

# Appendix 1

Long Leys Neighbourhood Plan  
Consultation: January 2026

# APPENDIX 1: Local Green Space Assessment Report Summary

(Dec 2025)

This report assesses open areas in the Long Leys Neighbourhood Area for potential designation as Local Green Spaces (LGS) in the Long Leys Neighbourhood Plan, in accordance with guidance and criteria set out in the National Planning Policy Framework (NPPF, 2024). Each site has been evaluated against national criteria, local context, and evidence of community value.

The initial site surveys and assessments were carried out by members of the Neighbourhood Plan working group, with findings and preliminary recommendations being recorded on LGS Site Assessment Forms. The information set out in the Site Assessment Forms was then considered by an independent consultant<sup>1</sup> appointed to provide professional advice to support the preparation of the Long Leys Neighbourhood Plan. The consultant also visited each of the sites before making the recommendations set out in Section 4, below.

## 1. Purpose of Local Green Space in the Planning Process

Local Green Space (LGS) designation enables communities to protect certain green areas of particular importance to them. It affords protection similar to Green Belt land, preventing development other than in very special circumstances. The designation must be consistent with national policy guidance, and the local planning of sustainable development and complement investment in sufficient homes, jobs, and other services.

## 2. Criteria for Designation

According to NPPF (2024), paragraph 105, to qualify as Local Green Space, the green area must be:

- Reasonably close proximity to the community it serves;
- Demonstrably special to a local community and hold particular local significance;
- Local in character and not an extensive tract of land.

## 3. Site Assessments and Recommendations

Each of the open areas has been assessed against the criteria described in 2, above, and the recommendations resulting from those assessments are summarised in the table that starts on Page 5, below. The Site Assessment Form used for all the areas identified for possible designation as LGS is included in Appendix 1. All the completed forms are available in the full Long Leys Neighbourhood Plan: Local Green Space Assessment Report.

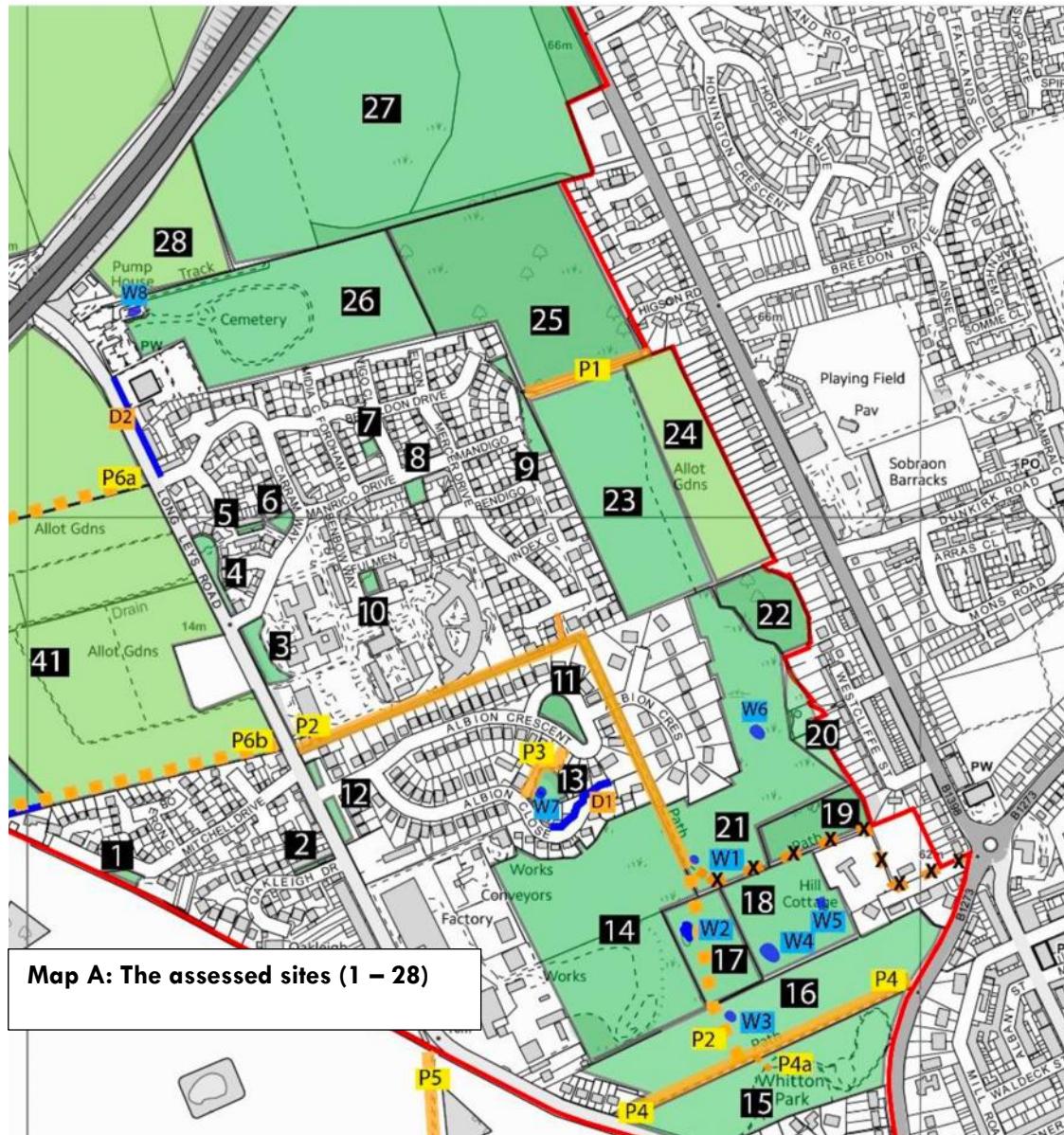
<sup>1</sup>. Steve Kemp BA, DipTP, MRTPI, of OpenPlan, carried out the assessment and made the recommendations summarised in this report.

