area into beautiful Hertfordshire countryside. - see Figure 14.
- The Act of Disenchantment of 1777 divided Enfield Chase into plots for sale as agricultural leases. In 1885 the Duchy of Lancaster converted the leases around the proposed new railway station of what would become Hadley Wood into building leases, but retained the LGS8 land as rough pasture. The fields have been unchanged for centuries and are now used for stabling horses and horse riding.





*Note: selected buildings were assessed using criteria set out in Appendix 1 of the English Heritage guidance document 'Conservation Area Appraisal' (1997)*

Figure 15 – A key view identified in the Conservation Area Character Assessment. (Source: Enfield Council)



Figure 16 – The 'Duchy meadows' and the long-distance view towards Wrotham Park. (Source: HWNPF)

- A tranquil area, forming part of the beautiful valley of Monken Mean Brook, this is a highly valued landscape that is recognised in various Characterisation Studies.

- i. Enfield Area of Special Character Boundary Review (Enfield Council, March 2013)  
 This specific site was added to the Hornbeam Hills South Area of Special Character. The changes were *“recommended to ensure that the Areas of Special Character continue to reflect the important historic and exceptional landscape character traits that should be protected for their intrinsic quality”*.



Figure 17 – The Area of Special Character. (source: Enfield Area of Special Character Boundary Review)

- ii. Enfield Area of Special Character Boundary Review (Enfield Council, April 2012)  
 The site was also captured in the ‘Farmland ridges and valleys’, which the Review notes *“is a very attractive undulating agricultural landscape which is sparsely populated and has a geometric field pattern. It is an important area of high quality open landscape with a special character which is highly valued.”*
- iii. Enfield Characterisation Study (Urban Practitioners February 2011)  
 This specific site was mentioned in the section stating that:

*“The Hornbeam Hills South character area is the south eastern corner of a larger landscape character area which is identified in the Landscape Character Assessment for Southern Hertfordshire (HCC, 2000). This is a strongly undulating arable landscape with a geometric pattern of large fields. These are bounded with hedgerows and include a mix of hawthorn and blackthorn with some elm and hornbeam. Hedgerow trees include oak, ash and hornbeam.*

*A small corner of this character area, comprising four fields and an adjacent track (Bartram’s Lane), is located in the borough of Enfield next to the edge of Hadley Wood. The area is visible from the public layby on Crescent West, from properties on this road and from the approach to Hadley Wood rail station. This area is similar to the wider area to the west and is an attractive landscape of agricultural land with long distance views to the woods of Wrotham Park to the west. The fields are bounded by tall hedges (in places overgrown and leggy) with scattered hedgerow trees. The northernmost field is Hadley Wood public open space, a sloping area of green space incorporating a football pitch and longer grass areas to the north. There are views across this area to Bartram’s Quash - a small mixed deciduous woodland.*

*The character area is part of a larger area of significant Green Belt which separates Potters Bar from Hadley Wood. Key characteristics and distinctive features: • Sloping valley landforms • Geometric field pattern • Mainline railway in cutting/tunnel • Potters Bar and M25 to north west • Limited rights of way.”*

- iv. Hornbeam Hills landscape character assessment (South Hertfordshire 2000)  
 The assessment describes the area comprising this site as:  
*“A large-scale strongly undulating landscape overlaid with a very noticeable pattern of geometric fields”.*  
*“The geometric field pattern was created following the parliamentary enclosure of the former Chase in the late 18th century. This pattern is still intact, which is partly what gives the area such a distinctive character. Field sizes are medium to large in size and geometric in shape.”*  
*“Most of the oak trees in the hedges were planted following the enclosure of the Chase.”*  
*“The area is widely visible from the perimeter fringes and within the area from the local roads.”*  
*“Strategy for managing change – improve and conserve.”*
- v. Hadley Wood Heritage and Character Assessment (AECOM 2018)  
 The Assessment includes various references to the importance of the land around the built-up area, as well as this site specifically:  
*“Views with a verdant backdrop are visible across the area, particularly from the higher ground along Camlet Way and the roads descending into the valleys of Monken Mead and Green Brook to the north, east and south”;*  
*“Surrounding landscape with semi-natural, or agricultural character which acts as a buffer separating Hadley Wood from other urban areas;”*  
*“The Hadley Wood Conservation Area Character Appraisal included important views down the tree lined Lancaster Avenue, Crescent West and Crescent East and out over the rural landscape of Hornbeam Hills South Area of Special Character to the northwest from the junction of Crescent West and Bartrams Lane. This particular view is partially screened by scrub, ivy and trees.”*
- vi. Hadley Wood Conservation Area – Character Assessment (Enfield Council, Feb 2015)  
 The Assessment notes that: *“The typology of this area is of gentle ridges running East to West. The conservation area is located on the north side of one of these ridges (from Camlet Way into the valley of Monken Mead Brook). Attractive breaks occur in the street frontage on the north side of Crescent West, where houses give way to open country, with views out to the northwest of hills and woods.”*
- vii. Monken Hadley Conservation Area Character Appraisal Statement (Barnet Council, Jan 2007)  
 The Statement notes that *“The land to the north of the properties in Camlet Way and area five is almost completely undeveloped agricultural land, included in the Green Belt. There are clear field boundaries seen in area six to the northern-most tip of the Conservation Area. Rectory Farm London Borough of Barnet Monken Hadley Conservation Area 35 (which is to the rear of the Convent school) has become derelict and indeed at the time of writing contains a series of dilapidated sheds and outbuildings. An assessment of the landscape around the farm has shown that this is historic, characterised by ponds and small fields. The field boundaries are long established, as evidenced by hedgerows and hedgerow oaks. It is likely that the field patterns reflect early enclosure which makes them of considerable historical significance. There are also extensive areas of Tree Preservation Orders around Rectory Farm.”*  
*“The open space and mature vegetation form a significant part of this area.”*

