

East Boldon Neighbourhood Plan

Local Green Space and Protected Open Space

October 2020

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1. Introduction

- 1.1 The local green space (LGS) designation is a way to protect green areas or open spaces against development where they are of particular importance to local communities. LGS designations are made for use in local plans or neighbourhood plans. These plans can identify on a map ('designate') green areas for special protection. Once designated, LGSs receive protection consistent with national Green Belt policy.
- 1.2 Protected open space (POS) designation is a way to protect other areas of open space which are valued for their local amenity and for informal or formal recreational purposes, but which do not meet the full LGS criteria. Once designated, they should be safeguarded and only lost where detailed criteria are met.
- 1.3 The purpose of this report is to explain the process which has led to the proposed designation of areas of LGS and POS in the East Boldon Neighbourhood Plan. It sets out the national and local background to LGS and POS and explains the methodology used in the assessments.
- 1.4 As part of the consultation on the pre-submission draft neighbourhood plan, we are inviting comments on the proposed LGS and POS designations. Comments will inform an updated background paper and the submission draft neighbourhood plan. Comments can be made in the following ways:
 - By email to: info.eastboldonforum@gmail.com; or
 - By letter to: East Boldon Forum, c/o Boldon & Cleadon Community Library, Boker Lane, East Boldon, NE36 0RY.
- 1.5 Comments must be submitted by **Monday 7 December 2020**.

2. Planning policy background

National Planning Policy Framework

- 2.1 The National Planning Policy Framework (NPPF – 2019) sets out the Government’s planning policies for England and how these are expected to be applied. Section 8 of the NPPF highlights the important role the planning system can play in facilitating social interaction and creating healthy, inclusive communities.
- 2.2 Paragraph 96 highlights that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities. Paragraph 97 states that:
‘Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
 - *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
 - *the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.’*
- 2.3 With regard to Local Green Space (LGS) designation, paragraph 99 states:
‘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.’
- 2.4 Paragraph 100 explains when the designation should be used:
‘The Local Green Space 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; and*
 - *local in character and is not an extensive tract of land.’*
- 2.5 Paragraph 101 identifies that local policy for managing development within an LGS should be consistent with policy for Green Belts.

National Planning Practice Guidance

- 2.6 The NPPF is supported by guidance set out in the National Planning Practice Guidance (NPPG). With regard to LGS NPPG identifies:
- Designating LGS needs to be consistent with local planning for sustainable development in the area. Plans must identify sufficient land in suitable locations to meet identified development needs and the LGS designation should not be used in a way that undermines this aim of plan making (Paragraph: 007 Reference ID: 37-007-20140306);
 - LGS designation will rarely be appropriate where the land has planning permission for 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 (Paragraph: 008 Reference ID: 37-008-20140306);

- LGS may be designated where those spaces are demonstrably special to the local community, whether in a village or in a neighbourhood in a town or city (Paragraph: 009 Reference ID: 37-009-20140306);
- If land is already protected by another designation, then consideration should be given to whether any additional local benefit would be gained by designation as LGS (Paragraph: 010 Reference ID: 37-010-20140306);
- The LGS will need to meet the criteria set out in paragraph 77 of the NPPF (see paragraph 2.3 above). Whether to designate land is a matter for local discretion. For example, green areas 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 (Paragraph: 013 Reference ID: 37-013-20140306);
- The proximity of a LGS 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 (Paragraph: 014 Reference ID: 37-014-20140306);
- There are no hard and fast rules about how big a LGS can be because places are different and a degree of judgment will inevitably be needed. However, paragraph 100 of the NPPF is clear that LGS 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 by another name (Paragraph: 015 Reference ID: 37-015-20140306);
- Provided land can meet the criteria at paragraph 77 of the NPPF there is no lower size limit for a Local Green Space. (Paragraph: 016 Reference ID: 37-016-20140306);
- Land can be designated as LGS even if there is no public access e.g. 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 (Paragraph: 017 Reference ID: 37-017-20140306);
- Areas that may be considered for designation as LGS may be crossed by public rights of way. There is no need to designate linear corridors as LGS simply to protect rights of way, which are already protected under other legislation (Paragraph: 018 Reference ID: 37-018-20140306);
- A LGS does not need to be in public ownership. However, the qualifying body should contact landowners at an early stage about proposals to designate any part of their land as LGS. Landowners will have opportunities to make representations in respect of proposals in a draft plan (Paragraph: 019 Reference ID: 37-019-20140306);
- Designating a green area as LGS would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations on landowners (Paragraph: 020 Reference ID: 37-020-20140306);
- Management of land designated as LGS will remain the responsibility of its owner. If the features that make a green area special and locally significant are to be conserved, how it will be managed in the future is likely to be an important consideration. Local communities can consider how, with the landowner's agreement, they might be able to get involved, perhaps in partnership with interested organisations that can provide advice or resources (Paragraph: 021 Reference ID: 37-021-20140306); and
- Land designated as LGS may potentially also be nominated for listing by the local authority as an Asset of Community Value. Listing gives community interest groups an opportunity

to bid if the owner wants to dispose of the land. (Paragraph: 022 Reference ID: 37-022-20140306).

- 2.7 POS designation can be applied to those areas of open space which are valued for their local amenity value and for informal or formal recreational purposes, but which do not meet the full LGS criteria. NPPG identifies that open space, which includes all open space of public value, can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks. It can provide health and recreation benefits to people living and working nearby; have an ecological value and contribute to green infrastructure, as well as being an important part of the landscape and setting of built development, and an important component in the achievement of sustainable development.

3. Local Green Space methodology

Background

- 3.1 In order to seek to identify areas of LGS which meet the requirements of the NPPF and NPPG, the East Boldon Forum prepared a methodology to be followed alongside the preparation of the plan. The application of the methodology is described below.



Figure 1: LGS identification process

Step 1: Identification of green spaces

- 3.2 The first step was to identify a list of green areas and open spaces to assess as potential LGS. A variety of sources of information were used to inform this process:
- Sites allocated in the development plan¹;
 - Sites proposed for allocation in the emerging local plan (2019)²;
 - South Tyneside Playing Pitch Strategy and Assessment Report (2019)³;
 - South Tyneside Open Space Updated Addendum (2019)⁴;
 - South Tyneside Open Space Study Standards Paper (2015)⁵;
 - South Tyneside Open Space Assessment Report (2015)⁶;
 - South Tyneside Green Infrastructure Strategy (2013)⁷
 - Review of current information, such as local studies, character appraisal and the historic environment record; and
 - Feedback from early engagement on the neighbourhood plan.

Step 2: Assessment of green spaces

- 3.3 Once the list of green spaces had been collected from the sources listed in step 1, the forum assessed their suitability for designation as LGS against the criteria in the NPPF and NPPG as outlined in section 2 of this report.

¹ <https://www.southtyneside.gov.uk/article/36015/Local-Development-Framework>

² <https://www.southtyneside.gov.uk/article/36012/Emerging-Local-Plan>

³ <https://www.southtyneside.gov.uk/article/36020/Supporting-Documentation-and-Evidence-Base-Studies>

⁴ <https://www.southtyneside.gov.uk/article/36020/Supporting-Documentation-and-Evidence-Base-Studies>

⁵ <https://www.southtyneside.gov.uk/article/36020/Supporting-Documentation-and-Evidence-Base-Studies>

⁶ <https://www.southtyneside.gov.uk/article/36020/Supporting-Documentation-and-Evidence-Base-Studies>

⁷ <https://www.southtyneside.gov.uk/article/36021/Supplementary-Planning-Documents>

3.4 In order to be identified as LGS all of the following criteria, identified in figure 2 below were required to be met:

Criteria	Explanation
Land is not subject of a planning permission for development.	LGS designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the designation would be compatible with the planning permission or where planning permission is no longer capable of being implemented. (NPPG Paragraph: 008 Reference ID: 37-008-20140306) Q: Does the space have planning permission?
Land is not allocated or proposed for development in the Local or Neighbourhood Plan. Unless it can be shown that the Local Green Space could be incorporated within the site as part of the allocated development.	LGS should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services (NPPF Paragraph 99) Designating any LGS will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the LGS designation should not be used in a way that undermines this aim of plan making (NPPG Paragraph: 007 Reference ID: 37-007-20140306) The space should be capable of enduring beyond the plan Period (NPPF Paragraph 99) Q: Is the space allocated or proposed to be allocated in a Development Plan?
The space is not an extensive tract of land and is local in character	LGS designation should only be used where the green area is not an extensive tract of land. Blanket designation of open countryside adjacent to settlements will not be appropriate. (NPPG Paragraph: 015 Reference ID: 37-015-20140306) Q: How close is the space to the community it serves? Q: Where are the nearest centres of population?
The space is demonstrably special to the local community and holds particular local significance.	LGS may be designated where those spaces are demonstrably special to the local community, whether in a village or a neighbourhood in a town. (NPPG Paragraph: 009 Reference ID: 37-009-20140306) The space must be demonstrably special by meeting at least one of criterion in the following table. Q: Is the proposal to designate supported by any of the following: A friends group, local community groups, a parish plan, the Town Council, Ward member(s)?

