

**Broomfield Neighbourhood Plan
2022 – 2036**

Local Green Space Assessment

November 2022

Broomfield Parish Council



1. Purpose and Summary

- 1.1 The purpose of this document is to give greater detail about the 15 sites proposed as Local Green Space (LGS) in the Draft Broomfield Neighbourhood Plan (November 2022) and the process for selecting them. It briefly describes the national and local planning policy background and what it means (and doesn't mean) for a site to be designated as LGS. Details are also given of other sites considered and rejected. The Assessment has informed the content of the Neighbourhood Plan. .

2. National and Local Planning Policy

- 2.1 The National Planning Policy Framework (NPPF) enables the designation and protection of land of particular importance to local communities as Local Green Space ('LGS') in neighbourhood plans. 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.

- 2.2 Paragraph 102 of the NPPF states that the designation should only be used where the green space is:

- In reasonably close proximity to the community it serves;
- 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;
- Where the green area concerned is local in character and is not an extensive tract of land.

- 2.3 Paragraph 103 states that policies for managing development within a Local Green Space should be consistent with those for Green Belts. In the Chelmsford Local Plan, Strategic Policy S11 includes the following strategic approach to the Green Belt:

'The openness and permanence of the Green Belt will be protected and opportunities for its beneficial use will be supported where consistent with the purposes of the Green Belt. Inappropriate development will not be approved except in very special circumstances.'

- 2.4 Designating land as LGS would therefore have a similar effect in terms of development management, although certain types of development may be acceptable, as set out in the Development Management policies of the Local Plan. For instance, policy DM6 would allow new buildings for agriculture and forestry; and replacement buildings subject to certain conditions.

- 2.5 It is also important to note that designation as LGS does not involve any changes of existing use. Further, LGS is not the same as public open space. Whilst LGSs may contain existing forms of public access, such as public footpaths, designation does not in itself give the public further rights of access. Existing rights and restrictions must therefore continue to be respected.

3. How we identified LGS in the Broomfield Neighbourhood Plan

Community Engagement

- 3.1 The starting point was consultation with local community. The Residents' Questionnaire asked at Question 19: *Are there any specific pieces of land you would like to see designated as green space, to prevent them from being developed?*

Many answers suggested extensive rather than specific pieces of land, so do not meet the criteria for designation as Local Green Space. However, some more discrete, specific pieces of land were proposed. This helped to indicate which pieces of land are demonstrably special to the local community. See Residents' Questionnaire – Full Summary, page 10.

Professional Assessment

- 3.2 The *Broomfield Landscape Appraisal* (February 2019) identified that, in addition to the Local Plan designations mentioned above *'there are a number of other areas of open space within the Parish and within the urban fabric of the settlement which are important areas which have significance due to the aesthetic quality, historic significance, recreational value, biodiversity and sense of place'*. (Para. 5.4.1).

Also, in the course of considering the suitability of land for development, the Broomfield Neighbourhood Plan - Site Options Document' (February 2020) noted which sites might, in their judgement, be suitable for allocation as LGS.

Then, in the light of all this, the 'Review of Local Green Space, Valued Landscape and Key Views' (September 2021) was specifically commissioned to examine (amongst other things) which sites meet the criteria set out in the NPPF for designation. The 'Review' looked at 26 sites with potential for LGS and concluded that 22 of them met the criteria. These are set out in Section 2 of the 'Review'. In addition, an extra site referred to as 'Open space to the north of Hospital Approach within existing new housing' was identified as suitable, if the Parish/Neighbourhood Area boundary was amended because of the Chelmsford City Council Community Governance Review to include the whole site.

Final Check and Consolidation

3.3 Finally, 3 further criteria were applied to the sites recommended in the Review to ensure that designation would be justified, consistent and would avoid repetition with existing designations offering the same effect as LGS. These were:

- the effect of the amendment to the Parish/ Neighbourhood Area boundary (agreed by Chelmsford City Council in July 2022) which was subsequent to the Review
- whether the recommended site was already covered by an equivalent designation that would offer the same degree of protection
- whether significant changes could be made to the proposed LGS site without the need for planning permission, in which case designation would be rendered largely ineffective.

