

# Local Green Space Assessment

October 2024

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## 1. Introduction

- 1.1. This report outlines the National Planning Policy and Guidance on Local Green Space and sets out the methodology of how the nominate sites have been assessed against this policy and guidance. The report also identifies the sites nominated for designation as Local Green Spaces by the Community and the decision made by Oadby and Wigston Borough Council regarding the nominations.

## 2. Policy Background

- 2.1 Paragraph 105 of the National Planning Policy Framework (NPPF, 2023) sets out that designating Local Green Space *'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'*.
- 2.2 The designation of land is a matter for local discretion. For example, Local Green Spaces could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis. However, the Local Green Space designation will not be appropriate for most green areas or open space. Paragraph 106 of the NPPF states that designation should 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.*
- 2.3 Some areas that may be considered for designation as Local Green Space may have largely unrestricted public access, though even in places like parks there may be some restrictions. Other land could be considered for designation even if there is no public access (eg green areas which are valued because of their wildlife, historic significance and/or beauty). Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with landowners, whose legal rights must be respected. Areas that may be considered for designation as Local Green Space may be crossed by public rights of way. There would be no need to designate linear corridors as Local Green Space simply to protect rights of way, which are already protected under other Legislation.
- 2.4 The Local Green Space designation will rarely be appropriate where the land has planning permission for development. The designation should not be used to restrict sustainable development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented. Local policy for managing development within a Local Green Space should be consistent with the policy for Greens Belts, as prescribed within relevant chapters of the NPPF.

- 2.5 If land is already protected by designations such as National Park, Green Belt, Area of Outstanding natural Beauty, Site of Special Scientific Interest, Scheduled Monument or Conservation Area, then consideration should be given as to whether any additional local benefit would be gained by designation as Local Green Space.
- 2.6 In addition to existing open space areas, new residential development areas may include green open space areas planned as part of the development. Such green areas could be designated as Local Green Space if they are demonstrably special and hold particular local significance.
- 2.7 A Local Green Space does not need to be in public ownership. However, the local planning authority should contact landowners about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan. Designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations on landowners. Once adopted, the Council's new local Plan will contain a policy relating to Local Green Space and any designated Local Green Space will be identified on the adopted policies map. Management of land designated as Local Green Space will remain the responsibility of its owner.
- 2.8 Land designated as Local Green Space may potentially also be nominated for listing by the local authority as an Asset of Community Value (ACV). Listing gives community interest groups an opportunity to bid if the owner wants to dispose of the land. For further information regarding ACV's, please visit the Council's website at [www.oadby-wigston.gov.uk](http://www.oadby-wigston.gov.uk)

### 3. Nomination of Sites

- 3.1 Nomination of sites is usually undertaken through a Call for Sites as part of producing the Local Plan. Sites for consideration as Local Green Space can be nominated by anyone who lives within the area, in this case the Borough of Oadby and Wigston, or their representative. The nominee is required to provide the location and details of the site along with an explanation why each site is considered to have significance to the local community and should therefore be considered as Local Green Space.

### 4. Methodology

- 4.1 The methodology used to determine compliance with each of the criteria listed at paragraph 2.2 is outlined below;
- a. Close proximity. The proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served. Due to this, no specific distance is used to establish whether a proposed site is in close proximity to the community. Instead, consideration is given to

the distance from the community, physical connections such as footpaths and roads and the nature of the site.

- b. Particular significance. The NPPF gives examples of the types of significance that may be considered as reasons to designate a site as a Local Green Space.
- Beauty - where the site makes an important contribution towards the townscape or landscape character.
  - Historic - where the site forms part of a heritage asset (designated or undesignated) or part of its setting.
  - Recreational - whether the site provides opportunity for outdoor sports and recreation.
  - Tranquillity - whether the site provides the opportunity for quiet reflection.
  - Wildlife - whether there are features of biodiversity value which are enhanced by the management of the site.
- c. Extensive Tract of Land. There are no rules on how big or small a Local Green Space can be. This is because all places are different. Therefore, no specific threshold has been applied to the size of sites considered, and a degree of judgement is used by Officers in an assessment of the site size in comparison to the community it serves. However, the NPPF is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently, blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt, albeit by another name.
- d. Additional to these, the following will also be considered:
- Where there are existing designations that apply to the site, it will also have been considered, whether the site has significance over and above that of the existing designation.
  - Other relevant considerations such as the most recent Nature Recovery Strategy will be also be considered.
  - Other factors put forward are considered on a case-by-case basis.