Figure 2: LGS criteria required to be met by all potential sites

3.5 The criteria in figure 3 below then seeks to draw out what it is about the space that makes it 'demonstrably special to the local community'. A LGS should meet at least one of the criteria in the table below, although some spaces met more than one of the criteria:

Criteria	Explanation
The proposed space is of particular local significance	How is the proposed space of particular local significance, in respect of its beauty?

Criteria	Explanation
because of its beauty	Does the space contribute to the visual attractiveness of the townscape or character / setting of the settlement? Is the space covered by other landscape or townscape designations? (e.g. Conservation Area)
The proposed space is of particular local historic significance	How is the proposed space of particular local significance, in respect of its historic significance? Does the proposed space or elements of the space have local historical significance? (e.g. Conservation Area) Are there any historic buildings or structures in the space? (e.g. Listed Building or Scheduled Monument) Are there any important historic landscape features on the space? (e.g. veteran trees or old hedgerows) Does the space have a historic literature or art connection?
The proposed space is of particular local significance because of its recreational value	How is the proposed space of particular local significance, in respect of its recreational value? There is no need to designate linear corridors as Local Green Space simply to protect rights of way, which are already protected under other legislation. (NPPG Paragraph: 018 Reference ID: 37-018-20140306) What variety of recreational activities does the space support? (e.g. the space is used for playing sport and for informal recreation) Is the space already identified in the South Tyneside Open Space study?
The proposed space is of particular local significance because of its tranquillity	How is the proposed space of particular local significance, in respect of its tranquillity? Why is the space considered to be tranquil? Is the space used for quiet reflection?
The proposed space is of particular local significance because of its richness of wildlife	How is the proposed space of particular local significance, in respect of its richness of wildlife? Is the proposed space formally designated for its wildlife value? (e.g. is it a SSSI, SNCI or Local Nature Reserve). Are any important habitats or species found in the space? Does the proposed space support species of fauna or flora? (e.g. protected under the Wildlife & Countryside Act 1981 (as amended), Countryside and Rights of Way Act 2000 or Habitat Regulations 2010, Section 41 of the Natural Environment & Rural Communities Act 2006) Does the proposed space support species of birds listed on the Red, Amber or Green Lists of Species of Conservation Concern or notable assemblage of invertebrates? Does the proposed space support irreplaceable habitats such as ancient semi-natural woodland and veteran trees? Does the proposed space function as part of a wildlife corridor or green infrastructure enabling the dispersal of species of flora and fauna?

Criteria	Explanation
The proposed space is of particular local significance because of another reason not covered by criteria above	Are there any other reasons why the proposed space has a particular local significance for the local community?

Figure 3: Criteria that identify why the space is demonstrably special to the local community

3.6 The assessment then concluded whether all of the nationally required criteria have been met and listed the relevant local criteria and whether the space was considered to be suitable as LGS. In addition, contact was made with the owners of the sites.

3.7 Following the completion of steps 1 and 2 the next stage is to obtain feedback on the proposed sites through the engagement on the pre-submission plan, described below.

Step 3: Feedback - Pre-Submission Neighbourhood Plan – CURRENT STAGE

3.8 The pre-submission neighbourhood plan proposes to designate 10 sites. Through consultation on the plan we are seeking feedback on the proposed designations.

Step 4: Submission Neighbourhood Plan

3.9 Responses received to the consultation on the pre-submission draft neighbourhood plan will be considered and will inform the preparation of the submission plan, which will be subject to a further six-week public consultation organised by South Tyneside Council.

Step 5: Examination/ referendum/ adoption

3.10 Following the submission of the neighbourhood plan, it will then be examined by an independent examiner. The examiner will review the evidence base for the plan – including whether there is evidence to justify the allocation of LGS. Once the plan passes examination it will then go to referendum and will be formally ‘made’ by South Tyneside Council.

4. Protected Open Space Designation Methodology

Background

- 4.1 In order to seek to identify areas of POS which meet the requirements of the national policy, the East Boldon Forum prepared a methodology to be followed alongside the preparation of the plan. The application of the methodology is described below.



Figure 4: POS identification process

Step 1: Identification of open spaces

- 4.2 The first step was to identify a list of open spaces to assess as potential POS. A variety of sources of information were used to inform this process:
- Sites allocated in the development plan⁸;
 - Sites proposed for allocation in the emerging local plan (2019)⁹;
 - South Tyneside Playing Pitch Strategy and Assessment Report (2019)¹⁰;
 - South Tyneside Open Space Updated Addendum (2019)¹¹;
 - South Tyneside Open Space Study Standards Paper (2015)¹²;
 - South Tyneside Open Space Assessment Report (2015)¹³;
 - South Tyneside Green Infrastructure Strategy (2013)¹⁴; and
 - Feedback from early engagement on the neighbourhood plan.

Step 2: Assessment of open spaces

- 4.3 Once the list of open spaces had been collected from the sources listed in step 1, the forum assessed their suitability for designation. This assessment considered whether the space was valued for its local amenity and/ or informal/ formal recreational purposes. In addition, contact was made with the owners of the sites.

⁸ <https://www.southtyneside.gov.uk/article/36015/Local-Development-Framework>

⁹ <https://www.southtyneside.gov.uk/article/36012/Emerging-Local-Plan>

¹⁰ <https://www.southtyneside.gov.uk/article/36020/Supporting-Documentation-and-Evidence-Base-Studies>

¹¹ <https://www.southtyneside.gov.uk/article/36020/Supporting-Documentation-and-Evidence-Base-Studies>

¹² <https://www.southtyneside.gov.uk/article/36020/Supporting-Documentation-and-Evidence-Base-Studies>

¹³ <https://www.southtyneside.gov.uk/article/36020/Supporting-Documentation-and-Evidence-Base-Studies>

¹⁴ <https://www.southtyneside.gov.uk/article/36021/Supplementary-Planning-Documents>

Step 3: Feedback - Pre-Submission Neighbourhood Plan – CURRENT STAGE

- 4.4 Identify the relevant policies within the pre-submission draft neighbourhood plan and which sites are proposed to be designated. Through the consultation on the plan feedback is being sought on the proposed designation of 5 POS sites.

Step 4: Submission Neighbourhood Plan

- 4.5 Responses received to the consultation on the pre-submission draft neighbourhood plan will be considered and inform the submission version of the plan. This will be subject to a further six-week public consultation undertaken by South Tyneside Council.

Step 5: Examination/ referendum/ adoption

- 4.6 Following the submission of the neighbourhood plan, it will then be examined by an independent examiner. The examiner will review the evidence base for the plan – including whether there is evidence to justify the allocation of POS. Once the plan passes examination it will then go to referendum and will be formally 'made' by South Tyneside Council.

5. Conclusion and next steps

- 5.1 This background paper has explained the process which has led to the proposed designation of areas of LGS and POS in the East Boldon Neighbourhood Plan. It has summarised the national and local background to LGS and POS and explained the methodology used in the assessments.
- 5.2 All of the sites that have been assessed for LGS designation are included in Appendix 1 – this provides a brief explanation of the reasons why a site has or has not been included in the pre-submission draft neighbourhood plan. Further details on those that have proposed to be allocated is included within Appendix 2 and site maps included within Appendix 3.
- 5.3 Appendix 4 contains the assessment for the areas of POS proposed to be allocated within the neighbourhood plan, with maps included within Appendix 5.
- 5.4 Responses received to the consultation on the pre-submission draft neighbourhood plan will inform the preparation of the submission plan that will be submitted to South Tyneside Council for a further six-week public consultation and then subject to examination.