- Part of important rural, long-range views from Waggon Road, the Great North Road and the pedestrian footpath alongside the railway. The built environment of Hadley Wood is almost entirely screened from view, with only the occasional glimpse of properties visible between or over trees.



Figure 18 – The view of the ‘Duchy meadows’ in the background, as seen from Wagon Road (Source: HWNPF)

- Area of historical importance, identified by the Battlefields Trust as part of the Battle of Barnet.

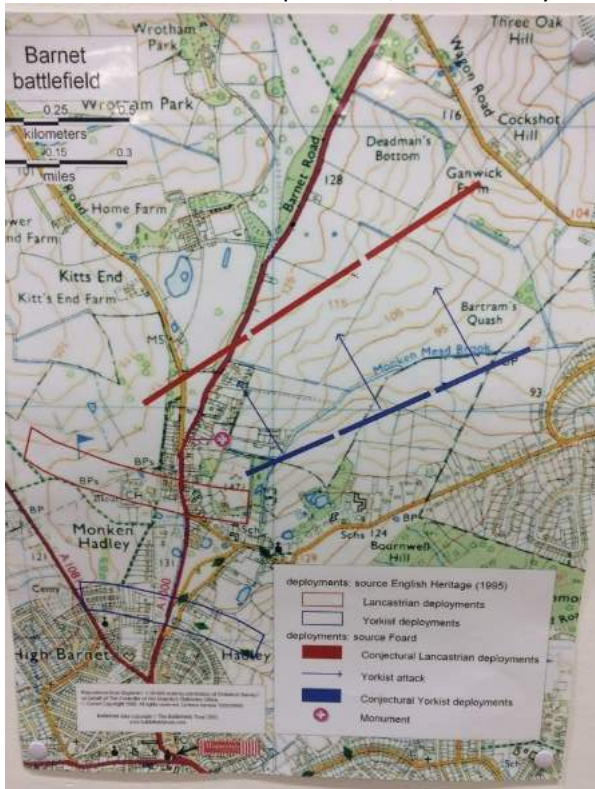


Figure 19(L) – The Battle of Barnet 1471 (Source: Battlefields Trust 2005)

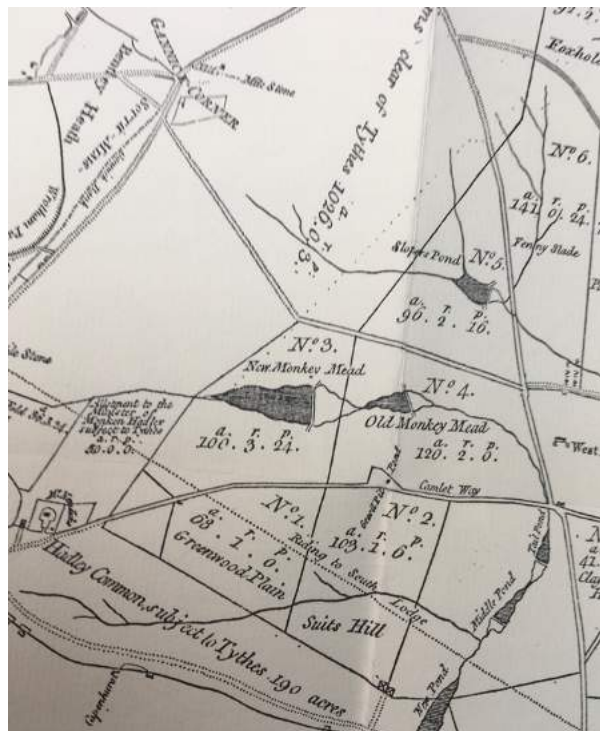


Figure 20(R) – 1776 Map of the enclosure of Enfield Chase (source: ‘Hadley Wood’, by Nancy Clark)

- An area of archaeological importance, with field patterns unchanged since the enclosure of the former royal hunting ground of Enfield Chase in 1777.
- The land is identified as subject to both fluvial and surface water flooding. The land plays a very important role in the absorption of rainfall, reducing flows into the adjacent brook and mitigating the risk of flooding downstream from the site, particularly at the station where the brook flows under the railway in a culvert.



