

Blyth Neighbourhood Plan
2018 – 2035
Local Green Space Assessment

January 2019

Prepared by:

Blyth Neighbourhood Plan Steering Group

&

OpenPlan Consultants Ltd.

This page has been left intentionally blank

Table of Content

1	Introduction	4
2	Local Green Space I: The Adventure Play Area Football Fields	6
3	Local Green Space II: The Church Green	10
4	Local Green Space III: Village Green	14
5	Local Green Space IV: The Ridings	18
6	Local Green Space V: Park and Gardens of former Blyth Hall.....	22
7	Conclusion	26

Table of Figures

Figure 1: Photo of Blyth Park	8
Figure 2: The Adventure Play Area Football Fields Local Green Space Map	9
Figure 3: Photo of Church Green	12
Figure 4: Church Green Local Green Space Map.....	13
Figure 5: Photo of Blyth Village Green.....	16
Figure 6: Village Green Local Green Space Map	17
Figure 7: Photo of the Ridings	20
Figure 8: The Ridings Local Green Space Map	21
Figure 9: Photo of the Park & Gardens of the former Blyth Hall.....	24
Figure 10: Park & Gardens of former Blyth Hall Local Green Space Map	25
Figure 11: Blyth Local Green Space Map	27

1 Introduction

1.1 Paragraphs 99, 100 and 101 of the National Planning Framework allow for qualifying bodies to identify important green areas and to designate them for protection as Local Green Spaces as part of their Neighbourhood Plan:

99. *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.*

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

a. in reasonably close proximity to the community it serves; and,

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.

101. *Policies for managing development within a Local Green Space should be consistent with those for Green Belts.*

1.2 Effectively, as part of their Neighbourhood Plan Steering Groups and communities can identify the most important open spaces in the settlement such as cemeteries, playgrounds, village greens, parks, sport pitches etc., and protect them as Local Green Space. Once designated as a Local Green Space, such sites enjoy the same level of protection Green Belts lands do, which would virtually

prevent any development of the site except in “very special circumstances”, which “will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations” (NPPF Paragraph 143 and 144).

- 1.3 The NPPF set a series of criteria to define if an Area has the characteristics necessary to qualify as a Local Green Space. Each site proposed by the Steering Group will need to meet the criteria of proximity to the community, size appropriateness, and demonstrate to be important for the community for one or more reasons, such as beauty, historic significance, recreational value, etc.
- 1.4 When proposing a site for designation, it is responsibility of the Steering Group to perform an assessment and demonstrate how the site meets the above-mentioned criteria. It is important to notice that the site must meet the criteria in its current condition or use, not based on

previous of potential future uses or conditions.

The following tables present, for each Local Green Space, the evidence and rationale for designation and for inclusion in the Local Green Space Policy in the Neighbourhood Plan. As part of this assessment, for each site the Steering Group has:

- a. researched the planning history of the site;
- b. calculated site’s area and distance from the key community;
- c. consulted with landowners and recorded comments in the document;
- d. collected information about the historic and natural value of the site;
- e. consulted with the local community through the Neighbourhood Profile exercise;
- f. performed site assessment; and,
- g. collected photographic evidences.

2 Local Green Space I: The Adventure Play Area Football Fields

Site Name and Address	Recreation Field off Spital Road (53°22'26.1"N 1°03'26.2"W)		
Site Ownership	The Football Field adjoining the Adventure Play Area was gifted to Blyth Parish Council for the use of the local children for recreational purposes.	Owner Comments to Designation	The Blyth Parish Council maintains the field and supports the designation as a Local Green Space
Planning Status	There is no Planning Application on this playing field	Land Allocation	There is no Land Allocation for the field contained in the Blyth Neighbourhood Plan
Area of Proposed Site (hectares)	0.84 hectares		
Is the Site an “Extensive Tract of Land”?	The Area of the field is in the order of half of one acre in size a "junior football pitch."		
Is the Site “Local in Character”	The field is located between Blyth Primary School and the Adventure Play Area. It is close to the conservation centre of the village and is accessed by footpaths from both Spital Road and Retford Road.		