4.2 Nominated sites receive site visits from Officers and an assessment is undertaken to ascertain whether the Council concludes the site to fulfil national planning policy and guidance. A final decision is then made as to whether the site should be designated. Where a site is inaccessible to visit and/or photograph, images from satellite map data are used.

## 5. Recommendations

5.1 As part of the new Local Plan preparation, the Council undertook three Call for Sites. The first was September - November 2020, the second in September - October 2021 and a third in April - May 2024. No additional Local Green Spaces were nominated during the Call for Sites processes. The draft Local Plan therefore rolls forward the current designations in the 2019 adopted Local Plan.

5.2 The table below sets out the recommendations regarding the sites nominated for Local Green Space designation in the adopted 2019 Local Plan. A desk-based update of each site completed in 2024 concludes all previous nominations and decisions to remain the same.

5.3 Appendices 1 and 2 contain a description and red line boundary of each site and an assessment and recommendations of whether the proposed site meets the criteria set out in paragraph 106 of the NPPF to be designated a Local Green Space. Appendix 3 contains photographs of each submitted site.

Site Reference	Site Name	Locality	Conclusion
SW1	Wigston Railway Triangle	South Wigston	To designate
SW2	Land Rear of 11-35 Marstown Avenue	South Wigston	To designate
SW3	Donnelly Call Centre Frontage on Saffron Road	South Wigston	To designate
SW4	DEFRA Site Frontage on Saffron Road and Tigers Road	South Wigston	To designate
SW5	Territorial Army Frontage on Tigers Road	South Wigston	To designate
SW6	Service Master Frontage on Tigers Road	South Wigston	To designate
SW7	Rear of Donnelly Site on Tigers Close	South Wigston	Not to designate
SW8	Crete Avenue Green	South Wigston	To designate
SW9	The copse to the West of Ladysmith Road/Hindoostan Avenue, and open Green Space and mature trees known as the 'kick about', West of Namur Road.	South Wigston	To designate
SW10	Green Space with protected trees on the corner of Ladysmith Road/Hindoostan Avenue	South Wigston	To designate
SW11	Salvation Army frontage on Saffron Road.	South Wigston	To designate
SW12	Salvation Army green space on the Southern side of the rear entrance to the site on Ladysmith Road.	South Wigston	To designate
SW13	The Area of Green Space on the corner of Namur Road and the Eastern exit of Aisne Road.	South Wigston	To designate
SW14	Grounds and Mature Trees to the rear of the Territorial Army Headquarters on Tigers Road.	South Wigston	To designate
SW15	A green corridor designation for the line of mature trees that stretch along the ancient hedge line on the Western Boundary with the prison from the railway line, North along the prison car park and boundary wall up to Sturdee Road Park, in the City.	South Wigston	Not to designate
O1	Highcroft Park	Oadby	To designate

## Appendix 1 – Sites nominated for Local Green Space in South Wigston

Site reference: SW1

Location and supporting evidence: Wigston Railway Triangle.

Map:



Assessment: This area is currently designated as a Local Wildlife Site (LWS) and is said to be of moderate ecological value in the Extended Phase 1 Habitat Survey dated April 2017. The area forms part of the Green Infrastructure Corridor along the railway line. This area is in close proximity to the local population and is not an extensive tract of land. Whilst this site is not; accessible to the population; tranquil; or particularly beautiful, the site has some significance for wildlife and is part of the green corridor for wildlife along the railway line. On this basis the Council agrees with the proposal put forward by the community and recommends that it is designated as a Local Green Space.

Site reference: SW2

Location and supporting evidence: Land Rear of 11-35 Marstown Avenue.