Appendix 1: Local Green Space Assessment

Site Ref	Site name	The space is not designated for development/ has planning permission	The space is not an extensive tract of land	The space in close proximity to the community it serves	The space is demonstrably special for any of the following reasons?					The space should be designated as Local Green Space	Comments
					Beauty	Historic significance	Recreation	Tranquillity	Richness of wildlife		
1	Grange Park	✓	✓	✓	✓	✓	✓	✓	✓	✓	Grange Park is located at the heart of the village, close to local schools. It is used by parents/ grandparents with children, students, dog walkers and exercise groups. It is a valuable community space which is used by Friends of East Boldon Parks for many events over the year. An attractive part of the East Boldon Conservation Area, which contributes to its character. A tranquil space, despite its proximity to a busy road. Rich in wildlife.
2	Mundles Lane play area and community space	✓	✓	✓	✓	x	✓	✓	x	✓	The playground and associated green space are a valuable and well used community assets. Their position close to the infant school are important elements of the popularity of the site.
3	Mundles Bridleway	✓	✓	✓	✓	✓	✓	✓	✓	x	Mundles Lane bridleway and associated allotments is of great importance to residents of the Forum area, it is used for recreation, a beautiful space, with a historic past, it is a tranquil area and a

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Site Ref	Site name	The space is not designated for development/ has planning permission	The space is not an extensive tract of land	The space in close proximity to the community it serves	The space is demonstrably special for any of the following reasons?					The space should be designated as Local Green Space	Comments
					Beauty	Historic significance	Recreation	Tranquillity	Richness of wildlife		
											haven for wildlife. However, given the nature of the site, it is considered that it would be more appropriate to protect it through designation as a wildlife corridor as part of the green infrastructure network.
4	Glencourse Burnside	✓	✓	✓	✓	✓	✓	x	x	✓	The space is greatly valued by residents, particularly those living in Burnside and the adjoining streets. The residents have easy access and they are concerned that the space may be lost. Currently, the space is safe and easy for parents to supervise. It is in constant use by families living on this development. It forms an important part of the setting to the conservation area.
5	Boker Lane Bridleway	✓	✓	✓	✓	✓	✓	✓	✓	x	The Bridleway is one of the old roads of East Boldon. It has been rewilded since the Paddock and the Lakes Estate were built thirty years ago and is now a haven for wildlife. It is an important element of the character of the area and is well used and highly valued by the local community. However, given the nature

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Site Ref	Site name	The space is not designated for development/ has planning permission	The space is not an extensive tract of land	The space in close proximity to the community it serves	The space is demonstrably special for any of the following reasons?					The space should be designated as Local Green Space	Comments
					Beauty	Historic significance	Recreation	Tranquillity	Richness of wildlife		
											of the site, it is considered that it would be more appropriate to protect it through designation as a wildlife corridor as part of the green infrastructure network.
6	Bridleway adjoining the railway line	✓	✓	✓	✓	x	✓	✓	✓	x	The view across the railway track alongside the Bridleway land at North Farm is special to the nature and wildlife of East Boldon. It has been left virtually undisturbed for thirty years with no vehicular access and is now a haven for wildlife. The site is well used and highly valued by the local community. However, given the nature of the site, it is considered that it would be more appropriate to protect it through designation as a wildlife corridor as part of the green infrastructure network.
7	Victoria Allotments, South Lane	✓	✓	✓	✓	✓	✓	✓	✓	✓	The Victoria Allotments site is historic to the people of East Boldon – started out of necessity at the time of the Great War and still active today. It is oversubscribed and a valuable community asset, which is an important

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Site Ref	Site name	The space is not designated for development/ has planning permission	The space is not an extensive tract of land	The space in close proximity to the community it serves	The space is demonstrably special for any of the following reasons?					The space should be designated as Local Green Space	Comments
					Beauty	Historic significance	Recreation	Tranquillity	Richness of wildlife		
											part of the character of this part of the village.
8	Cemetery, Dipe Lane	✓	✓	✓	✓	✓	x	✓	x	✓	The site is an old Victorian cemetery, where many former local residents are buried. It has mature trees and gravestones, a tranquil place which is an important part of the rural character of the local area.
9	War Memorial and garden, Front Street	✓	✓	✓	✓	✓	x	✓	✓	✓	A hugely important site for the residents of East Boldon and the wider area, it is an important part of both the history and character of the local area. The focal point for the Remembrance Sunday service which is held first in St George's then at the War Memorial for communal and silent reflection and prayer. A place for tranquil reflection.
10	Land adjacent to St Georges Church, Front Street	✓	✓	✓	✓	✓	x	x	✓	✓	The site is of particular importance because of location and well-established landscape features of mature trees and shrubs. It fronts St George's church and provides a habitat for birds and wildlife right in the heart of the village.

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					Beauty	Historic significance	Recreation	Tranquillity	Richness of wildlife		
11	East Boldon Junior and Nursery School playing fields, North Lane	✓	✓	✓	x	x	x	x	x	x	Located in the heart of the village. Whilst it is acknowledged that the community want the schools to remain on the site, LGS designation is not an appropriate means to do this. The playing fields provide a valuable and well used resource for the school children as well as local scouts and girl guide groups. It would be more appropriate to allocate the playing fields as protected open space.
12	Boldon Golf Club	✓	x	✓	✓	✓	✓	✓	✓	x	The golf course is an important facility located within a valuable wildlife corridor, allowing members to experience a tranquil location. The golf course has been at this location since 1912, it is therefore an important part of the history of the local area. However, given the size of the site in comparison to the plan area as a whole, it is considered to be an extensive tract of land. It would therefore be more appropriate to protect the site as protected open space.

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Site Ref	Site name	The space is not designated for development/ has planning permission	The space is not an extensive tract of land	The space in close proximity to the community it serves	The space is demonstrably special for any of the following reasons?					The space should be designated as Local Green Space	Comments
					Beauty	Historic significance	Recreation	Tranquillity	Richness of wildlife		
13	Boldon Cricket, squash and archery grounds, Newcastle Road	✓	✓	✓	✓	✓	✓	✓	✓	✓	<p>Home to vibrant cricket, squash and archery clubs who all make use of the grounds, social club and its facilities. The cricket ground has a long history, having been located at the site for over 100 years. The site is in a tranquil, edge of village setting and is bounded on two sides by a watercourse, with mature woodland behind.</p> <p>The archery club is located behind the cricket club and there are currently approx. 130 members. The club has a history of representing Great Britain in World Championships and Olympic Games and in continuing the tradition, the club has currently three archers on the England squad which involves a very strict training regime including shooting every day. This space allows for that. There are no restrictions on membership other than a lower age of 10 years. The club has received a grant to improve access for disabled archers and can even accommodate visually impaired archers.</p>

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Site Ref	Site name	The space is not designated for development/ has planning permission	The space is not an extensive tract of land	The space in close proximity to the community it serves	The space is demonstrably special for any of the following reasons?					The space should be designated as Local Green Space	Comments
					Beauty	Historic significance	Recreation	Tranquillity	Richness of wildlife		
14	Lawn Tennis Club	✓	✓	✓	x	✓	✓	x	x	✓	The tennis club has a long historical connection with the village, originating in 1886. The site provides important recreational facilities for the local community.
15	Land to the south of South Lane	✓	✓	✓	✓	✓	✓	✓	✓	x	The site is an important part of the setting of East Boldon Conservation Area, it lies within a wildlife corridor and provides essential separation between Boldon and Sunderland. It is demonstrably special to the wildlife of the area and is a haven of peace. However, it is allocated as Green Belt and this allocation is not proposed to change within the emerging local plan.
16	Land to the south of New Road and Tiledshed Lane	✓	✓	✓	✓	x	✓	✓	✓	✓	The site is demonstrably special to the local community. It meets all but one of the national criteria. It is important to the setting and character of the village. It is well used by the local community for recreational purposes. It is a tranquil place, where birdsong can be heard throughout the year. It is special to the nature and wildlife of East Boldon. It has

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					Beauty	Historic significance	Recreation	Tranquillity	Richness of wildlife			
											been left virtually undisturbed for thirty years with no vehicular access and is now a haven for wildlife because of its proximity to the Tiledshed Burn.	
17	East Boldon Anti-Aircraft Supply Depot	✓	✓	✓	x	✓	x	x	x	x		The site has some historic significance as the only survivor of a former WWII anti-aircraft supply depots in Tyne and Wear. Given its location within the Green Belt, it is considered that any future development of the site will be appropriately assessed against national policy.
18	Land at Lyndon Grove	✓	✓	✓	x	x	x	x	x	x		Amenity open space that is important to the character of the local area, would be more appropriate to designate as protected open space.
19	Land at North Road/ Kendal Drive;	✓	✓	✓	x	x	x	x	x	x		Amenity open space that is important to the character of the local area, would be more appropriate to designate as protected open space.
20	Land at Beckenham Avenue	✓	✓	✓	x	x	x	x	x	x		Amenity open space that is important to the character of the local area, would be more appropriate to designate as

East Boldon Neighbourhood Plan: LGS and POS Background Paper

Site Ref	Site name	The space is not designated for development/ has planning permission	The space is not an extensive tract of land	The space in close proximity to the community it serves	The space is demonstrably special for any of the following reasons?					The space should be designated as Local Green Space	Comments
					Beauty	Historic significance	Recreation	Tranquillity	Richness of wildlife		
	Ravensbourne Avenue										protected open space.