The effect of applying these criteria is that 15 sites are proposed for designation in Policy BFD7 of the Draft Neighbourhood Plan (November 2022).

4. Discounted Sites

4.1 The following possible sites were discounted as part of the 'Review'.

- Anglo Saxon Burial Site and Land SW of Broomfield Place – not currently accessible to the public. Other NPPF criteria were met, so these potential sites, so could be re-considered the future if new access is created.
- Tufnell Mere and Border Wood – too far from the communities serviced.
- South of Broomfield Court_ No not regularly used by local community and difficult to define.

4.2 The following sites (accepted in the Review as meeting the NPPF criteria) were not pursued at the Final Check and Consolidation stage:

Because an equivalent designation that would offer the same degree of protection:

- Angel Green and Parsonage Green – already Registered Village Greens.

4.3 It was also considered whether proposed sites within the Green Wedge needed designation as LGS, but it was considered that policy on protecting the Green Wedge is not the same or as strong as LGS. It was also considered that designation in the Local Plan as 'open space' or 'local wildlife site' did not offer the same status and protection as LGS, but rather were contributory factors to designation as LGS (as set out in the NPPF criteria).

Because significant changes could be made to the proposed LGS site without the need for planning permission, in which case designation would be rendered largely ineffective:

- Grass verge and Embankment along B1008 opposite Butlers Farm
- Grass Verges and Veteran Oak along Mill Lane
- Grass verges along western side of B1008 adjacent to Brooklands
- Wetland swale and grass verges along Eddy Downs
- Grass verges and hedgerows associated with Court Road.

4.4 It was considered that, in general, designating verges as LGS was not justified *per se* unless there were other factors at play, since highway widening/improvements would be the most likely reason for development. Likewise the detached grass verge in Vellacotts has not been included in the proposed Vellacotts Green LGS.

The eastern section of Puddings Wood has also been excluded from that proposed LGS as planning consent for an access road to Broomfield Hospital has been granted since the Review was completed (21/00881/FUL).

Because of the amendment to the Parish/ Neighbourhood Area boundary (agreed by Chelmsford City Council in July 2022) which was subsequent to the Review:

- Green Corridor associated with Centenary Circle Long Distance Route and Bridleway/cycle path - no longer in the NPA.

Site Added as Proposed LGS

Open space to the north of Hospital Approach, at Petty Croft

- 4.5 This site was noted as potential LGS in the Review, but at the time was only partly in the Neighbourhood Area. Following the amendment to the Neighbourhood Area, it now falls entirely within the Neighbourhood Area. After further discussion with the Review author, it was therefore added.

5. Support for Maintenance of Designated Local Green Spaces

- 5.1 The Draft Neighbourhood Plan (November 2022) recognises that:

Where land is designated as LGS for its special nature and local significance, there may be costs in conserving and enhancing its character, for instance in terms of its beauty, historic features, recreational value, tranquillity or richness of its wildlife.

Such features are a community benefit and designation should not place any additional burdens on landowners. The Plan therefore proposes support to meet any costs that are additional to normal land maintenance, without which the special features of the LGS would degrade. The Plan therefore proposes:

Community Action CA7 - Conserving and Enhancing the Special Features of Local Green Spaces

The Parish Council will consider grants towards the conservation and enhancement of designated Local Green Space (LGS). Grants must relate to the special features and characteristics which have led to the designation, as outlined in the 'Review of Local Green Space, Valued Landscape and Key Views'. Routine maintenance unrelated to special features or character will not be eligible.

6. Description of Proposed Sites

- 6.1 The remainder of this document comprises a description of each possible Local Green Space put forward and a review of how the site meets the criteria set out in the National Planning Policy Framework. There is a map and table for each proposed site. Each page begins with the relevant description from the previously referred to Review by way of a summary.

1. Newland Grove Nature Reserve and adjoining land

Summary from the Review:

The Nature Reserve is relatively close to communities at Beaulieu new development and Broomfield. It is managed by local volunteers and valued by the community. Its mosaic of woodland and wetland habitats are of nature conservation value. Good access is via public rights of way and permissive footpaths. Woodland contributes to the rural and scenic qualities of this part of the Chelmer Valley. Land to north and immediately adjoining the Nature Reserve is of a similar character and may also qualify for LGS.



