



Fenland District Council
**Local Green Space
Assessment Report**

May 2022



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1. Introduction

Purpose

- 1.1. Through the Issues and Options consultation (Oct-Nov 2019), local people and organisations were invited to submit green areas to be considered for designation as Local Green Spaces by the emerging Local Plan. This report assesses those green spaces received to determine their suitability for designation.

What are Local Green Spaces?

- 1.2. 'Local Green Space' (LGS) is a national designation introduced by the Government through the National Planning Policy Framework (NPPF). Local communities have the opportunity through the development of the Local Plan and Neighbourhood Plans to identify green areas for special protection that are of particular importance to them.
- 1.3. The NPPF is clear that LGS designation should only be used where the green space meets certain criteria, discussed in Section 2: Methodology.

Local Green Space Submissions

- 1.4. In October and November 2019 the council consulted on the Fenland Issues & Options document which posed a series of questions relating to local planning issues. As part of the consultation the Council invited residents, parish councils and other stakeholders to suggest green spaces they wish to be considered for designation as LGS through the new Local Plan.
- 1.5. The [Local Green Space Submission Report](#) (Feb 2020) details of all green spaces suggested to the Council as part of the Issues & Options consultation, and includes a summary report of each. A total of 46 submissions were received, relating to 14 green spaces across 6 parishes.

2. Methodology

National policy context

- 2.1. The National Planning Policy Framework 2021 (NPPF) sets out the governments planning policies for England, and is accompanied by the National Planning Practice Guidance (NPPG) which offers 'live' guidance. Paragraphs 101 – 103 of the NPPF 2021 are relevant to the designation of Local Green Spaces, and provides a number of specific requirements which green areas must satisfy to qualify for designation.
- 2.2. To assess whether submitted green spaces meet the requirements of national policy, the Council had regard to the information contained in LGS submissions (i.e. submitted by promoters via the Local Green Space nomination form). Site visits were carried to collect information, first hand, and enable officers to make a judgement as to whether the green space met each of the various assessment criteria.
- 2.3. Where necessary, additional information was collected through desk-based assessment using the Council's systems and other publicly available data. For example, to establish whether sites are subject to existing designations, identify planning history and, the site's status in relation to the emerging growth strategy.

Community role

- 2.4. NPPF (para. 101) 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.

- 2.5. This implies it is the role of communities to identify green areas for special protection through LGS designation.
- 2.6. To provide opportunity to nominate green areas, through the Issues & Options Consultation (Oct-Nov 2019), the Council invited residents, parish councils and other bodies to suggest green areas they wish to be considered for designation as LGSs.
- 2.7. To ensure the process of submitting a green space was straight forward and accessible, the Council encouraged respondents to complete "*Form C – Local Green Space Nomination Form*", or the online form available from the Council's website.
- 2.8. The forms required respondents to provide certain information about their nominated green space. Crucially, respondents were required to explain the local significance of the green space.
- 2.9. Each green space submission has been recorded separately and given a unique reference number. However there was considerable duplication between the submissions. For example, 33 LGS submissions were received relating to Wenny Road Meadow in Chatteris. A total of 46 LGS submissions were received during the consultation period, relating to 14 green spaces.

- 2.10. All LGS submissions assessed in this report were nominated by individuals or organisations external to Fenland District Council. Section 3 provides a summary of each LGS submission received.

Contribution to Sustainable Development

- 2.11. NPPF Para. 101 continues

Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.

- 2.12. Consequently, Local Green Space designations will not normally be appropriate for sites with existing planning permission, allocated in the Local Plan or a Neighbourhood Plan, or otherwise necessary to meet the development needs of the district (unless it can be demonstrated that the space can be incorporated into the scheme, such as by providing open space serving the development).

- 2.13. Para 101. also indicates that Local Green Spaces should

...be capable of enduring beyond the end of the plan period.

- 2.14. This implies that Local Green Spaces should have longevity, and therefore would not be applicable to spaces which are likely to be required to change in function or status, for example in meeting development needs, or for some other reason perhaps relating to ownership or land management.

- 2.15. The compatibility of green spaces with local planning for sustainable development, and capability to endure beyond the plan period, has been assessed using desk-based tools and officer knowledge to identify any potential conflicts with current development proposals or the emerging growth strategy.