Appendix 2 Detailed Assessment of proposed LGS

Site Ref	LGS01	
Site Name	Grange Park	
		
All the following criteria must be met		Comments
Land is not subject of a planning permission for development.	✓	
Space is not allocated or proposed for development in the Local or Neighbourhood Plan.	✓	Currently allocated as protected open space in the local development framework and this designated is proposed to continue in the emerging draft local plan.
The space is not an extensive tract of land and is local in character	✓	The park is located within the heart of the community and is local in character.
The space is within close proximity of the community it serves	✓	The local community values the space, which is located in the heart of our community in the middle of the East Boldon residential area. Parents, grandparents and students use this space on a daily basis as they walk to and from school. Many students make the trip twice per day. Dog walkers, community groups, boot camp exercise enthusiasts and volunteer gardeners love the space.
The space is demonstrably special to the local community and holds particular local significance.	✓	During early engagement on the plan the site was proposed by the local community for protection as local green space. There were a number of specific comments which referred to the importance of the space to the local community. It is a valuable community space used by Friends of East Boldon Parks for various social functions attracting large numbers of residents every year.
At least one criterion must be met		Comments
The proposed space is of particular local significance because of its beauty	✓	It is an attractive space. The northern part of the park has well-tended grassland bordered on the east with green metal fencing and well established

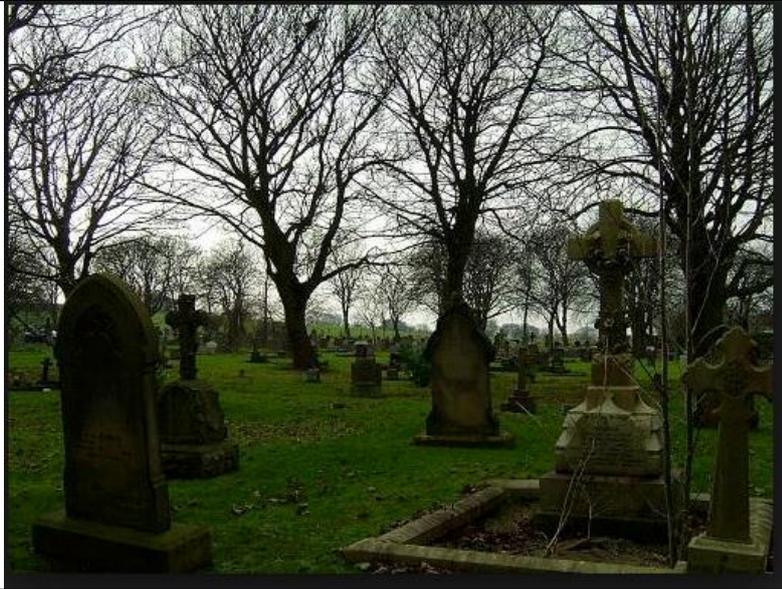
		<p>flowering cherry trees. The western part is a children’s play park with swings, roundabouts and adventure apparatus, which is surrounded by well-manicured playing fields. Further north is the central lawn with park benches around the circumference. Walkways and mature trees including oak, ash, sycamore, beech, holly form a border around the lawn and paths weave through the tree border. Birdsong is audible throughout the year and many species of birds visit and nest here. North again is a memorial garden where friends and relatives of the residents are remembered using plaques on benches and by commemorative planting. North again is ‘The Dell’ a darker, more wild space, directly opposite St George’s Church on the opposite side of the road and screened from the road by a 6 foot brick wall. It provides an attractive haven for wildlife.</p>
<p>The proposed space is of particular local historic significance</p>	<p>✓</p>	<p>The space is located in the East Boldon Conservation Area. The owners of The Grange house –the Addisons’, left the space to the East Boldon Community. The house is gone and a residential home for the over 55’s stands in its place. The former gardens of the house form Grange Park. It therefore has an important local historical significance.</p>
<p>The proposed space is of particular local significance because of its recreational value</p>	<p>✓</p>	<p>The swing park is in use daily by students of East Boldon schools on their journey to and from school. The park provides recreational space for the whole age range of people living and working in the Forum area.</p>
<p>The proposed space is of particular local significance because of its tranquillity</p>	<p>✓</p>	<p>The space is very close to the main road –the busy A184 that on an average day takes 14,000 cars past the park. On entering the park gates, the noise caused by traffic is reduced and sounds of nature immediately take its place. There is no visual disturbance caused by cars vans and buses in this space – they cannot be seen.</p>
<p>The proposed space is of particular local significance because of its richness of wildlife</p>	<p>✓</p>	<p>The park has grey squirrels, woodpecker, robins, blue tits and other woodland birds.</p>
<p>Conclusion</p>		
<p>Grange Park is located at the heart of the village, close to local schools. It is used by parents/grandparents with children, students, dog walkers and exercise groups. It is a valuable community space which is used by Friends of East Boldon Parks for many events over the year. An attractive part of the East Boldon Conservation Area, which contributes to its character. A tranquil space, despite its proximity to a busy road. Rich in wildlife.</p>		

Site Ref	LGS02	
Site Name	Glencourse/ Burnside	
		
All the following criteria must be met		Comments
Land is not subject of a planning permission for development.	✓	
Space is not allocated or proposed for development in the Local or Neighbourhood Plan.	✓	Currently allocated as open space. This allocation is proposed to remain within the emerging local plan.
The space is not an extensive tract of land and is local in character	✓	Small area of green space within the built-up area.
The space is within close proximity of the community it serves	✓	The space lies between the Metro line and the residential streets of Glencourse and Burnside. It is close to Station Road Shops.
The space is demonstrably special to the local community and holds particular local significance.	✓	It is located in a 1960s development and is the nearest green space to the development. Dog walkers and the community use it. It was recently planted with fruit trees. In the 2015 open space assessment it appears as a priority for enhancement. During early engagement on the plan the site was proposed by the local community for protection as local green space.
At least one criterion must be met		Comments
The proposed space is of particular local significance because of its beauty	✓	The site is an important part of the setting of the conservation area, lying at the entrance to the village.
The proposed space is of particular local historic significance	✓	
The proposed space is of particular local significance because of its	✓	The residents regard it as a valuable local green space. They express their concerns quite forcibly

recreational value		on the doorstep and in surveys. Dog walkers living on the development can exercise their pet's morning and evening without having to venture too far. Football, cricket and rounders matches are regularly played here and parents appreciate the ease with which they are able to supervise their children at play.
The proposed space is of particular local significance because of its tranquillity	x	
The proposed space is of particular local significance because of its richness of wildlife	x	
Conclusion		
<p>The space is greatly valued by residents, particularly those living in Burnside and the adjoining streets. The residents have easy access and they are concerned that the space may be lost. Currently, the space is safe and easy for parents to supervise. It is in constant use by families living on this development. It forms an important part of the setting to the conservation area.</p>		

Site Ref	LGS03	
Site Name	Victoria Allotments, South Lane	
		
All the following criteria must be met		Comments
Land is not subject of a planning permission for development.	✓	
Space is not allocated or proposed for development in the Local or Neighbourhood Plan.	✓	The site lies within the Green Belt. This designation is proposed to remain within the emerging local plan.
The space is not an extensive tract of land and is local in character	✓	0.65 hectares. Small local allotments, providing 18 plots.
The space is within close proximity of the community it serves	✓	Situated off South Lane and behind bridle path, close to the centre of old East Boldon. The allotments are located in a central and accessible position. The community it serves has some houses without gardens and the allotments provide these homeowners with the facility to grow their own produce.
The space is demonstrably special to the local community and holds particular local significance.	✓	The Victoria Allotments Association was founded during the First World War to produce food for the miners. The earliest records of the association date from 1922. The whole area was much more extensive at the time. There are 18 plots –most are divided in two and worked as separate gardens. The allotments are regularly used by allotment holders and their families, providing significant

		physical and mental health benefits. There are 35 members of the association. During early engagement on the plan the site was proposed by the local community for protection as local green space.
At least one criterion must be met		Comments
The proposed space is of particular local significance because of its beauty	✓	The allotments are an important part of the character of this part of the village.
The proposed space is of particular local historic significance	✓	Established during WWI to produce food for the miners, with records of the allotments association dating back to 1922. The allotments are therefore an important part of the history of the area.
The proposed space is of particular local significance because of its recreational value	✓	It is the only formal allotment association in the Forum area. It is very well used with 32 names on the waiting list.
The proposed space is of particular local significance because of its tranquillity	✓	The area is located away from busy roads and this makes it an oasis of peace and tranquillity.
The proposed space is of particular local significance because of its richness of wildlife	✓	The allotments are a haven for birds. Hedgehogs and squirrels are also often seen.
Conclusion		
<p>The Victoria Allotments site is historic to the people of East Boldon – started out of necessity at the time of the Great War and still active today. It is oversubscribed and a valuable community asset, which is an important part of the character of this part of the village.</p>		

Site Ref	LGS04	
Site Name	Cemetery, Dipe Lane	
		
All the following criteria must be met		Comments
Land is not subject of a planning permission for development.	✓	
Space is not allocated or proposed for development in the Local or Neighbourhood Plan.	✓	The site lies within the Green Belt and allocated as open space. These designations are proposed to continue in the emerging local plan.
The space is not an extensive tract of land and is local in character	✓	2 hectares. Small cemetery on the edge of the built-up area.
The space is within close proximity of the community it serves	✓	The cemetery is on Dipe Lane next to the Golf Club.
The space is demonstrably special to the local community and holds particular local significance.	✓	Many former East and West Boldon residents are buried here and their relatives have a close spiritual connection with the cemetery. There is also a sizeable military graves section and includes commonwealth graves. During early engagement on the plan the site was proposed by the local community for protection as local green space.
At least one criterion must be met		Comments
The proposed space is of particular local significance because of its beauty	✓	It has a number of mature trees and is in a tranquil setting. An important part of the rural character of this part of the plan area.
The proposed space is of particular local historic significance	✓	Opened 1872. There is a significant war graves section. Included on the list of local heritage assets.
The proposed space is of particular local significance because of its recreational value	x	
The proposed space is of particular local significance because of its	✓	The grounds and setting make the site very tranquil. A place for reflection.