Site Details	
Description and purpose	Southern portion: Essex Wildlife Trust (EWT) nature reserve; Northern portion: unused wild land, of similar character
Are there any statutory designations?	No
Is the site designated for any purpose in the Local Plan?	Falls within Chelmer Valley Green Wedge Part of the site: Local Wildlife Site Southern portion only: Essex Wildlife Trust Nature Reserve and Open Space
Are there any current planning permissions on the site?	No
What is the Site Area?	4.5 ha
Who owns it?	Northern portion: Stubbings Investment Holdings Southern portion: Private Individual
NPPF Criteria Assessment	
Is it close to the community it services?	Yes – very close to Channels/Beaulieu. Reasonably close to Broomfield village
Is there public access?	Yes - good access via public rights of way and permissive footpaths
Is there any ecological significance?	Yes - nature reserve. Its mosaic of woodland and wetland habitats are of nature conservation value
Is it historically significant?	No
Is it demonstrably special to the local community and hold a particular local significance	Yes - named in Residents' Questionnaire. Valued for nature conservation and reserve is maintained by volunteers
Is it local in character and is not an extensive tract of land	Local. Defined in south by nature reserve boundary and in north by parish boundary and change to predominantly meadow.
Conclusion: Meets LGS criteria?	Yes

2. Centenary Wood

Summary from the Review:

Significant community asset planted and managed by the local community to celebrate the centenary of the Parish Council. Accessible via rights of way and well used. Woodland has nature conservation value and contributes to the scenic qualities of the Chelmer Valley.



Site Details	
Description and purpose	Community woodland
Are there any statutory designations?	No
Is the site designated for any purpose in the Local Plan?	Falls within Chelmer Valley Green Wedge Open Space
Are there any current planning permissions on the site?	No
What is the Site Area?	0.25 ha
Who owns it?	Broomfield Parish Council
NPPF Criteria Assessment	
Is it close to the community it services?	Yes
Is there public access?	Yes
Is there any ecological significance?	Yes – woodland has been maturing since planting c.1990, hence increasing nature conservation value
Is it historically significant?	Yes, as a commemoration of the Centenary of the PC
Is it demonstrably special to the local community and hold a particular local significance	Yes - well used by general public and school groups; adjacent to PC playing fields and Village Hall
Is it local in character and is not an extensive tract of land	Local.
Conclusion: Meets LGS criteria?	Yes

3. Roselawn Play Area

Summary from the Review:

Small pocket park and play area within residential area. Easily accessible to local residents. Some nature conservation value although it lacks management. No historic value.



Site Details	
Description and purpose	Small park with play area.
Are there any statutory designations?	No
Is the site designated for any purpose in the Local Plan?	Open Space
Are there any current planning permissions on the site?	No
What is the Site Area?	650 sq.m (.065 ha)
Who owns it?	Chelmsford City Council
NPPF Criteria Assessment	
Is it close to the community it services?	Yes
Is there public access?	Yes
Is there any ecological significance?	Limited
Is it historically significant?	No
Is it demonstrably special to the local community and hold a particular local significance	Yes. It was created when Roselawn Fields and Gibson Vale were built and is also accessible to adjoining roads. The park enables families with young children to exercise close to home, without the need to walk along the busy main road to the Village Hall.
Is it local in character and is not an extensive tract of land	Local and very small.
Conclusion: Meets LGS criteria?	Yes

4. Vellacotts Green

Summary from the Review:

Area of open space and woodland within residential area with large veteran oak. Linear grass verge and semi-mature boundary trees at junction of Vellacotts and B1008*. Both areas accessible to local community and of nature conservation value. Mature vegetation reflects earlier history of this area as part of The Homestead. Opportunity to manage grassland for nature conservation and to plant new oak trees to ensure continuity of character. *(*NB: linear grass verge is not proposed as LGS in the Plan)*