<p>Is the Site “in Close Proximity to the Community it serves”?</p>	<p>The playing field is less than a ¼ of a mile from the centre of the village and is immediately adjacent to St Mary and St Martin's Primary School, the Adventure Play Area and the skate ramps. It is also close to the dwelling locations of Spitalfields and Ryton Fields.</p> <p>The children's survey contained within the Neighbourhood Plan shows that a substantial number - 91% of respondents state that they regularly use the recreation field and the adjoining Adventure Play Area. There is also a footpath that skirts the edge of the field which has a fence to demark the boundary and which is a favourite and frequently used dog-walking amenity that connects Spital Road with Retford Road.</p>				
<p>The Sites Holds a Particular local significance because of its: Recreational Value</p>					
Beauty	Historic Significance	Recreational Value	Tranquillity	Richness of Wildlife	Any Other Reason
N/A	N/A	<p>The field was initially donated to the village for free and informal recreation for the local children. Alongside the Adventure Play Area, it is used for casual ball games, bike riding and, in winter, sledging. It is a focal point for local parents and children to meet and play after school.</p>	<p>The field is a small green belt between two housing areas on opposite sides of the village. It is a safe location for children to play, away from the busy main routes in the village.</p>	N/A	N/A
<p>Conclusion</p>					
<p>Based on the above information, the site is considered worthy of protection as a Local Green Space and meets the criteria of the designation</p>					



Figure 1: Photo of Blyth Park



Figure 2: The Adventure Play Area Football Fields Local Green Space Map

3 Local Green Space II: The Church Green

Site Name and Address	The Church Green, Blyth (53°22'40.7"N 1°03'43.9"W)		
Site Ownership	Blyth Parish Council	Owner Comments to Designation	Yes
Planning Status	None	Land Allocation	None of these sites is allocated for development in the neighbourhood plan
Area of Proposed Site (hectares)	0.24 hectares		
Is the Site an “Extensive Tract of Land”?	No		
Is the Site “Local in Character”	At the heart of the old village & is bisected by the church driveway. The old maypole stands in the middle of the green. It is next to the church and directly opposite the entrances to 2 of the village pubs.		
Is the Site “in Close Proximity to the Community it serves”?	In the centre of the village at the junction of two classified roads and links the northern edge of the village to the southern edge where there is a broad wooded village green. village south		

The Sites Holds a Particular local significance because of its: Recreational Value					
Beauty	Historic Significance	Recreational Value	Tranquillity	Richness of Wildlife	Any Other Reason
Presently Lawn, with footways crossing from west to east and from north to south (leading into the churchyard). Mature Plane and Acacia Trees line to footway into the churchyard.	Links to Norman times in association with the Benedictine Priory and Abbey. The fine Church now incorporates parts of the Abbey.	The Church Green / Market Hill was the focus of several markets and today continues the tradition where Church Fetes etc. are held throughout the year.	N/A	N/A	N/A
Conclusion					
Based on the above information, the site is considered worthy of protection as a Local Green Space and meets the criteria of the designation					