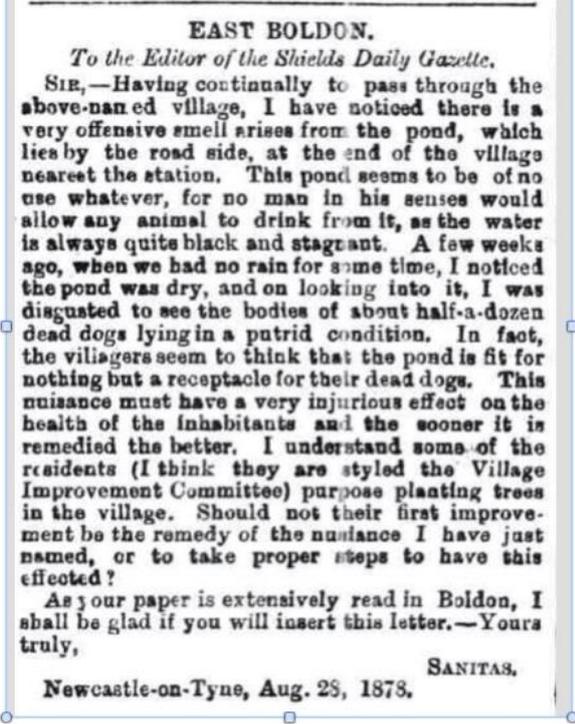
tranquillity		
The proposed space is of particular local significance because of its richness of wildlife	x	
Conclusion		
The site is an old Victorian cemetery, where many former local residents are buried. It has mature trees and gravestones, a tranquil place which is an important part of the rural character of the local area.		

Site Ref	LGS05	
Site Name	War memorial and garden, Front Street	
		
All the following criteria must be met		Comments
Land is not subject of a planning permission for development.	✓	
Space is not allocated or proposed for development in the Local or Neighbourhood Plan.	✓	White land (has no allocation) within the East Boldon Conservation Area. No changes to allocation proposed within the emerging local plan.
The space is not an extensive tract of land and is local in character	✓	0.31 hectares. Small site in the centre of the village.
The space is within close proximity of the community it serves	✓	The war memorial is located in the East Boldon Conservation Area and is nestled amongst houses with the church the next building to the west in what many recognise as the centre of the Village. Across the busy A184 to the north is Ashleigh Villas and to the East is Prospect Terrace.
The space is demonstrably special to the local community and holds particular local significance.	✓	The community has always valued the symbolism of remembrance of those who gave their lives in global conflicts. The Remembrance Sunday parade is one of the few times in the year when the whole community comes together. The poppy wreaths and tributes on the War Memorial remain in situ throughout the year. They are never disturbed by anyone. Benches are located beside the memorial and people sit there in quiet reflection. During

		early engagement on the plan the site was proposed by the local community for protection as local green space.
At least one criterion must be met		Comments
The proposed space is of particular local significance because of its beauty	✓	The memorial stands in a small garden which is an important part of the character of the conservation area.
The proposed space is of particular local historic significance	✓	<p>The war memorial is grade II listed. The listing description explains that it was unveiled on 29 April 1922 by Lt-Col RS Roundell MP. Roundell had been in charge of Boldon camp during the First World War. The memorial was dedicated by Reverend F Aubrey E Leake in commemoration of 65 men of West and East Boldon who died during the First World War. The memorial was designed by WH Wood of Newcastle and carved by NS Brown of Heworth. The cost was raised by public subscription but the small garden in which the memorial stands was given by JG Addison. Following the Second World War the names of 39 men who died during that conflict were added.</p> <p>The annual service of Remembrance and presentation of poppy wreathes on Remembrance Sunday has always been a popular event in East Boldon but in recent years the event has drawn huge crowds to both the service and the presentation. Council representatives present poppy wreaths and the local Scout, Guide, Cubs and Brownies take a prominent role in the proceedings.</p> <p>In 2018 the entire village was adorned with poppies on lampposts, bought by the people of East Boldon in remembrance of those who have died in wars. The event ran parallel to a research project conducted by the children and teachers of East Boldon Junior School and Friends of East Boldon Parks. Our village was invited to the Junior School on Saturday November 10th, 2018 to learn about the lives and stories of East Boldon residents, named on the War Memorial and caught up in both World Wars. Large numbers of people came to the school to read about the stories of those named on the War Memorial. We were told in detail about the war heroes –sometimes by their relatives who showed us the medals of the deceased. The display is now in the custody of the East Boldon Library.</p>
The proposed space is of particular local significance because of its recreational value	x	
The proposed space is of particular	✓	Whilst the site is located adjacent to a main road, it

local significance because of its tranquillity		is an area for tranquil reflection.
The proposed space is of particular local significance because of its richness of wildlife	✓	The trees on the site are mature and well-established. A prominent rookery is present in the branches of the trees.
Conclusion		
<p>A hugely important site for the residents of East Boldon and the wider area, it is an important part of both the history and character of the local area. The focal point for the Remembrance Sunday service which is held first in St George's then at the War Memorial for communal and silent reflection and prayer. A place for tranquil reflection.</p>		

Site Ref	LGS06	
Site Name	Land adjacent to St George’s Church, Front Street	
		
All the following criteria must be met		Comments
Land is not subject of a planning permission for development.	✓	
Space is not allocated or proposed for development in the Local or Neighbourhood Plan.	✓	White land (has no allocation) within the East Boldon Conservation Area. No changes to allocation proposed within the emerging local plan.
The space is not an extensive tract of land and is local in character	✓	0.24 hectares. Small site within the urban area.
The space is within close proximity of the community it serves	✓	The land adjoins a community facility Little Acorns Nursery located inside St George’s Church building. The community values the space as a buffer zone between the busy main road (A184) and the church entrance. It means that the church is set back from the road and is quieter both for parishioners and nursery school students.
The space is demonstrably special to the local community and holds particular local significance.	✓	The church is included on the list of locally significant heritage assets. It lies within the conservation area and immediately in front of St George’s Church and allows a view of the church from Front Street. It is also in close proximity to the War Memorial and forms a triangle of green areas at the heart of the village. During early engagement on the plan the site was proposed by the local community for protection as local green

		<p>space.</p> 
At least one criterion must be met		Comments
The proposed space is of particular local significance because of its beauty	✓	The site includes a number of mature trees and shrubs and is an important part of the character of the area.
The proposed space is of particular local historic significance	✓	An important part of the character of the conservation area. The conservation character appraisal identifies that the site retains some sense of a former field boundary. The 1895 map indicates that the site was originally public open space. The land in front of the church was once the site of a pond which used to be part of an old quarry, filled in due to hygiene issues.
The proposed space is of particular local significance because of its recreational value	x	
The proposed space is of particular local significance because of its tranquillity	x	
The proposed space is of particular local significance because of its richness of wildlife	✓	A rookery is present in the mature trees that occur on the site.
Conclusion		
The site is of particular importance because of location and well-established landscape features of mature trees and shrubs. It fronts St George's church and provides a habitat for birds and wildlife right in the heart of the village.		

Site Ref	LGS07	
Site Name	Cricket, squash and archery grounds, Newcastle Road	
		
All the following criteria must be met		Comments
Land is not subject of a planning permission for development.	✓	
Space is not allocated or proposed for development in the Local or Neighbourhood Plan.	✓	The site lies within the Green Belt and allocated as open space. These designations are proposed to continue in the emerging local plan.
The space is not an extensive tract of land and is local in character	✓	9 hectares
The space is within close proximity of the community it serves	✓	Located on the edge of the built-up area.
The space is demonstrably special to the local community and holds particular local significance.	✓	The space has been used for recreational purposes for many years. During early engagement on the plan the site was proposed by the local community for protection as local green space.
At least one criterion must be met		Comments
The proposed space is of particular local significance because of its beauty	✓	The cricket ground provides an important landscaped setting to the village of East Boldon. Archers from all over the country enjoy competing at the club in open competitions because of the setting and surrounding facilities.
The proposed space is of particular local historic significance	✓	The cricket club has occupied this site for over 100 years. The archery club was founded on August 12th, 1949. It moved to East Boldon in 1954. It was the first club to be formed in Durham and Northumberland.
The proposed space is of particular local significance because of its recreational value	✓	The cricket club accommodates 4 adult teams, 5 junior teams. Large social venue for use by other sporting clubs including archery, squash, folk club and is hired regularly for village event e.g. when pre university students are fundraising for World Challenge and National Citizens Award. Club Mark status achieved.
The proposed space is of particular	✓	The facility is on the edge of the village and

local significance because of its tranquillity		provides the opportunity for people to watch and take part in a very tranquil setting.
The proposed space is of particular local significance because of its richness of wildlife	✓	Bounded on two sides by a watercourse, with mature woodland behind. The archery field is surrounded by trees and hedgerow which supports both flora and fauna and helps to promote biodiversity. Many different forms of wildlife have been observed.