Site Details	
Description and purpose	Open space – mostly grass with mature trees and bushes. Informal recreation for surrounding development.
Are there any statutory designations?	No
Is the site designated for any purpose in the Local Plan?	Open Space
Are there any current planning permissions on the site?	No
What is the Site Area?	0.25 ha
Who owns it?	Chelmsford City Council
NPPF Criteria Assessment	
Is it close to the community it services?	Yes
Is there public access?	Yes
Is there any ecological significance?	Large veteran oak, with other mature trees. Further opportunities for ecology.
Is it historically significant?	Mature vegetation reflects earlier history of this area as part of The Homestead.
Is it demonstrably special to the local community and hold a particular local significance	Yes – a focal point for the 1990s Vellacotts development, but also accessible to adjoining older roads. Well-used as local space/play space.
Is it local in character and is not an extensive tract of land	Local.
Conclusion: Meets LGS criteria?	Yes.

5. Scot's Green

Summary from the Review:

Small, triangular green at junction of Hollow Lane, School Lane and Patching Hall Lane and associated with small cluster of historic rural cottages. Visually important in reinforcing local sense of place and accessible to residents at Scot's Green. Scope to manage grassland for nature conservation and to plant a tree within the green. Also scope to apply for Village Green status.



Site Details	
Description and purpose	Small triangular green located at the junction of historic lanes.
Are there any statutory designations?	No
Is the site designated for any purpose in the Local Plan?	No
Are there any current planning permissions on the site?	No
What is the Site Area?	250 sq.m. (.025 ha)
Who owns it?	Essex County Council (Highways). Unregistered.
NPPF Criteria Assessment	
Is it close to the community it services?	Yes – very close to houses clustered around Scot's Green; also close to Broomfield village, Saxon Gate development and Newlands Spring.
Is there public access?	Yes
Is there any ecological significance?	Limited but could be enhanced
Is it historically significant?	Yes – it is one of Broomfield's 5 village greens (though unregistered). It is located at a junction of historic lanes, like Broomfield's other historic greens. Situated just inside the Parish, it marks a change in landscape from the modern suburban character of north Chelmsford to a much older pattern of polyfocal villages (which is a feature of north Essex). Name probably derives from Peter Scot (<i>1341 Feet of Fines</i>)
Is it demonstrably special to the local community and hold a particular local significance	Mainly historical but, following the closure of Hollow Lane to through traffic, it is now on a well-used walking route (Scot's Green, Hollow Lane, off-road footpaths).
Is it local in character and is not an extensive tract of land	Local and very small.
Conclusion: Meets LGS criteria?	Yes

6. Play area/linear landscape at Cowlin Mead and Oat Leys

Summary from the Review:

Play area and linear landscape accessible to local community and forming a buffer to wider landscape. Nature conservation value in terms of hedgerow and grassland habitats.



Site Details	
Description and purpose	Green space around the northern edge of the 'Saxon Gate' development. It comprises grassland, hedgerow, bushes, footpath, ditch and play area. Also contains public art (Anglo-Saxon statue)
Are there any statutory designations?	No
Is the site designated for any purpose in the Local Plan?	No
Are there any current planning permissions on the site?	No
What is the Site Area?	0.56 ha
Who owns it?	Saxon Gate (Chelmsford) Management Company
NPPF Criteria Assessment	
Is it close to the community it services?	Yes – the community is mainly the Saxon Gate (2010s) development but is linked through footpaths to older adjoining roads.
Is there public access?	Yes
Is there any ecological significance?	Nature conservation value in terms of hedgerow and grassland habitats.
Is it historically significant?	Linked to local history of the Patching Hall area through public art.
Is it demonstrably special to the local community and hold a particular local significance	Yes. It defines the northern boundary of the Saxon Gate development, providing a buffer with and transition to the open countryside to the north. Also contains a well-used play area.
Is it local in character and is not an extensive tract of land	Local
Conclusion: Meets LGS criteria?	Yes

7. Daffy Wood

Summary from the Review:

Area of woodland containing a number of mature veteran oaks – in existence on historic maps (1893). Designated as a Local Wildlife Site. Mature trees make a valued contribution to visual amenity of urban fabric. Accessible and well used by local community.