Map:



Assessment: This area is a former builder's yard and consists of grassland, hedging and small trees. Any significant trees have previously been felled. The area is mainly used as supplementary garden space by the houses backing onto it. The area is in close proximity to the local population and is not an extensive tract of land, it has seemingly become significant to the local community for recreational purposes and as such the Council agrees with the proposal put forward by the community and recommends that it is designated as a Local Green Space.



Site reference: SW3

Location and supporting evidence: Donnelly Call Centre Frontage on Saffron Road.

Map:



Assessment: This area is in close proximity to the local population and is not an extensive tract of land. Whilst, there is no public access to the site its presence adds visual amenity to a predominantly urban space. It adds to the green corridor of Saffron Road and should be retained for this reason; as such the Council agrees with the proposal put forward by the community and recommends that it is designated as a Local Green Space.

Site reference: SW4

Location and supporting evidence: DEFRA Site Frontage on Saffron Road and Tigers Road.

Map:



Assessment: This area is in close proximity to the local population and is not an extensive tract of land. Whilst, there is no public access to the site its presence adds visual amenity to a predominantly urban space. It adds to the green corridor of Saffron Road and would ideally be retained for this reason. On this basis, the Council agrees with the proposal put forward by the community and recommends that it is designated a Local Green Space.

Site reference: SW5

Location and supporting evidence: Territorial Army Frontage on Tigers Road.

Map:



Assessment: This area is in close proximity to the local population and is not an extensive tract of land. Whilst the area is not accessible to the local population except to those working there, this area has significance for the local community as it provides the historic context and setting for the Territorial Army Building. There are a number of trees protected by Tree Preservation Orders. The site also adds to the visual amenity of a predominantly urban space. On this basis, the Council agrees with the proposal put forward by the community and recommends that it is designated a Local Green Space.

Site reference: SW6

Location and supporting evidence: Service Master Frontage on Tigers Road.

Map:

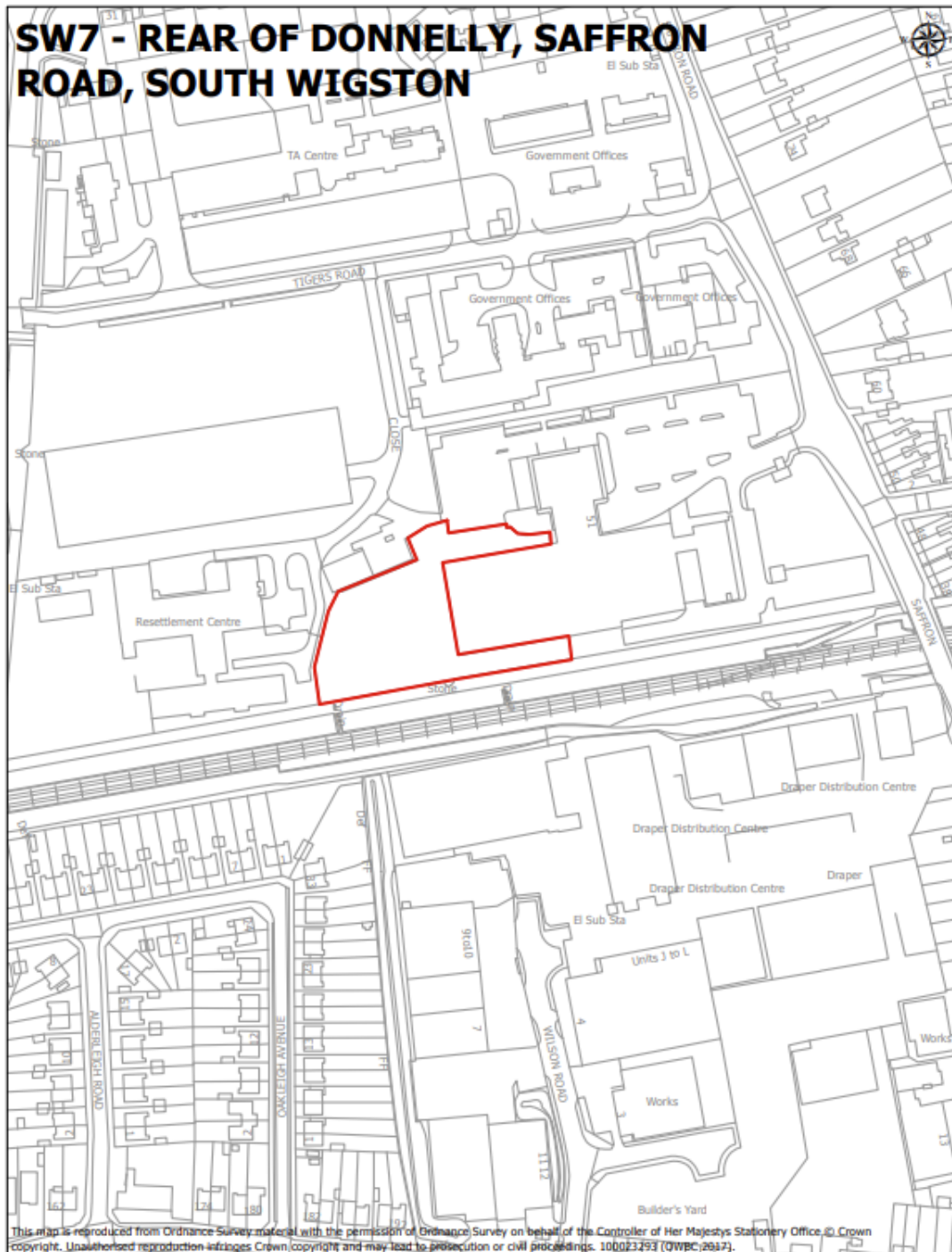


Assessment: This area is in close proximity to the local population and is not an extensive tract of land. It is not especially beautiful or tranquil and whilst it was once part of the Army camp, this area is now mainly industrial and any historic significance or context has been lost. The area is not accessible to the local population, except to those working at the site. It adds to the green corridor along Tigers Road and may be an asset to wildlife. The site also adds to the visual amenity of a predominantly urban space. On this basis, the Council agrees with the proposal put forward by the community and recommends that it is designated a Local Green Space.

Site reference: SW7

Location and supporting evidence: Rear of Donnelly Site on Tigers Close.

Map:



Assessment: The site is located close to the local population and is not an extensive tract of land. This area is mainly of poor quality grassland surrounded by hedging and trees and is not especially beautiful or tranquil. Whilst it was once part of the Army camp, this area is now mainly industrial and any historic context or significance has been lost. The area is not visible or accessible to the local population except to those working at the site. It is not recommended that this area is designated a Local Green Space.

Site reference: SW8

Location and supporting evidence: Crete Avenue Green.

Map:



Assessment: This area is close to the local population and is not an extensive tract of land. This area fulfils all five of the significance categories. It has historical connections as part of the original parkland of Glen Parva Grange and includes veteran trees. The area is used by the local community for recreational purposes. It is considered beautiful and tranquil and is rich with wildlife. The area is covered by tree protection orders. On this basis, the Council agrees with the proposal put forward by the community and recommends that it is designated a Local Green Space.

Site reference: SW9

Location and supporting evidence: The copse to the West of Ladysmith Road/Hindoostan Avenue, and open Green Space and mature trees known as the 'kick about', West of Namur Road.

Map:



Assessment: This area is close to the local population and is not an extensive tract of land. This area fulfils all five of the significance categories. It has historical connections as part of the original parkland of Glen Parva Grange and includes veteran trees. The area is used by the local community for recreational purposes. It is considered beautiful and tranquil and is rich with wildlife. The area is covered by tree protection orders. On this basis, the Council agrees with the proposal put forward by the community and recommends that it is designated a Local Green Space.

Site reference: SW10

Location and supporting evidence: Green Space with protected trees on the corner of Ladysmith Road/Hindoostan Avenue.

Map:



Assessment: This area is close to the local population and is not an extensive tract of land. This area fulfils all five of the significance categories. It has historical connections as part of the original parkland of Glen Parva Grange and includes veteran trees. The area is used by the local community for recreational purposes. It is considered beautiful and tranquil and is rich with wildlife. The area is covered by tree protection orders. On this basis, the Council agrees with the proposal put forward by the community and recommends that it is designated a Local Green Space.