Conclusion

Home to vibrant cricket, squash and archery clubs who all make use of the grounds, social club and its facilities. The cricket ground has a long history, having been located at the site for over 100 years. The site is in a tranquil, edge of village setting and is bounded on 2 sides by a watercourse, with mature woodland behind.

The archery club is located behind the cricket club and there are currently approx. 130 members. They practice at Boldon Community Centre during the winter months, but the big advantage of the outdoor facilities is that the club is the only one in the North East of England that has 24-hour access 364 days per year. Therefore, the club often receives requests from other clubs to visit as guests in order to access more practice and help improve technique. The club has a history of representing Great Britain in World Championships and Olympic Games and in continuing the tradition, the club has currently three archers on the England squad which involves a very strict training regime including shooting every day. This space allows for that. There are no restrictions on membership other than a lower age of 10 years. The club has received a grant to improve access for disabled archers and can even accommodate visually impaired archers.

Site Ref	LGS08	
Site Name	Boldon Lawn Tennis Club	
		
All the following criteria must be met		Comments
Land is not subject of a planning permission for development.	✓	
Space is not allocated or proposed for development in the Local or Neighbourhood Plan.	✓	White land (has no allocation) within the current and emerging local plan.
The space is not an extensive tract of land and is local in character	✓	Small site within the built-up area
The space is within close proximity of the community it serves	✓	Centrally located and surrounded on 3 sides by houses and open field to the rear.
The space is demonstrably special to the local community and holds particular local significance.	✓	Very well used by the community. During early engagement on the plan the site was proposed by the local community for protection as local green space.
At least one criterion must be met		Comments
The proposed space is of particular local significance because of its beauty	x	
The proposed space is of particular local historic significance	✓	Club has been in existence since 1886 with the Thubron family heavily involved throughout. The honorary president has given a lifetime to the club and was recently acknowledged by the Lawn Tennis Association with a lifetime achievement award.
The proposed space is of particular local significance because of its recreational value	✓	The site accommodates six tennis courts, three of which are floodlit and a substantial club house. The club house is used for social events for the club and is used as avenue for other community groups especially local schools, scouts/guides groups and parties. The club runs introductory taster courses to encourage community engagement.

The proposed space is of particular local significance because of its tranquillity	x	
The proposed space is of particular local significance because of its richness of wildlife	x	
Conclusion		
<p>The tennis club has a long historical connection with the village and has been in existence since 1886. The site provides important recreational facilities for the local community.</p>		



All the following criteria must be met		Comments
Land is not subject of a planning permission for development.	✓	
Space is not allocated or proposed for development in the Local or Neighbourhood Plan.	✓	The site lies within the Green Belt and forms part of a wildlife corridor. The emerging local plan proposes to remove the site from the Green Belt and allocate it for housing development. However, there remain significant unresolved objections to this proposal.
The space is not an extensive tract of land and is local in character	✓	Site area 3.18ha
The space is within close proximity of the community it serves	✓	On the edge of the built-up area, easily accessed by the local community.
The space is demonstrably special to the local community and holds particular local significance.	✓	See below,
At least one criterion must be met		Comments
The proposed space is of particular local significance because of its beauty	✓	Important to the setting and character of the village.
The proposed space is of particular local historic significance	x	
The proposed space is of particular local significance because of its recreational value	✓	<p>Since the abandonment of the field for agricultural use as pasture more than 20 years ago, the local community have enjoyed access for walking and riding. During early engagement on the plan the site was proposed by the local community for protection as local green space.</p> <p>Dog walking tracks (in red Fig 3 also photographs Figs 4, 6, 7 and 8) are not only used by dog walkers; recreational walkers use the site too.</p>
The proposed space is of particular local significance because of its tranquillity	✓	It is a tranquil space; birdsong can be heard throughout the year.
The proposed space is of particular local significance because of its richness of wildlife	✓	<p>The northern part of the fields is of particular value in terms of wildlife. Tiled Burn runs through the site at this point. The rewilding of the field has created new habitats which are valued greatly.</p> <p>Local residents who live next to the site have recorded the following wildlife in recent years: Short eared owl; Male Sparrow Hawk; Female Sparrow Hawk; Kestrels; Jays; Greater spotted Woodpeckers; Magpies; Pheasants; Blackbirds; Song Thrushes; Tree and house sparrows; Blue, Great, Coal and Long Tailed Tits; Starlings; Wood pigeons, Collar Doves, Feral Pigeons, Stock Doves; Swifts, Swallows and bats – (These thrive on the food that live in the “dense Undergrowth”</p>

		<p>mentioned above); Dunnocks; Robins; Bull and Goldfinches, Chaffinch, Greenfinch; Crows and Jackdaws; Goldcrest; Chiffchaff, Reed Bunting; Mistle Thrush; Field Fare; Occasionally Linnet, Siskin, Redwing, Grasshopper Warbler.</p> <p>Animals that visit the nearby gardens and that have made their habitats in this area include: Hedgehogs, Rabbits, Squirrels – Grey, Wood Mice, Bank Voles, Fox, Deer have been filmed on the site, Frogs, Toads, Newts- Smooth and Palmate, Weasel</p> <p>The site also includes established, mature hawthorn copse (See Fig 3 map and photographs Fig 4 and Fig 5). Common hawthorn can support more than 300 insect species. It is the foodplant for caterpillars of moths, including the hawthorn, orchard ermine, pear leaf blister, rhomboid tortrix, light emerald, lackey, vapourer, fruitlet-mining tortrix, small eggar and lappet moths. Its flowers are eaten by dormice and provide nectar and pollen for bees and other pollinating insects. The haws are rich in antioxidants and are eaten by migrating birds, such as redwings, fieldfares and thrushes, as well as small mammals. The dense, thorny foliage makes fantastic nesting shelter for many species of bird.</p>
Conclusion		
<p>The site is demonstrably special to the local community. It meets all but one of the national criteria. It is important to the setting and character of the village. It is well used by the local community for recreational purposes. It is a tranquil place, where birdsong can be heard throughout the year. It is special to the nature and wildlife of East Boldon. It has been left virtually undisturbed for thirty years with no vehicular access and is now a haven for wildlife.</p>		

Site Ref	LGS10	
Site Name	Mundles Lane play area and community space	
		
All the following criteria must be met	Comments	
Land is not subject of a planning permission for development.	✓	
Space is not allocated or proposed for development in the Local or Neighbourhood Plan.	✓	The site lies within the Green Belt and allocated as open space. These designations are proposed to continue in the emerging local plan.
The space is not an extensive tract of land and is local in character	✓	Mundles Lane Play Area was recently given a makeover. It is located on Mundles Lane, close to East Boldon Infants School and St George’s Church. It is a small self-contained playground comprising an area of children’s play equipment and a small, grassed area used for football and other ball games.
The space is within close proximity of the community it serves	✓	Located to the south of Front Street behind the Infants School and St George’s Church.
The space is demonstrably special to the local community and holds particular local significance.	✓	The play area has been in this location for over 60 years. Created for the East Boldon Infants School to enable them to have an extensive outdoor games area close by. The park is in constant use by local families, child-minders and parents during the daily walk to and from school. During early engagement on the plan the site was proposed by the local community for protection as local green space. There were specific comments which

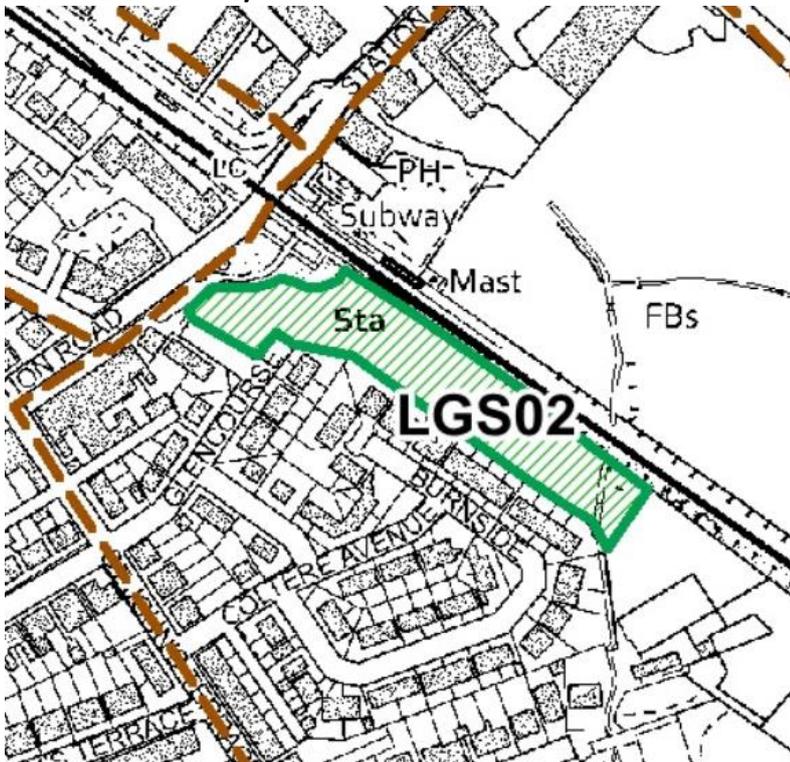
		referred to the importance of the space.
At least one criterion must be met		Comments
The proposed space is of particular local significance because of its beauty	✓	Views to the south and west from this park have particular aesthetic value.
The proposed space is of particular local historic significance	x	
The proposed space is of particular local significance because of its recreational value	✓	The park is in constant use by local families, child-minders and parents during the daily walk to and from school.
The proposed space is of particular local significance because of its tranquillity	✓	This is a remarkably tranquil spot given the proximity to the A184.
The proposed space is of particular local significance because of its richness of wildlife	x	
Conclusion		
The playground and associated green space are a valuable and well used community assets. The position close to the infants school are important elements of the popularity of the site.		