- 2.16. The NPPF (para. 103) requires local policy for managing development within a LGS to be consistent with Policy for Green Belts. Therefore by designating land as LGS, communities can effectively 'rule out' new development other than in very special circumstances.

- 2.17. However, in addition to LGS designation, there are many other statutory and policy tools already in place protecting certain important green areas. LGS designation is therefore a means of protecting sites which do not already fall under (or are not adequately protected by) existing statutory designations or protective ownership.

- 2.18. For example, it may not be desirable to designate Local Green Spaces where the area is already covered by statutory and policy designations, as to do so could lead to unnecessary duplication and complexity in local planning for sustainable development. For example, such designations could include:

- Sites of Special Scientific Interest (SSSIs)
- National Nature Reserves (NNR)

- Local Nature Reserves (LNR)
- Local Wildlife Sites (LWS)
- Historic Parks and Gardens
- Town and Village Greens and registered commons
- Land under protective ownership (e.g. National Trust, Woodland Trust, etc.).

2.19. Where a green space is covered by an existing statutory or policy designation, the Council has made a judgement on whether it is necessary or desirable to also designate the space as a Local Green Space.

Local Green Space attributes

2.20. The NPPF (Para. 102) states

Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;**
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and**
- c) local in character and is not an extensive tract of land.**

a) Close proximity

2.21. The NPPF does not define what constitutes 'close proximity'. However, we consider that a Local Green Space should generally be in easy walking distance (for example, within 400m or a 5 minute walk) from the local community it serves and must not be isolated or distant from communities.

2.22. A green space's relative proximity was assessed through carrying out a site visit. The officer made a judgement about whether the green space is well-related to the community it serves.

b) "Demonstrably special" criteria

2.23. The LGS submission form required respondents to indicate which "demonstrably special" criteria the green space meets, and to provide a brief summary of the green space's role and function. For example, whether the green space is a local beauty spot, is a space for play, etc.

2.24. A site visit was carried out which allowed officer's to apply their professional judgement to identify whether the site met one or more of the "demonstrably special" criteria. When carrying out the site visit, officers had regard to the information provided on the LGS submission form and applied

2.25. Where it the site visit was inconclusive, officers could refer to desk-based information held on the Council's systems and other public data.

2.26. It is important to note that for a green space to satisfy the criteria, national policy requires the space to be “demonstrably special”. When carrying out site visits (and any supplementary desk-based assessment), officers were looking for evidence that the green space is of exceptional value in respect of the various criteria. It is not sufficient that a green space be ‘of merit’ or play some modest contribution in meeting the criteria - rather designation should be reserved for those spaces of highest standard or value.

- **Beauty**

2.27. Whether an open space is ‘beautiful’ can be open to interpretation. In undertaking site visits, officers took into consideration matters such as:

- The visual attractiveness of the site as a whole;
- The contribution the site makes to landscape or townscape character and local distinctiveness;
- The contribution the site makes to the physical form and layout of a settlement or neighbourhood;
- Whether the site offers long views through or beyond a settlement or neighbourhood or views of locally valued landmarks.

- **Historic Significance**

2.28. The assessment of historic significance included information gathered through site visits, officer knowledge, and desk-based assessment as necessary. For example:

- Whether the site provides a setting for heritage assets or other locally valued landmarks;
- Whether the site contains any historical features, such as ancient trees;
- Whether the site is associated with a historical figure or event;
- Whether there are any regular, historical events such as a village fete that are regularly held on the site;
- Statutory designations such as listed buildings, Scheduled Monuments, and other designated features and assets, and information held by the Cambridgeshire Historic Environment Record.

- **Recreational Value**

2.29. The recreation value of a site was assessed principally through carrying out a site visit. In general, sites should offer a variety of recreational opportunities, formal or informal, and of a good quality.

- **Tranquillity**

2.30. The site visit enabled officers to determine if a site offers ‘tranquillity’. To be considered ‘tranquil’, sites generally need to demonstrate a feeling of remoteness and quiet contemplation for the majority of the site and experience a general lack of artificial noise such as road traffic or nearby industry.

2.31. Where required, the Tranquillity Map prepared by the CPRE¹ could be used to help identify whether a site is located in an area that can be described as tranquil.

- **Richness of Wildlife**

2.32. Through the site visit, officers identified potential habitats and opportunities for wildlife, and important landscape features, such as veteran trees, ancient woodland or hedgerows.