Site Details	
Description and purpose	Community woodland
Are there any statutory designations?	No
Is the site designated for any purpose in the Local Plan?	Open Space Local Wildlife Site
Are there any current planning permissions on the site?	No
What is the Site Area?	0.5 ha
Who owns it?	Repac Homes Ltd
NPPF Criteria Assessment	
Is it close to the community it services?	Yes. It services both the older Newlands Spring community and the new Copperfield Place development.
Is there public access?	Yes. Public footpaths connect through the site, linking adjoining residential areas
Is there any ecological significance?	Yes. Local Wildlife Site. Mature trees make a valued contribution to visual amenity of urban fabric.
Is it historically significant?	Yes – shown on historic maps (1893). Contains veteran oaks. The name indicates it was notable for daffodils.
Is it demonstrably special to the local community and hold a particular local significance	Yes. Well used for walking and recreation.
Is it local in character and is not an extensive tract of land	Local.
Conclusion: Meets LGS criteria?	Yes.

8. Night Pasture and Broom Pightle

Summary from the Review:

Pasture land historically associated with Church Green and the manor house, Broomfield Hall; and forming rich flower meadow and some veteran trees. Antiquity of pasture evident on the 1771 Broomfield Hall Estate Map and 1845 Tithe Map. Accessible via public right of way and adjacent to the community. Important setting to the Church and historic buildings on Church Green. Historic and nature conservation value.



Site Details	
Description and purpose	Meadowland, used for grazing (recently for horses). Crossed by PRoW. South-western corner now contains Goulton Road/Broomfield Hospital cycle path. North-eastern corner contains a historic pond and 2 streams cross the site.
Are there any statutory designations?	No.
Is the site designated for any purpose in the Local Plan?	NE corner falls within the Church Green Conservation Area
Are there any current planning permissions on the site?	No
What is the Site Area?	4 ha
Who owns it?	Private individual
NPPF Criteria Assessment	
Is it close to the community it services?	Yes. It falls within the centre of Broomfield village, with adjoining residential development to the south and east and Church Green adjoining to the north-east.
Is there public access?	PRoW (footpath) crosses from north-east to south-west. New cycle/footpath in south-western corner.
Is there any ecological significance?	Yes. It forms a rich flower meadow with some veteran oak trees. Nature conservation value with wildlife (e.g. badger setts) observed.
Is it historically significant?	Yes – pasture land historically associated with Church Green and the manor house, Broomfield Hall. Antiquity of pasture evident on the 1771 Broomfield Hall Estate Map and 1845 Tithe Map, from which the field names are derived. Important setting to the Church and historic buildings on Church Green. Part of site lies within Church Green Conservation Area – CA appraisal indicates the role that the site plays in providing views to and some features of the CA. Archaeological features appear to be present e.g. watercourses and wall foundations. Site contains old village pound and pond.

Is it demonstrably special to the local community and hold a particular local significance	Yes - named in Residents' Questionnaire. PRow links Goulton Road area with Church Green (the primary focal point of the village).
Is it local in character and is not an extensive tract of land	Local. Clearly defined by residential development to the south and east; Church Green/Broomfield Hall to the north; change from meadow to wider agricultural land to the west (now also marked by new cycle path)
Conclusion: Meets LGS criteria?	Yes

9. Old Church Avenue Playground

Summary from the Review:

Former playground now comprising triangular area of open space/grassland on the edge of the built up area. Accessible via public rights of way and well used by community.



Site Details	
Description and purpose	Former playground, now general green space. The eastern edge of the site contains the Goulton Road to Broomfield Hospital cycle path
Are there any statutory designations?	No
Is the site designated for any purpose in the Local Plan?	Open Space
Are there any current planning permissions on the site?	No
What is the Site Area?	0.25 ha
Who owns it?	Chelmsford City Council
NPPF Criteria Assessment	
Is it close to the community it services?	Yes. It is adjacent to Chelmer Valley High School and Church Avenue housing estate
Is there public access?	Yes. There are PROWs to the east and west of the site and it links these together.
Is there any ecological significance?	No, though there are significant opportunities for enhancement.
Is it historically significant?	No
Is it demonstrably special to the local community and hold a particular local significance	Yes. Particular local significance is due to its position linking the wider footpath network together and providing a focal point for circular walks. It is well-used by dog-walkers and as general open space
Is it local in character and is not an extensive tract of land	Local.
Conclusion: Meets LGS criteria?	Yes.