Figure 3: Photo of Church Green

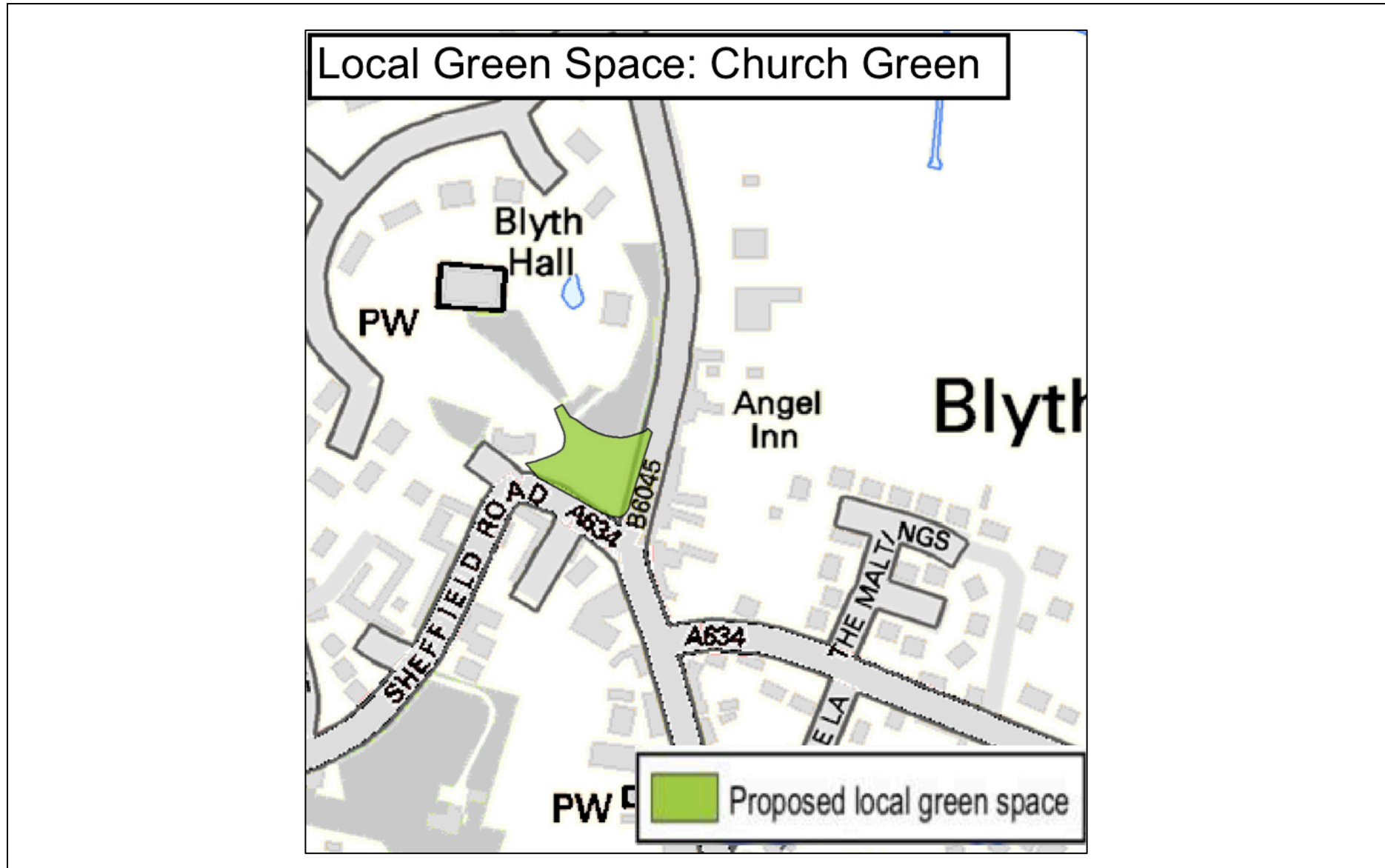


Figure 4: Church Green Local Green Space Map

4 Local Green Space III: Village Green

Site Name and Address	Village Green, Blyth (53°22'30.5"N 1°03'38.5"W)		
Site Ownership	Blyth Parish Council	Owner Comments to Designation	Yes
Planning Status	None	Land Allocation	None of these sites is allocated for development in the neighbourhood plan
Area of Proposed Site (hectares)	0.45 hectares		
Is the Site an “Extensive Tract of Land”?	The Local Green Space is not extensive and sits comfortably at the heart of Blyth.		
Is the Site “Local in Character”	It is in the heart of the village and is directly opposite both the main village shop and one of the village pubs.		
Is the Site “in Close Proximity to the Community it serves”?	Cigar shaped, broad wooded green in the social center of the Village		
The Sites Holds a Particular local significance because of its: Recreational Value			

Beauty	Historic Significance	Recreational Value	Tranquillity	Richness of Wildlife	Any Other Reason
<p>Village Green: All-encompassing wooded green in the Centre of the Village. Helping to form a village of considerable charm and character.</p>	<p>Originally houses stood on this site but when they were demolished, replaced by the Hospital of John and now the following renovation is replaced by two Alms Houses. The remaining open area was retained creating the pleasant feature of today.</p>	<p>The Village Green is the focus for several activities and events throughout the year including the annual switching on of Christmas Lights and festivities. Several parks benches available for use by the public and are well-used throughout the year.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>
Conclusion					
<p>Based on the above information, the site is considered worthy of protection as a Local Green Space and meets the criteria of the designation.</p>					