The open spaces that have been assessed against the criteria that must be met to qualify for designation as Local Green Spaces are those numbered from 1 to 28, as identified on Map A, opposite.

The spaces recommended for Local Green Space designation are those within the built-up area – 1 to 13 – and 14, which is immediately adjacent and forms part of the Albion Works site, identified as an opportunity for mixed-use regeneration.

The open spaces numbered from 15 to 28, inclusive, have also been assessed, but have not been recommended for designation as Local Green Spaces. This is not because they are of less value or significance as open spaces/habitats, but because, taken together, they form an “extensive tract “ of land, which disqualifies them from designation, and they are considered to be adequately protected from inappropriate development by their existing inclusion within a Green Wedge (“Western Flank Green Wedge”), in the Central Lincolnshire Local Plan. The extract from the Local Plan’s Policies Map – Map B, on Page 3 -shows the extent of the Western Flank Green Wedge adjacent to Long Leys built-up area.

On Page 4, Biodiversity Opportunity Areas are shown, also on an extract from the Local Plan's Policies Map, Map C, on Page 63.



Location:

**Policies Map**

(+) on the left to expand the selection.

Please click in the boxes on the right to show the information.

To see less information, please untick the box for the information you do not wish to view.

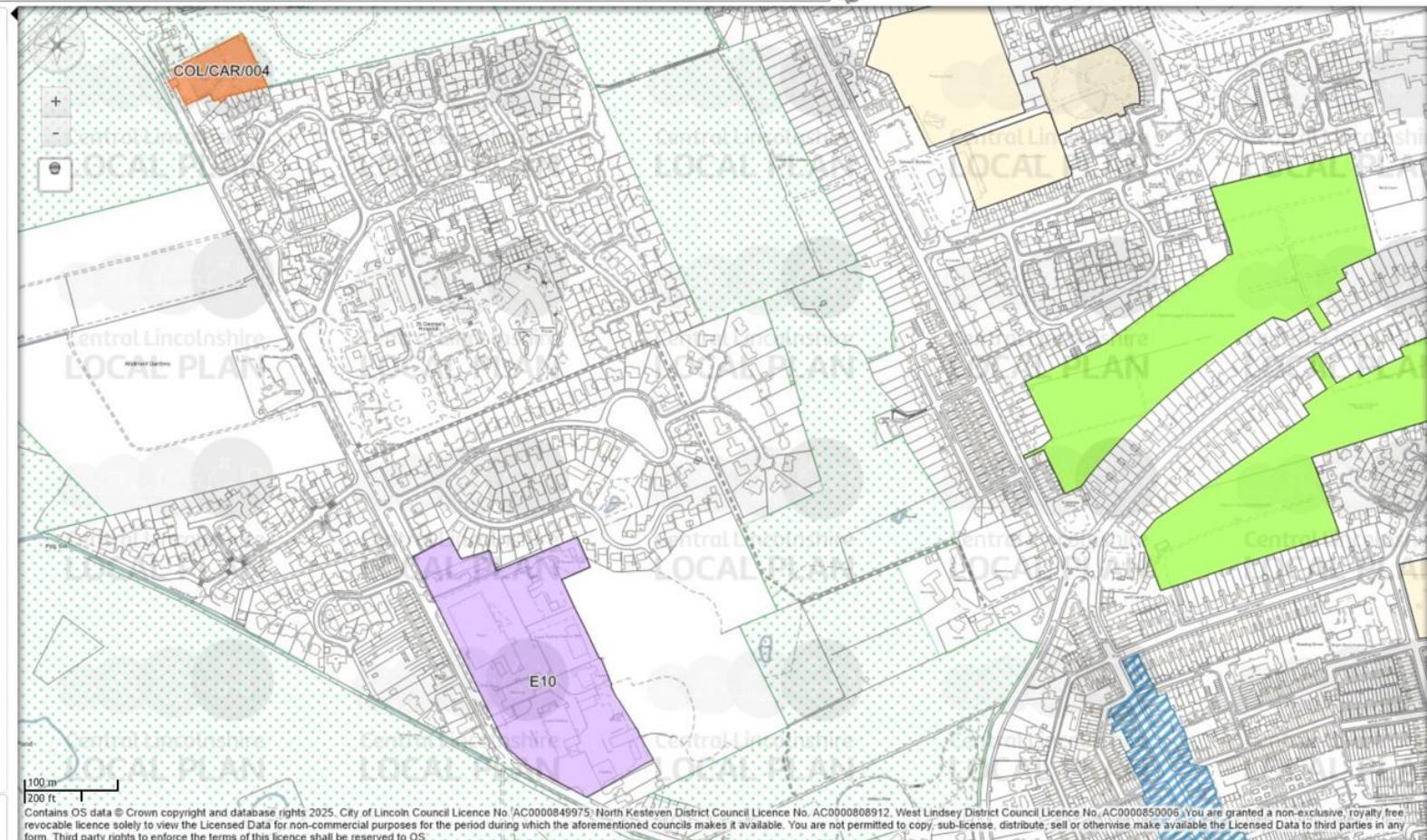
**LOCAL PLAN POLICIES MAP**

- Housing Allocations (Policies 577-582)
- Sustainable Urban Extensions SUES (Policies 568-571 and 576)
- Locations suitable in principle for large scale wind turbines (Policy S14)
- Open Space designations
- Employment Allocations
- Shopping and Town Centres
- Regeneration Zones and Opportunity Areas (Policies 572, 573, 574 & 575)
- Landscape designations
- Lincolnshire Showground (Policy 544)
- North Hykeham Relief Road Preferred Route (Policy 546)
- Gypsy and Traveller Allocations (Policy 583)
- Riseholme Campus (Policy 552)
- Lincoln Strategy Area (Policy S2)
- Value Zones (Policies S7 and S22)
- Designated Rural Areas at May 2022 (Policy S22)

**Adopted Minerals & Waste Plans**

- Minerals and Waste Core Strategy 2016
  - Lincoln Stone Minerals Safeguarding Area
  - Site Specific Minerals Safeguarding Area
  - Limestone Minerals Safeguarding Area
  - Wind Blown Sand Minerals

**About the Central Lincolnshire Local Plan**



**Map B: Extract from the Central Lincolnshire Local Plan Policies Map (2023) showing the Western Flank Green Wedge**

Location:

**Policies Map**

View full map

- Limestone Minerals Safeguarding Area
- Wind Blown Sand Minerals Safeguarding Area
- Sand and Gravel Minerals Safeguarding Area
- Sand and Gravel Area of Search
- Petroleum Exploration Development Licence (PEDL) Block
- Petroleum Exploration Development Licence (PEDL) Block

Minerals and Waste Adopted Site Locations 2017

- Allocated Mineral Sites
- Site Specific Safeguarding
- Allocated Waste Areas

ADDITIONAL INFORMATION BELOW

Open Space maps

Biodiversity Opportunity Mapping Areas

- Central Lincolnshire Biodiversity Opportunity Mapping - Ecological networks and opportunities for creation
  - Ecological network - high quality
  - Ecological network - opportunity for management
  - Opportunity for creation
  - Opportunity for creation - more joined up

Acid Grassland and Heathland

Calcareous Grassland

Neutral Grassland

Wetlands

Woodland

Strategic Green Infrastructure

Agricultural Land Classification

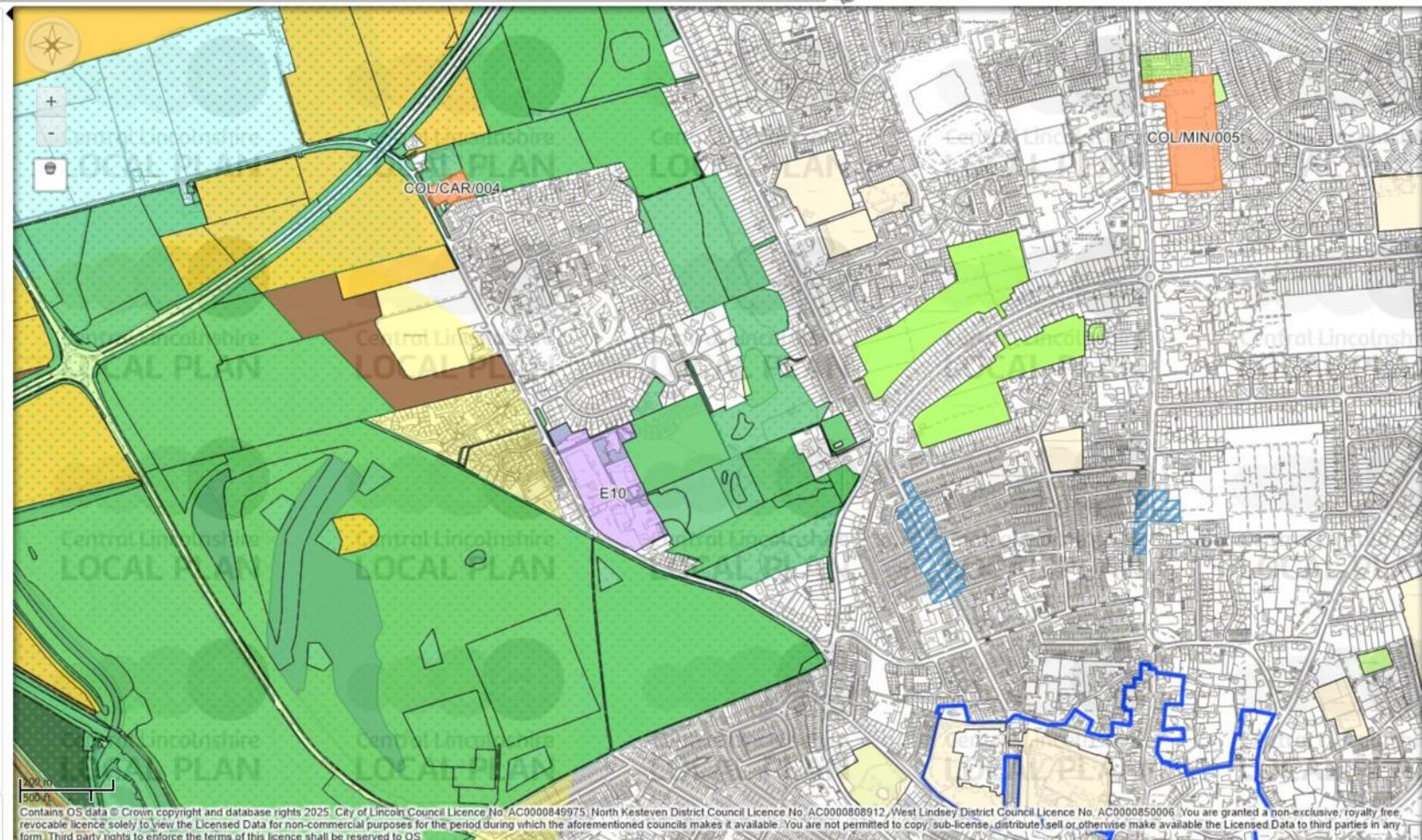
Green Corridors Provision (Central Lincolnshire)