10. Church Avenue open space and grass verges

Summary from the Review:

Open space and grass verges form part of street scene and are accessible to local residents. No specific historic or nature conservation value. Visual amenity value to local residents. Opportunity for grassland to be managed for nature conservation and for new street trees to be planted.



Site Details	
Description and purpose	Area of open space within residential area, mostly grass with a few trees, bestriding Church Avenue. Adjacent housing is aligned with and looks on to it, making it a local focus.
Are there any statutory designations?	No.
Is the site designated for any purpose in the Local Plan?	Portion on the south side of Church Avenue is Open Space
Are there any current planning permissions on the site?	No.
What is the Site Area?	0.125 ha
Who owns it?	Chelmsford City Council
NPPF Criteria Assessment	
Is it close to the community it services?	Yes
Is there public access?	Yes
Is there any ecological significance?	Very limited, but could be enhanced with planting.
Is it historically significant?	No
Is it demonstrably special to the local community and hold a particular local significance	Yes – as a focus for adjacent housing, accessible and visually important.
Is it local in character and is not an extensive tract of land	Local
Conclusion: Meets LGS criteria?	Yes

11. Open space between Mandeville Way and Court Road

Summary from the Review:

Open space and footpath corridor between streets in residential area. Accessible via footpaths and visual amenity value to local community. Opportunities to manage grassland for nature conservation.



Site Details	
Description and purpose	Open spaces and footpath corridor between streets in residential area. Mostly grassland.
Are there any statutory designations?	No
Is the site designated for any purpose in the Local Plan?	Open Space
Are there any current planning permissions on the site?	No
What is the Site Area?	0.175 ha
Who owns it?	Chelmsford City Council
NPPF Criteria Assessment	
Is it close to the community it services?	Yes
Is there public access?	No
Is there any ecological significance?	Limited, but could be enhanced
Is it historically significant?	No
Is it demonstrably special to the local community and hold a particular local significance	Yes – visual amenity value, as connection between roads and in forming a break between blocks of housing
Is it local in character and is not an extensive tract of land	Local
Conclusion: Meets LGS criteria?	Yes

12. Linear green space and woodland south of Nash Drive

Summary from the Review:

Linear grassland between housing and access to Chelmer Valley High School. Accessible to local community. Not visually significant as sits behind mature hedge. No historic or ecological value although there are opportunities to manage grassland for nature conservation.



Site Details	
Description and purpose	Accessible linear grassland between housing and access to Chelmer Valley High School. Play area for younger children at western end.
Are there any statutory designations?	No
Is the site designated for any purpose in the Local Plan?	Open Space
Are there any current planning permissions on the site?	No
What is the Site Area?	0.25 ha
Who owns it?	Chelmsford City Council
NPPF Criteria Assessment	
Is it close to the community it services?	Yes
Is there public access?	Yes – accessible from Court Road, Nash Drive and the cycle and footpath at the western end
Is there any ecological significance?	No, though opportunities for enhancement
Is it historically significant?	No
Is it demonstrably special to the local community and hold a particular local significance	Forms a green buffer to the rear of housing on the south side of Nash Drive. Local play area.
Is it local in character and is not an extensive tract of land	Local
Conclusion: Meets LGS criteria?	Yes

13. Long Shapely Belt

Summary from the Review:

Mature woodland belt along southern fringes of Broomfield Hospital. Woodland belt follows historic field boundary and links a series of ponds. Established as a wider woodland belt in 20th century – possibly associated with the construction of the Sanatorium. Accessible via public rights of way and connects local community to wider landscape of Pleshey Plateau.