Site reference: SW11

Location and supporting evidence: Salvation Army frontage on Saffron Road.

Map:



Assessment: This area is close to the local population and is not an extensive tract of land. This area fulfils all five of the significance categories. It has historical connections as part of the original parkland of Glen Parva Grange and includes veteran trees. The area is restricted for use to users of the Salvation Army Hall for recreational uses, but does provide a community facility. The site also adds to the visual amenity of the area; It is considered beautiful and tranquil and is rich with wildlife and also adds to the green corridor of Saffron Road. The area is covered by tree protection orders. On this basis, the Council agrees with the proposal put forward by the community and recommends that it is designated a Local Green Space.

Site reference: SW12

Location and supporting evidence: Salvation Army green space on the Southern side of the rear entrance to the site on Ladysmith Road.

Map:



Assessment: This area is close to the local population and is not an extensive tract of land. This area fulfils all five of the significance categories. It has historical connections as part of the original parkland of Glen Parva Grange. The area is used by the local community for recreational purposes. The site adds to the visual amenity of the area. It is considered beautiful and tranquil and is rich with wildlife and vegetation. The area is covered by tree protection orders. On this basis, the Council agrees with the proposal put forward by the community and recommends that it is designated a Local Green Space.

Site reference: SW13

Location and supporting evidence: The Area of Green Space on the corner of Namur Road and the eastern exit of Aisne Road.

Map:



Assessment: This area is close to the local population and is not an extensive tract of land. This area fulfils all five of the significance categories. It has historical connections as part of the original parkland of Glen Parva Grange and includes veteran trees. The area is used by the local community for recreational purposes. It is considered beautiful and tranquil and is rich with wildlife. The area is covered by tree protection orders. On this basis, the Council agrees with the proposal put forward by the community and recommends that it is designated a Local Green Space.

Site reference: SW14

Location and supporting evidence: Grounds and Mature Trees to the rear of the Territorial Army Headquarters on Tigers Road.

Map:

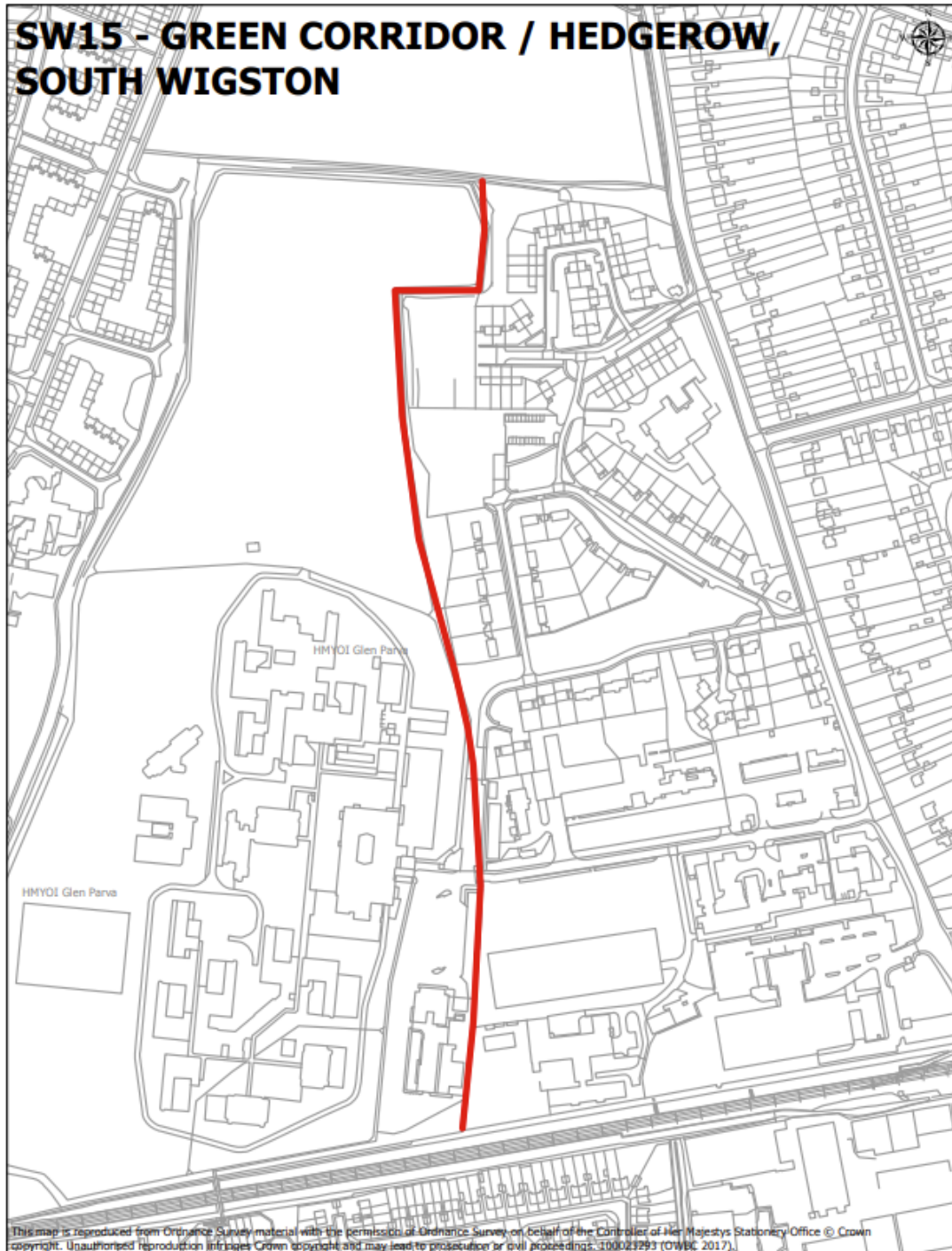


Assessment: This area is close to the local population and is not an extensive tract of land. The area is not accessible to the local population except to those working at the site. However, this area is thought to be important for biodiversity and provides a visual amenity for all of Tigers Road, Moors Close, Crete Avenue and most of the ex-Army site. The trees within the site are covered by tree protection orders. On this basis, the Council agrees with the proposal put forward by the community and recommends that it is designated a Local Green Space.

Site reference: SW15

Location and supporting evidence: A green corridor designation for the line of mature trees that stretch along the ancient hedge line on the Western Boundary with the prison from the railway line, north along the prison car park and boundary wall up to Sturdee Road Park, in the City.

Map:



Assessment: Important Hedgerows have been taken account of in the Green Infrastructure Policy. The site is already protected by other designations. It is not considered that this hedgerow could be considered a 'green space', therefore it is not recommended that this hedgerow is designated a Local Green Space.

## Appendix 2 – Sites nominated for Local Green Space in Oadby

Site reference: O1

Location and supporting evidence: Highcroft Park, bounded by Ash Tree Road, Glen Way and Park Crescent.

Map:



Assessment: This area is close to the local population and is not an extensive tract of land. This area fulfils all five of the significance categories. It has historical connections as it was gifted to the householders surrounding the park as a private park for their use and is used by the local community for recreational purposes. It is considered beautiful and tranquil and is rich with wildlife. The park has been registered as an Asset of Community Value. On this basis, the Council agrees with the proposal put forward by the community and recommends that it is designated a Local Green Space.

## Appendix 3 – Pictures of Sites nominated as Local Green Space

**SW1 - Wigston Railway Triangle**



**SW2 - Land Rear of 11-35 Marstown Avenue**



**SW3 - Donnelly Call Centre Frontage on Saffron Road**



**SW4 - DEFRA Site Frontage on Saffron Road and Tigers Road**





**SW5 - Territorial Army Frontage on Tigers Road**



**SW6 - Service Master Frontage on Tigers Road**



**SW7 - Rear of Donnelly Site on Tigers Close**



**SW8 - Crete Avenue Green**



**SW9 - The copse to the West of Ladysmith Road/Hindoostan Avenue, and open Green Space and mature trees known as the 'kick about', West of Namur Road**