Appendix 3 Maps of proposed LGS designations

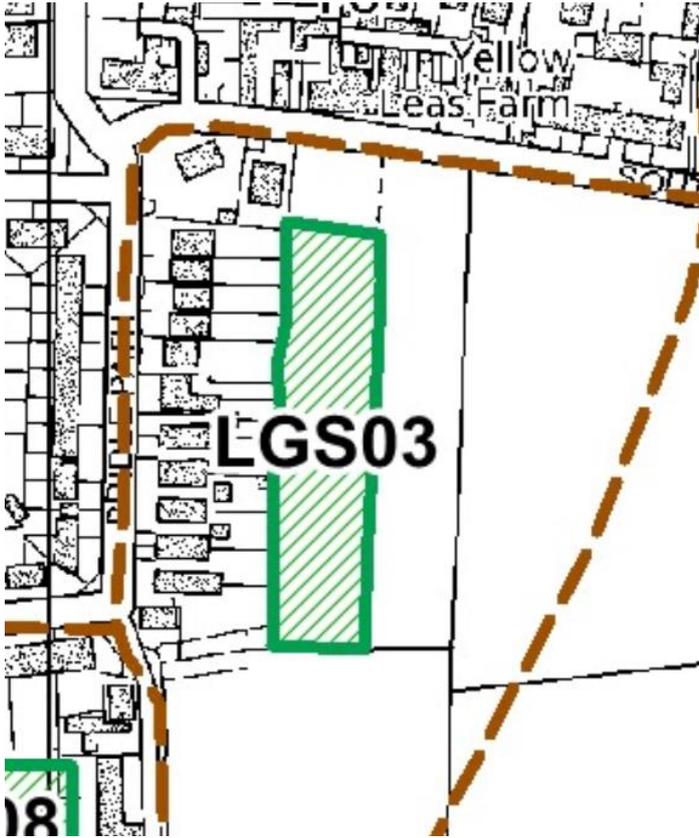
LGS01 Grange Park



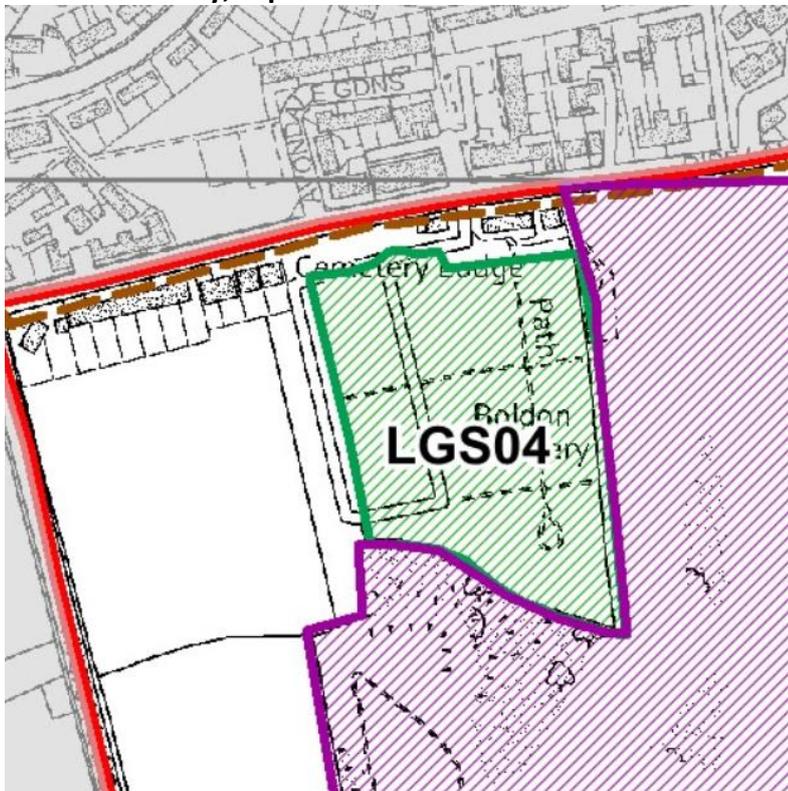
LGS02 Glencourse/ Burnside



LGS03 Victoria Allotments, South Lane



LGS04 Cemetery, Dipe Lane



LGS05 War memorial and garden, Front Street



LGS06 Land adjacent to St George's Church, Front Street



LGS07 Cricket, squash and archery grounds, Newcastle Road



LGS08 Boldon Lawn Tennis Club



LGS09 Land to the south of New Road and Tileshead Lane



LGS10 Mundles Lane Play Area



Appendix 4 Protected Open Space Assessment

POS1	Boldon Golf Course
	
<p>Description of amenity value: The site, which is 36.5ha, lies within the Green Belt and allocated as open space. These designations are proposed to continue in the emerging local plan. It lies to the edge of the built-up area, to the south of the village.</p> <p>The golf course has been identified by the council as a locally significant heritage asset. A few gentlemen of the surrounding villages of Boldon founded the Club in 1912. Originally, the 'Old Vale Course' was a 9-hole layout but as demand increased and the game evolved in the North East, the club moved to its present site. Again a 9-hole course was laid out until in 1926, six-time Open Champion, Harry Vardon was commissioned to design a course on the site occupied to this day.</p> <p>The golf course continues to be a successful enterprise to this day offering local people the opportunity to engage in physical health-giving activity. Most members of the club live within a mile or two of the course. The club is welcoming and has a vibrant junior section. The club is always on the lookout for new members and aims to increase participation among as wide and diverse a range of people as possible.</p> <p>It provides an important landscaped setting to the villages of East and West Boldon, lying within the Downhill Area of High Landscape Value. A tranquil location away from the hustle and bustle of daily life, within rural surroundings.</p> <p>Many national priority species occur on the site. The council has identified, as part of its work on the local plan, that any development of the site would have a high impact on biodiversity.</p>	
<p>Summary: The golf course is an important facility located within a valuable wildlife corridor and with LWS called Turners Hill abundant with rare magnesian limestone grassland plants. Members experience a tranquil location with views from Tynemouth to Seaham from the 4th tee. Wildlife is able to flourish on the course (skylarks, lapwings, partridge, stoats, hares). The golf course has been at this location since 1912, it is therefore an important part of the history of the local area.</p>	

POS2 Land at Lyndon Grove



Description of amenity value:

A large area of amenity open space with trees and seating at centre of the estate, important to the character of the local area.

POS3 Land at North Road/ Kendal Drive



Description of amenity value:

An area of amenity open space within the conservation area on two levels, adjoining a tall limestone wall. It has seating and a white post and rail fence providing a traditional rural setting.

POS04 Land at Beckenham Ave/ Ravensbourne Ave



Description of amenity value:

This is a large area of amenity open space in front of properties in both streets, planted with flowering cherry trees and other trees. Important to the character of the local area.

POS5

East Boldon Junior and Nursery School playing fields and playgrounds



Description of amenity value:

A 2.875ha site at the centre of the village. Local residents regard the local schools as the beating heart of the community. The school has a delightful rural ambiance. The buildings have well used playing fields to the west and a wonderful community space, Grange Park to the east.

Scouts and Brownies use the site throughout the summer for football, cricket and rounders from 6.00pm to sundown. The basketball courts are used throughout the winter when weather permits. Friends of East Boldon Parks and East Boldon Neighbourhood Forum work alongside the school on community projects and regularly use the school facilities.