Site Details	
Description and purpose	Woodland belt with drainage ponds linked to Broomfield Hospital. Helps to screen Hospital and care home buildings from countryside to the south.
Are there any statutory designations?	No
Is the site designated for any purpose in the Local Plan?	Falls within Special Policy Area (Broomfield Hospital)
Are there any current planning permissions on the site?	No
What is the Site Area?	1 ha
Who owns it?	Mid & South Essex NHS Foundation Hospital Trust Western section: Principle Care Homes
NPPF Criteria Assessment	
Is it close to the community it services?	Yes - close to Hospital buildings and adjacent housing to the east
Is there public access?	Yes – now enhanced by link to new cycle and footpath at the eastern end
Is there any ecological significance?	Woodland and large ponds situated between arable fields and Hospital
Is it historically significant?	No special significance is known.
Is it demonstrably special to the local community and hold a particular local significance	Yes - quiet recreation area for Hospital staff; well-used footpaths which connect local community to wider landscape of Pleshey Plateau. Significantly reduces the visual impact of the Hospital on the adjacent countryside.
Is it local in character and is not an extensive tract of land	Local.
Conclusion: Meets LGS criteria?	Yes.

14. Puddings Wood

(excluding the section where planning consent has already been granted for the proposed new access road)

Summary from the Review:

Area of woodland on historic maps (1893). Mature veteran oaks reflecting ancient seminatural woodland. Designated a Local Wildlife Site. Woodland therefore has natural and heritage value. Accessible via rights of way connecting to historic route of Woodhouse Lane. Valued and well used by local community and hospital staff.



Site Details	
Description and purpose	Ancient semi natural woodland, within the Broomfield Hospital estate. Used as informal open space.
Are there any statutory designations?	No
Is the site designated for any purpose in the Local Plan?	Open Space Local Wildlife Site Falls within Special Policy Area (Broomfield Hospital)
Are there any current planning permissions on the site?	No. Excludes the eastern section of Puddings Wood which has permission granted for a new access road.
What is the Site Area?	1.5 ha
Who owns it?	Mid & South Essex NHS Foundation Trust
NPPF Criteria Assessment	
Is it close to the community it services?	Yes. It serves the Hospital community as well as local residents.
Is there public access?	Yes
Is there any ecological significance?	Yes. Mature veteran oaks reflecting ancient seminatural woodland. Designated a Local Wildlife Site. Woodland therefore has natural and heritage value.
Is it historically significant?	Yes - shown as an area of woodland on historic maps (1893). Ancient seminatural woodland
Is it demonstrably special to the local community and hold a particular local significance	Yes - quiet recreation area for Hospital staff and patients/visitors. Well-used footpath from Hospital to Woodhouse Lane, connecting the main Hospital area with the countryside to the north.
Is it local in character and is not an extensive tract of land	Local.
Conclusion: Meets LGS criteria?	Yes

15. Open space to the north of Hospital Approach, at Petty Croft

Summary from the Review:

Areas which may also come forward as Local Green Space in future include those which are currently being created as part of urban development on the fringes of the Parish. These areas include:

- Open space to the north of Hospital Approach within existing new housing, if Parish boundary is revised to include this in Broomfield Parish.



Site Details	
Description and purpose	Open space in the heart of a new residential development (Hanbury Manor). The site is landscaped and contains footpaths, ditches/watercourses, extenuation ponds and a children's play area. It also provides a pedestrian thoroughfare connecting Blasford Hill (B1008) with estate roads. Most of the site is grassland and there are a number of mature trees.
Are there any statutory designations?	No
Is the site designated for any purpose in the Local Plan?	No
Are there any current planning permissions on the site?	No
What is the Site Area?	1.1 ha
Who owns it?	Countryside Properties (UK) Ltd
NPPF Criteria Assessment	
Is it close to the community it services?	Yes. It is at the heart of Hanbury Manor, the main community served, although it is also close to houses on the south side of Hospital Approach and to the more sporadic housing along Blasford Hill.
Is there public access?	Yes – public access throughout.
Is there any ecological significance?	There are likely to be significant ecological features, especially in the middle and northern sections. These sections contain several substantial mature trees, watercourses and an extenuation pond.
Is it historically significant?	No.
Is it demonstrably special to the local community and hold a particular local significance	Yes. The site acts as a focal point for the Hanbury Manor development, offering a range of features from the children's play area to more informal, semi-wild areas. It also plays a role in defining and connecting different parts of the estate.
Is it local in character and is not an extensive tract of land	Local.
Conclusion: Meets LGS criteria?	Yes.