Figure 21 – Environment Agency Flood Risk Map (surface water)

- The land does not have planning permission and there are no proposals in the NP to allocate this for development. However, the landowner has put the site forward for development under the Council’s Call for Sites.
- This land benefits from existing designation by Enfield Council as Green Belt, An Area of Special Character, a Site of Borough Importance for Nature Conservation (northern triangle), and as an Area of Archaeological Importance.
- Enfield Council’s regulation 18 draft Local Plan proposed to release this land from the Green Belt for development. However, the NP assumes that, following some 1,000 representations from local residents, as well as from local community groups and the Mayor of London, this site will not be released from the Green Belt and allocated or proposed for development in Enfield Council’s adopted Local Plan 2019-2039.
- In light of the above, and to protect the setting of Hadley Wood and in particular the Conservation Area, LGS designation is deemed appropriate.

## LGS10 - Covert Way Local Nature Reserve



*Figure 22 – The entrance to the nature reserve (source: HWNPF)*

- A 6.5-hectare site of publicly accessible woodland alongside Green Brook.
- Areas of woodland, grass and wildflower meadows contributing to local beauty, tranquillity, recreation, wildlife and biodiversity.
- The public footpaths through the Reserve are extensively used by residents for recreational purposes.
- Part of the site is semi-deciduous woodland which has woodpeckers and muntjac deer, and butterflies including white-letter and purple hairstreaks. In grassland areas there are the rare adder's-tongue fern and the locally scarce four-spot orb weaver spider.
- The land does not have planning permission and there are no proposals in the NP to allocate this for development.
- This land benefits from existing designation by Enfield Council as Green Belt, Local Open Space, a Site of Borough Importance for Nature Conservation, and as an Area of Archaeological Importance.
- The proposed LGS designation reflects the community's desire to protect this densely forested area for future generations.

## 5. CONCLUSION

- 5.1 This report has evaluated the 11 sites originally shortlisted to determine whether they are suitable for Local Green Space designation. As a result of further representations and research, 4 sites have been removed, either because they did not meet the requirements, or where it was considered that a Local Green Space designation would not be appropriate.
- 5.2 A robust methodology has been used, which has resulted in 7 sites being proposed. The landowners and tenants were identified and contacted as part of the Neighbourhood Plan consultation.
- 5.3 All the sites proposed for Local Green Space designation have been evaluated in detail against the criteria in the NPPF and additional national and local authority guidance. Precedents from made Neighbourhood Plans and Inspectors Reports have informed the analysis.
- 5.4 All recommended sites strongly meet the regulations.
- All sites are local and close by, either within or on the perimeter of the built environment.
  - All sites are highly valued by the community. This value is independently evidenced and verified by existing land designations and as documented in a series of Character and Landscape Assessments.
  - All sites are 11 hectares or less, well within the guidance limits of 19 hectares.
  - None of the sites have planning permission.
  - None of the sites are allocated for potential development as part of the Neighbourhood Plan.
- 5.5 The Local Green Space designations complement and strengthen existing designations, based upon the value and importance of the sites to the local community.
- 5.6 A summary of the Local Green Space Assessment is shown in Appendix 1.

**NOTE: THE EXAMINER DID NOT AGREE WITH LGS DESIGNATION FOR SITE #8. PLEASE REFER TO THE EXAMINATION REPORT FOR THE RATIONALE.**

Appendix 1 – Site Assessments (Figure 23; source: HWNPF)

LGS	Site	Size (hectares)	NPPF		
			Local in Character	Proximity	Extensive Tract of Land
1	HWA Land East	5	Y	Y	N
3	Over south tunnel	0.6	Y	Y	N
4	St Pauls Church	0.3	Y	Y	N
6	HWA Land West	4	Y	Y	N
7	HWA Land North	1	Y	Y	N
8	DoL land	11	Y	Y	N
10	Covert Way	6.5	Y	Y	N

LGS	Site	Existing Designations				
		Area of Special Character	Archaeological Importance	Local Open Space	Nature Conservation	Green Belt
1	HWA Land East		Y	Y	Y	
3	Over south tunnel			Y		
4	St Pauls Church					
6	HWA Land West	Y	Y	Y	Part	Y
7	HWA Land North		Y	Y	Y	Y
8	DoL land	Y	Y		Part	Y
10	Covert Way		Y	Y	Y	Y

LGS	Site	Characteristics							
		Has Beauty	Is Historic	Used for Recreation	Has Tranquility	Helps Wildlife	Adds to HW's Setting	Important Views (In & Out)	Mitigates flooding
1	HWA Land East	Y		Y	Y	Y	Y		Y
3	Over south tunnel	Y			Y	Y	Y	Y	
4	St Pauls Church	Y		Y	Y	Y			
6	HWA Land West	Y	Y	Y	Y	Y	Y	Y	Y
7	HWA Land North	Y			Y	Y	Y	Y	
8	DoL land	Y	Y		Y	Y	Y	Y	Y
10	Covert Way	Y		Y	Y	Y	Y		Y