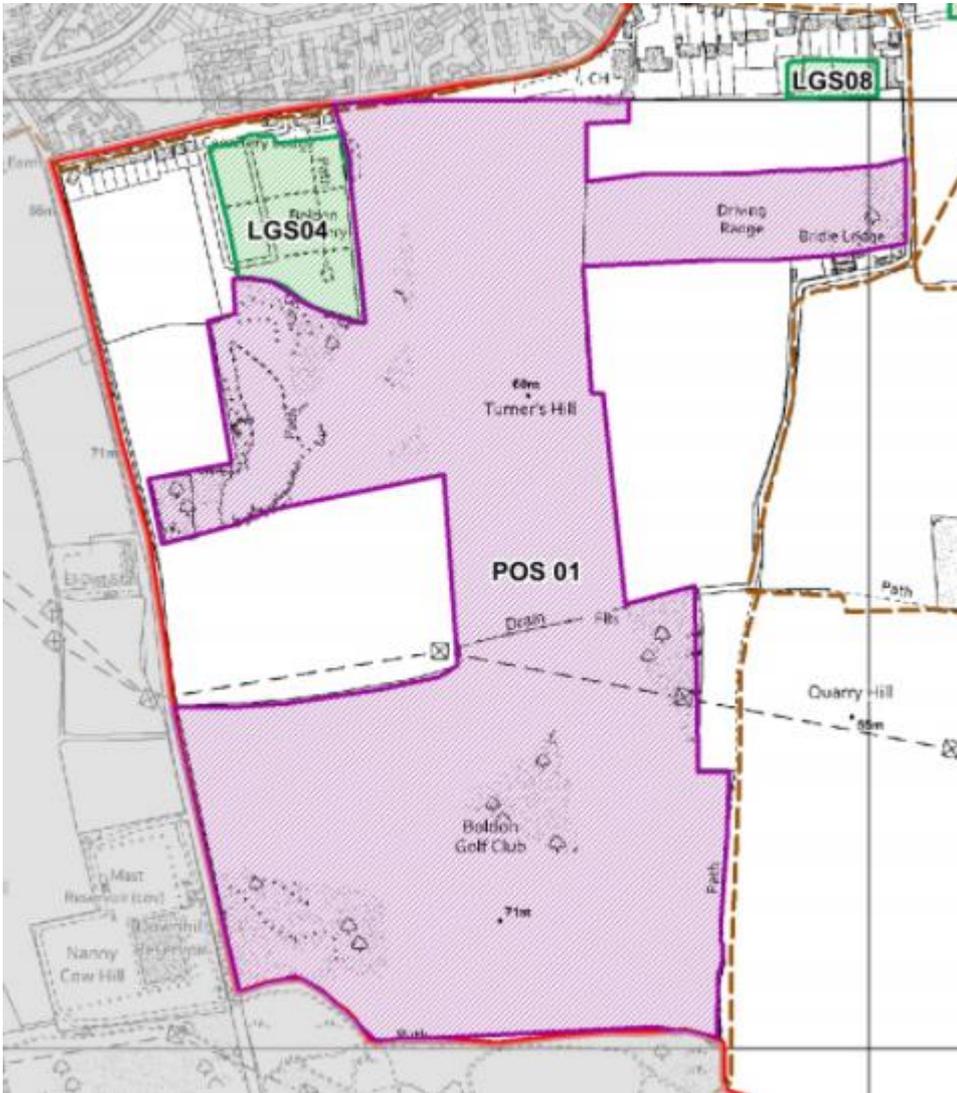
Next door to the field at North Farm is abundant with wildlife and birdsong. The Helen Gibson Nursery has new tree planting and a wildlife pond for nature study, helping to educate very young children about their world and the importance of caring for nature.

Summary:

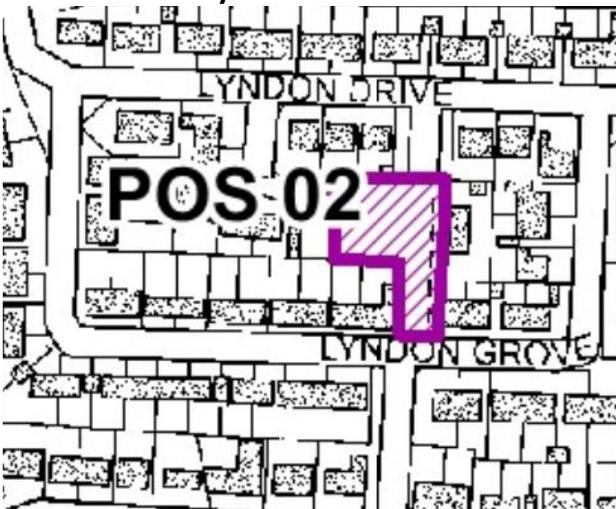
Our Forum community describes the East Boldon schools as ‘the beating heart of the village’. We are left in no doubt as to the value and esteem in which our schools are held. The site is within easy walking distance of their homes for parents, grandparents and child minders. People living to the north of Front Street are not troubled by having to cross dangerous roads and walk to and from school through Grange Park. This provides a sociable start and end to each day in an idyllic parkland setting. This resource is highly valued and EBNF would like to see it protected for future generations of children. The long-term use of the school site was raised at the most recent Forum community consultation where there was overwhelming support for the site to be retained for educational purposes. The site is important to the character and landscape setting of the plan area.

Appendix 5 Protected Open Space Maps

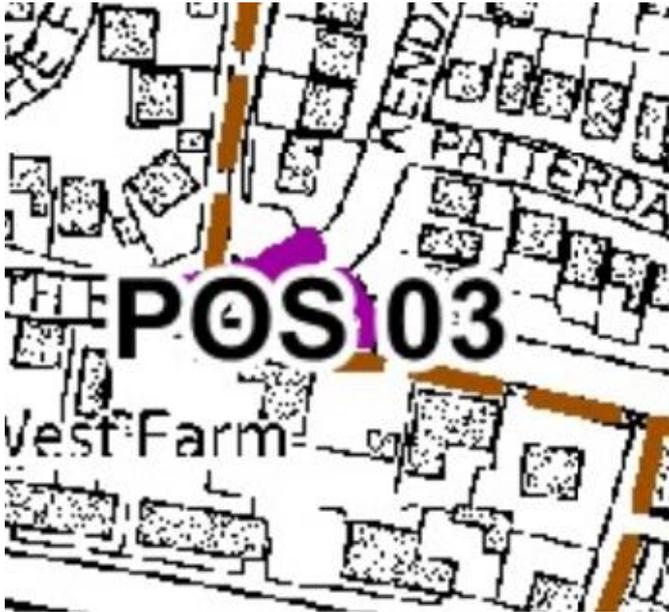
POS01 Boldon Golf Course



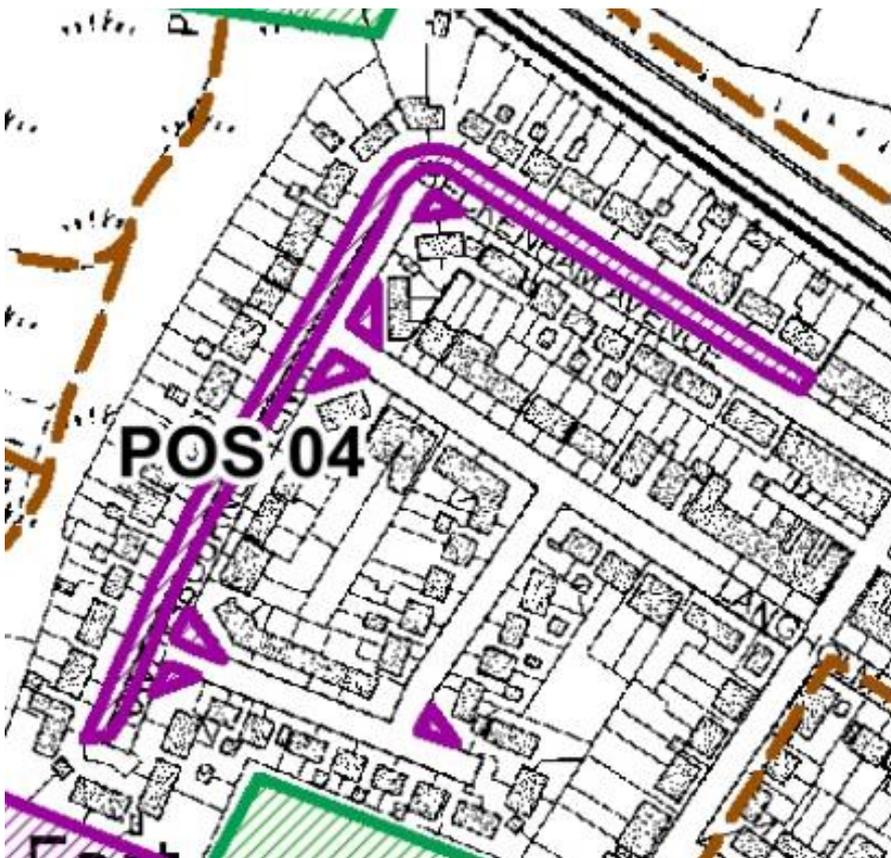
POS02 Land at Lyndon Grove



POS03 Land at North Road/ Kendal Drive



POS04 Land at Beckenham Avenue/ Ravensbourne Avenue



POS05 East Boldon Junior and Nursery School playing fields and playgrounds