Natural Environment Information

Historic Environment Information

Flood Risk Zones

**About the Central Lincolnshire Local Plan**



**Map C: Extract from the Central Lincolnshire Local Plan Policies Map (2023) showing Biodiversity Opportunity Mapping Areas**

1

A4

<b>Site</b> OS1: Mitchell Drive Green	<b>Meets NPPF Criteria?</b> Yes – recreational and visual amenity value, with potential for biodiversity enhancement.	<b>Recommendation</b> Designate as Local Green Space	<b>Photograph</b> 
OS2: Industrial Cottage	Yes – visual amenity and habitat/biodiversity value.	Designate as Local Green Space	

<b>Site</b>	<b>Meets NPPF Criteria?</b>	<b>Recommendation</b>	<b>Photograph</b>
OS3: St. George's Hospital	Yes – recreational and visual amenity value, with potential for biodiversity enhancement.	Designate as Local Green Space	
OS4: Long Leys Road Green	Yes – visual amenity and habitat/biodiversity value.	Designate as Local Green Space	
OS5: Carram Way	Yes – recreational and visual amenity value, with potential for further biodiversity enhancement.	Designate as Local Green Space	

Site	Meets NPPF Criteria?	Recommendation	Photograph
OS6: Dorrrigan Close	Yes – local visual amenity and habitat/biodiversity value	Designate as Local Green Space	
OS7: Maidment Drive	Yes – recreational and visual amenity value, with potential for biodiversity enhancement.	Designate as Local Green Space	
OS8: Manrico Drive	Yes – recreational and visual amenity value, with potential for biodiversity enhancement.	Designate as Local Green Space	

<b>Site</b> OS9: Area below Higson Steps	<b>Meets NPPF Criteria?</b> Yes – recreational and visual amenity value, with potential for biodiversity enhancement.	<b>Recommendation</b> Designate as Local Green Space	<b>Photograph</b>
OS10: Fulmen Close	Yes – recreational and visual amenity value, with potential for biodiversity enhancement.	Designate as Local Green Space	 
OS11: Albion Crescent Green	Yes – recreational and visual amenity value, with potential for biodiversity enhancement.	Designate as Local Green Space	

<b>Site</b> OS12: Long Leys Road / Albion Crescent Junction	<b>Meets NPPF Criteria?</b> Yes – local visual amenity and habitat/biodiversity value	<b>Recommendation</b> Designate as Local Green Space	<b>Photograph</b> 
OS13: Albion Close	Yes – local visual amenity and habitat/biodiversity value	Designate as Local Green Space	
OS14: Former Landfill Site	Yes – visual amenity and habitat/biodiversity value, with potential for biodiversity enhancement.	Designate as Local Green Space	

Site	Meets NPPF Criteria?	Recommendation	Photograph
OS15: Whitton Park	<p>Provides significant recreational and visual amenity value, but Green Wedge designation already provides adequate protection.</p> <p>Taken together, sites OS15 to OS28 form an extensive tract of land, which does not satisfy the criteria for Local Green Space designation.</p>	Do not designate as Local Green Space	
OS16: Hobblers Hole	<p>Provides significant visual amenity and habitat/biodiversity value, with potential for further biodiversity enhancement, but Green Wedge designation already provides adequate protection.</p> <p>Taken together, sites OS15 to OS28 (including this site) form an extensive tract of land, which does not satisfy the criteria for Local Green Space designation.</p>	Do not designate as Local Green Space	
OS17: Newt Hollow	<p>Provides significant habitat/biodiversity value, with potential for further biodiversity enhancement, but Green Wedge designation already provides adequate protection.</p> <p>Taken together, sites OS15 to OS28 (including this site) form an extensive tract of land, which does not satisfy the criteria for Local Green Space designation.</p>	Do not designate as Local Green Space	