Figure 5: Photo of Blyth Village Green



Figure 6: Village Green Local Green Space Map

5 Local Green Space IV: The Ridings

Site Name and Address	The Ridings, Blyth (53°22'27.9"N 1°03'56.0"W)		
Site Ownership	Parish Council	Owner Comments to Designation	Yes
Planning Status	No planning applications on these sites	Land Allocation	None of these sites is allocated for development in the neighbourhood plan
Area of Proposed Site (hectares)	1 hectare		
Is the Site an “Extensive Tract of Land”?	The Local Green Space is not extensive and sits comfortably at the heart of Blyth.		
Is the Site “Local in Character”	Within ¼ of a mile of the Centre of the village & is a widely used, tree-lined footpath, connecting Worksop Road and Sheffield Road.		
Is the Site “in Close Proximity to the Community it serves”?	On the western edge of Village accessed from both Worksop Road and Sheffield Road		

The Sites Holds a Particular local significance because of its: Beauty					
Beauty	Historic Significance	Recreational Value	Tranquillity	Richness of Wildlife	Any Other Reason
The Ridings Footpath was a Historic carriageway linking Village from North to South on the western aspect to Blyth Hall and Hodsock Priory. Lined with numerous mature trees of significance and carry Tree Preservation Orders.	The Ridings Public Footpath was the original carriageway linking Hodsock Priory to Blyth Priory	The Ridings is a popular dog-walking route and is used by many ramblers. Affording significant views across the Parkland towards Hodsock Priory and Blyth Hall and the various Historical Lodges.	Space is a tranquil area on the edge of farmland and open countryside.	N/A	N/A
Conclusion					
Based on the above information, the site is considered worthy of protection as a Local Green Space and meets the criteria of the designation					



Figure 7: Photo of the Ridings



Figure 8: The Ridings Local Green Space Map

6 Local Green Space V: Park and Gardens of former Blyth Hall

Site Name and Address	Park & Gardens of former Blyth Hall (3°22'38.5"N 1°04'05.4"W)		
Site Ownership	Various (Needs Further Explaining)	Owner Comments to Designation	N/A
Planning Status	No planning applications on these sites	Land Allocation	None of these sites is allocated for development in the neighbourhood plan
Area of Proposed Site (hectares)	13 hectares		
Is the Site an “Extensive Tract of Land”?	Wide open, undeveloped space that was formerly the park and gardens of the former Blyth Hall. The Local Green Space is not extensive and sits comfortably at the heart of Blyth,		
Is the Site “Local in Character”	This land affords some of the most iconic views of the village church and forms the most picturesque entrance into the village.		

Is the Site “in Close Proximity to the Community it serves”?	<p>The land lies on the western edge of the village, bordered by the Ridings public footpath, the River Ryton and the village cricket club. It is easily accessed along Sheffield Road.</p> <p>This is the site of the old Blyth Show and is currently used every year for the village bonfire and fireworks display in November. It provides many beautiful views of the church, two historic lodges, New Bridge and the River Ryton.</p>
---	--

The Sites Holds a Particular local significance because of its: Historical Significance

Beauty	Historic Significance	Recreational Value	Tranquillity	Richness of Wildlife	Any Other Reason
<p>From the village cricket club which widely used by the local community, there are attractive views across the parkland to the scheduled ancient monument of New Bridge. It also affords beautiful views from the Ridings public footpath which is widely used daily.</p>	<p>It has great historical significance, being the former park and gardens of Blyth Hall. It was the site of the Blyth how from 1901 to the 1960s & the curved banking of the old cycle track is still visible on this land today. The historic monument of New Bridge over the River Ryton stands on this land.</p> <p>The avenue of Lime Trees which form the approach into the village along Sheffield Road is situated on this land, all of which are subject to Tree Preservation Orders.</p>	N/A	<p>This is a quiet, tranquil area away from the busy and noisy roads surrounding and bisecting the village.</p>	N/A	N/A

Conclusion

Based on the above information, the site is considered worthy of protection as a Local Green Space and meets the criteria of the designation