**SW10 - Green Space with protected trees on the corner of Ladysmith Road/Hindoostan Avenue**



**SW11 - Salvation Army frontage on Saffron Road**



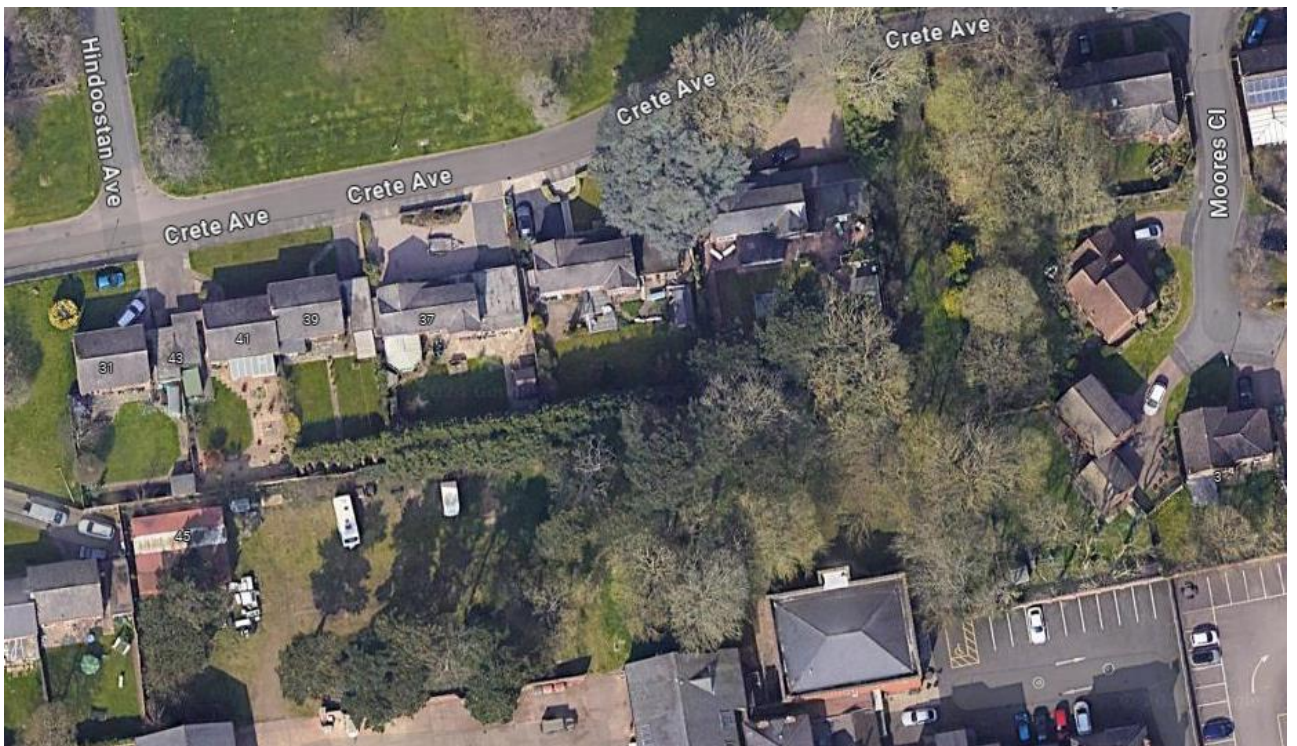
**SW12 - Salvation Army green space on the Southern side of the rear entrance to the site on Ladysmith Road**



**SW13 - The Area of Green Space on the corner of Namur Road and the eastern exit of Aisne Road**



**SW14 - Grounds and Mature Trees to the rear of the Territorial Army Headquarters on Tigers Road**



**SW15 - A green corridor designation for the line of mature trees that stretch along the ancient hedge line on the Western Boundary with the prison from the railway line, north along the prison car park and boundary wall up to Sturdee Road Park, in the City**



**O1 - Highcroft Park, bounded by Ash Tree Road, Glen Way and Park Crescent**