Site	Meets NPPF Criteria?	Recommendation	Photograph
OS18: Land Below Hill Cottage	<p>Of landscape / visual amenity value but Green Wedge designation already provides adequate protection.</p> <p>Taken together, sites OS15 to OS28 (including this site) form an extensive tract of land, which does not satisfy the criteria for Local Green Space designation.</p>	Do not designate as Local Green Space	
OS19: Westcliffe Quarry	<p>Provides significant habitat/biodiversity value, with potential for further biodiversity enhancement, but Green Wedge designation already provides adequate protection.</p> <p>Taken together, sites OS15 to OS28 (including this site) form an extensive tract of land, which does not satisfy the criteria for Local Green Space designation.</p>	Do not designate as Local Green Space	
OS20: Westcliffe Quarry and Lincoln Astronomical Society	<p>Of habitat/biodiversity value, with potential for further biodiversity enhancement, but Green Wedge designation already provides adequate protection.</p> <p>Taken together, sites OS15 to OS28 (including this site) form an extensive tract of land, which does not satisfy the criteria for Local Green Space designation.</p>	Do not designate as Local Green Space	

Site	Meets NPPF Criteria?	Recommendation	Photograph
OS21: Westcliffe Quarry Woodland	<p>Of habitat/biodiversity value, with potential for further biodiversity enhancement, but Green Wedge designation already provides adequate protection.</p> <p>Taken together, sites OS15 to OS28 (including this site) form an extensive tract of land, which does not satisfy the criteria for Local Green Space designation.</p>	Do not designate as Local Green Space	
OS22: Westcliffe Quarry Woodland – upper ridge	<p>Of habitat/biodiversity value, with potential for further biodiversity enhancement, but Green Wedge designation already provides adequate protection.</p> <p>Taken together, sites OS15 to OS28 (including this site) form an extensive tract of land, which does not satisfy the criteria for Local Green Space designation.</p>	Do not designate as Local Green Space	
OS23: Land below Burton Ridge allotments	<p>Of landscape and habitat/biodiversity value, with potential for further biodiversity enhancement, but Green Wedge designation already provides adequate protection.</p> <p>Taken together, sites OS15 to OS28 (including this site) form an extensive tract of land, which does not satisfy the criteria for Local Green Space designation.</p>	Do not designate as Local Green Space	

Site	Meets NPPF Criteria?	Recommendation	Photograph
OS24: Burton Ridge Allotments	<p>Of recreational and local sustainability value, but Green Wedge designation already provides adequate protection.</p> <p>Taken together, sites OS15 to OS28 (including this site) form an extensive tract of land, which does not satisfy the criteria for Local Green Space designation.</p>	Do not designate as Local Green Space OS25	
OS25: Westcliffe Wildlife Space	<p>Of landscape and habitat/biodiversity value, with potential for further biodiversity enhancement, but Green Wedge designation already provides adequate protection.</p> <p>Taken together, sites OS15 to OS28 (including this site) form an extensive tract of land, which does not satisfy the criteria for Local Green Space designation.</p>	Do not designate as Local Green Space	
OS26: Long Leys Cemetery	<p>Contributes to relatively open landscape and provides some habitat/biodiversity value, with potential for further biodiversity enhancement, but Green Wedge designation already provides adequate protection.</p>	Do not designate as Local Green Space	

Site	Meets NPPF Criteria?	Recommendation	Photograph
OS27: Burton Hall Land	<p>Contributes to relatively open landscape and provides some habitat/biodiversity value, with potential for further biodiversity enhancement, but Green Wedge designation already provides adequate protection.</p> <p>Taken together, sites OS15 to OS28 (including this site) form an extensive tract of land, which does not satisfy the criteria for Local Green Space designation.</p>	Do not designate as Local Green Space	
OS28: Land north of Cemetery	<p>Contributes to relatively open, but Green Wedge designation already provides adequate protection.</p> <p>Taken together, sites OS15 to OS28 form an extensive tract of land, which does not satisfy the criteria for Local Green Space designation.</p>	Do not designate as Local Green Space	