Figure 9: Photo of the Park & Gardens of the former Blyth Hall

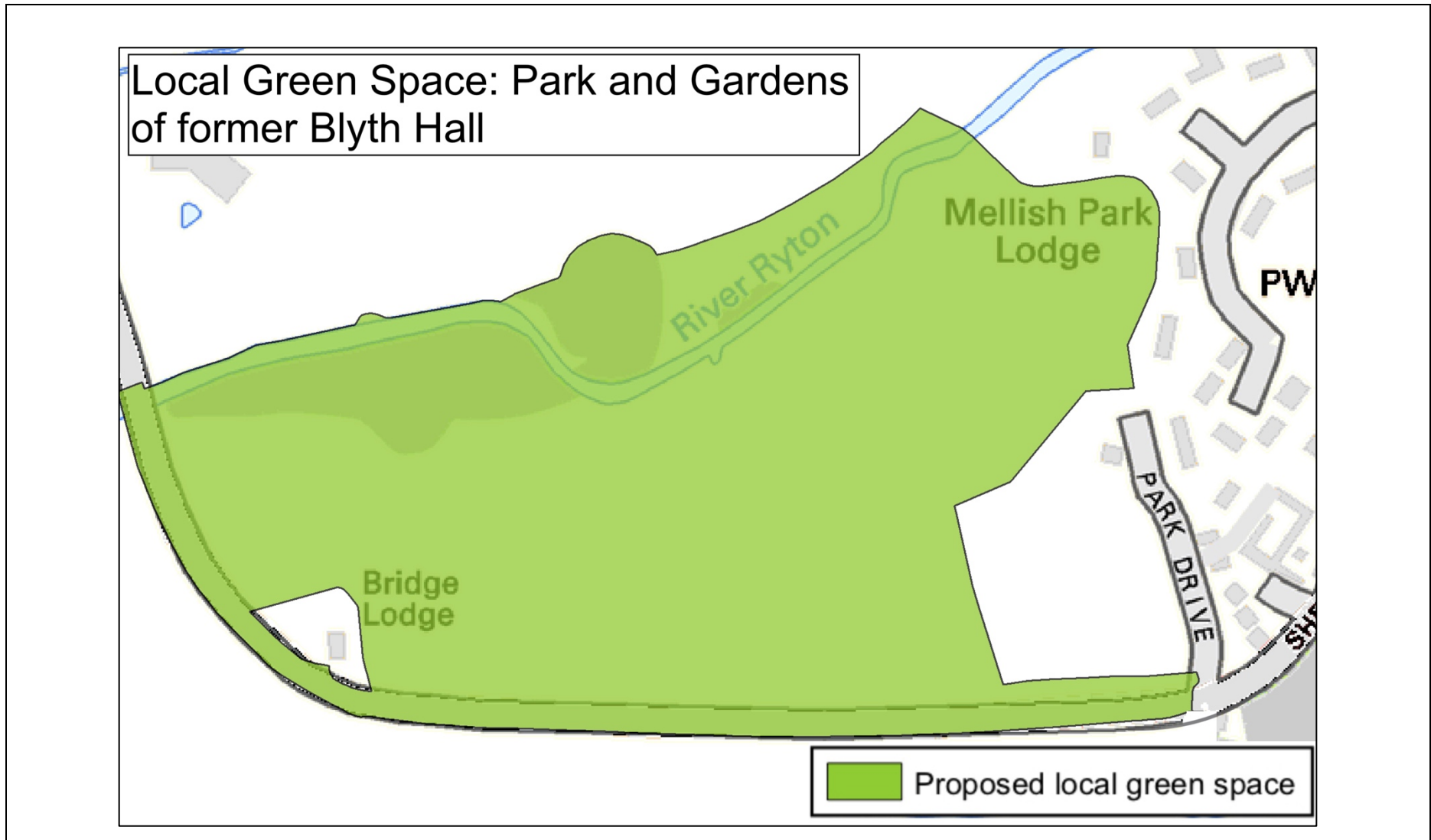


Figure 10: Park & Gardens of former Blyth Hall Local Green Space Map

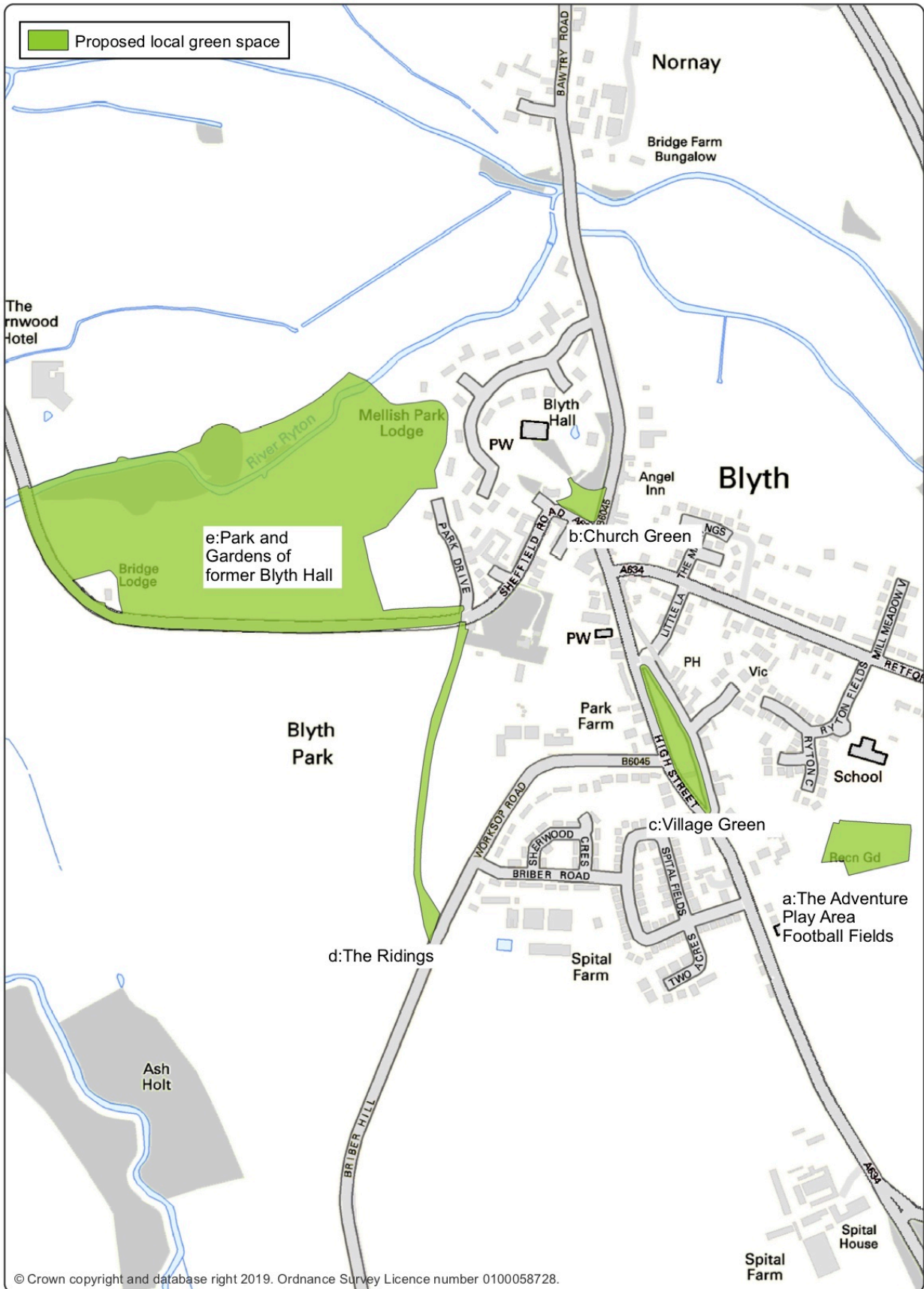
7 Conclusion

7.1 In conclusion, the following sites have been considered suitable for designation as Local Green Space and have been designated as such in Policy 13 Local Green Space of the Neighbourhood Plan. Figure 11: Blyth Local Green Space Map shows the location of such sites.

- a) The Adventure Play Area Football Fields
- b) The Church Green
- c) The Village Green
- d) The Ridings
- e) Park and Gardens of former Blyth Hall

7.2 The sites listed above will be subject to consultation as part of Regulation 14 Consultation on the Local Plan

Blyth



© Crown copyright and database right 2019. Ordnance Survey Licence number 0100058728.



Figure 11: Blyth Local Green Space Map

Blyth Neighbourhood Plan

2018 – 2033

Address of the Parish Council

Blyth

Workshop

Nottinghamshire

S81 8HR

Website of the Parish Council

www.blythparish.co.uk