## APPENDIX 1: Local Green Space Site Assessment Form

<b>Site Assessment Form</b>
<b>Site Name / Ref:</b>
<b>Site Address:</b>
<b>Site Area:</b>
<b>Description/ Overview</b> <i>Location Map and Photo to be inserted</i>
<b>Current Use:</b>
<b>Clearly defined boundaries? Does the site have clear physical boundaries that differentiate it from adjacent parcels of land?</b>
<b>Designations (Conservation Area/ Significant Gap etc.):</b>
<b>Criteria and reason for protection</b>

**Is the green space in reasonably close proximity (walking distance) to the community it serves?**

**How does it relate to surrounding settlement?**

**Is the proposed site “local in character”?**

**Is the green space demonstrably special to the local community and hold a particular local significance?**

- a) Are there significant public views from the local area into or across the site?
- b) Does the site afford the public with significant views out into the wider countryside?
- c) How is the proposed space of particular importance in respect of its historic significance? *Does the site have special historic significance or features? This relates to the historic importance a site holds for the local community. This could be because it contributes to the setting of a heritage asset or some other locally valued landmark. It might be because the site holds cultural associations which are of particular significance to the local community. Where the site is already protected by a designation (e.g. AONB), consideration should be given as to whether any additional benefit would result from designation as Local Green Space. Is it featured in literature?*
- d) How is the proposed space of particular local significance in respect of its recreational value? *Does the site have recreational value? Sites would need to hold local significance for recreation and be important to the community for a particular recreation activity or range of activities. These could be formal or informal activities. Is it used for sports, or informal recreation such as dog walking? How long has it been used, and who has access?*

- e) How is the proposed space of particular local significance, in respect of its tranquility? Is the site particularly tranquil? *In order to qualify, the site would need to be viewed by local people as important for the tranquility it provided, offering a place for reflection and peaceful enjoyment. Is the site secluded? Has the site been recognised as tranquil, for example through the CPRE's tranquility maps?*
- f) How is the proposed space of particular local significance, in respects of its wildlife value? Does the site have ecological value, trees, wildlife or habitat? *Richness of wildlife. A site would need to be locally significant for wildlife in a way that could be demonstrated. It might, for example, home to species or habitats of principal importance, veteran trees, or locally characteristic plants and animals such as mistletoe. Where the site is already protected by a designation (e.g. SSSI), consideration should be given as to whether any additional benefit would result from designation as Local Green Space. Is the site subject of any formal wildlife designations? Have surveys identified the presence of priority habitats or species? Is the site subject of any local enhancement or monitoring projects by the local community?*
- g) Does the site form a significant green break within the settlement?
- h) Are there other reasons that make the site special to local people? *Sites might be special and locally significant for reasons other than those identified above. For example, a site might make a particular contribution to defining the individual character of a settlement, or it might be an asset of community value.*
- i) Is there evidence demonstrating that the site is special to local people?
- j) Is the site of particular importance due to its beauty? How is the proposed space of particular local significance in respect of its beauty? *Does the green space have beauty and visual attractiveness? This relates to the visual attractiveness and aesthetic value of the site.*  
No
- k) Does the green space make an important contribution to the physical form and layout of the settlement? Does the green space contribute to the landscape, character or setting of the settlement?  
No
- l) Does the green space contribute to the sense of place / local identity?

**Is the green area:**

- a) local in character?
- b) an extensive tract of land?

**Is there public access to the site?**

**Would the site provide the public with amenity value without public access?**

**Ownership**

**Is the owner of the site aware of the potential designation? Do they support the designation?**

**Sites may be designated as Local Green Spaces, even if there are objections from the site owners**

**Do you know if there is currently a planning application or permission for this site?**

**Is the site allocated (in part or full) for development in the existing Local Plan or Neighbourhood Plan?**

**Is the site already protected from development AND would designation provide no further protection?**

**Summary and recommendations:**