2.33. Where necessary, officers could also refer to ecological evidence or seek expert advice.

c) Not an extensive tract of land

2.34. The NPPF does not define what constitutes an 'extensive tract of land' and there is no specific size limit for a Local Green Space. However, we consider that a Local Green Space should have defined boundaries, and its size and shape should be appropriate for its context and function.

2.35. A Public Right of Way would generally be considered 'extensive' and would likely be unsuitable for designation.

2.36. The extent to which a site is 'extensive' was assessed by officers through the site visit.

¹ <https://www.cpre.org.uk/resources/tranquillity-map-england/>

Summary of assessment criteria

2.37. In summary, the following assessment criteria as set out in table 1 were applied in assessing LGS submissions. The results of the assessment against each criteria are set out in section 4.

Table 1. Assessment Criteria for designating LGSs in Fenland

Local Green Space Criteria
1. Is the green space in reasonably close proximity to the community it serves?
2. Is the green space local in character and not an extensive tract of land?
3. Is the green space demonstrably special to the local community because of its: <ul style="list-style-type: none"> a) Beauty; b) Historic significance; c) Recreational value; d) Tranquillity; e) Richness of its wildlife; or f) Other characteristic?
4. <ul style="list-style-type: none"> a) Is the green space consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services? b) Is the green space capable of enduring beyond the plan period?

2.38. All green spaces which satisfy the assessment criteria will be taken forward for LGS designation in the emerging Local Plan. For example, a space will be proposed for designation where the space:

- Is in reasonably close proximity of the community it serves;
- Is local in character and not an extensive tract of land;
- Meets one or more of the 'demonstrably special' criteria;
- Is compatible with local planning for sustainable development and is capable of enduring beyond the plan period.

2.39. Green spaces which do not meet the assessment criteria are rejected. Likewise, green areas which have **not** been nominated to us through the formal consultation stages will not be assessed or considered for LGS designation.

3. Submitted Green Spaces

- 3.1. During the Issues & Options consultation (Oct-Nov 19), 46 LGS nominations were received from individuals or organisations. However, within this total were a number of duplicate submissions – i.e. different people nominated the same green space.
- 3.2. Wenny Road Meadow, Chatteris, was nominated by 33 separate submissions. One such submission was accompanied by a petition providing more than a thousand signatures. Little Acre Fen Pocket Park, Chatteris, was nominated in two separate submissions.
- 3.3. In total, 14 unique green spaces were submitted during the consultation. Maps showing the location of submitted green spaces are provided in Appendix 1. Reports providing details of each LGS submission are provided in Appendix 2.
- 3.4. Table 2 lists the green spaces received during the consultation. Assessment of those green spaces is provided in the next section.

Table 2. List of Submitted Green Spaces (Issues & Options consultation)

No	Parish, Settlement	LGS Submission Ref(s)	Name of green space	Site area (Ha)
1	Chatteris CP, Chatteris	60001, 60002, 60003, 60009, 60010, 60013, 60014, 60015, 60016, 60017, 60018, 60019, 60020, 60021, 60022, 60023, 60024, 60025, 60026, 60027, 60028, 60029, 60030, 60031, 60032, 60033, 60034, 60035, 60036, 60039, 60040, 60042	Wenny Road Meadow (aka Manor Park, Rickwood's Field and Top Field)	7
2	Chatteris CP, Chatteris	60011, 60045	Little Acre Fen Pocket Park	2
3	Chatteris CP, Chatteris	60041	Part of what's known as the 'Wenny meadow'	2.8
4	Leverington CP, Leverington	60037	Richmond Way	0.33
5	March CP, March	60004	Grassed area in Fairfax Way	0.31
6	March CP, March	60005	Area of grass at The Greys	0.27
7	March CP, March	60006	Breton Avenue	0.19
8	March CP, March	60007	Frontage to Upwell Road	0.18
9	March CP, March	60008	The Sconce	2
10	March CP, March	60044	Riverside park	11.7
11	Tydd St Giles CP, Tydd St Giles	60043	Field running the length of Newgate Road Tydd St Giles	4.07
12	Whittlesey CP, Eastrea	60038	Ex. Pig field Ref F/YR19/0559/O	0.51
13	Whittlesey CP, Whittlesey	60046	Whittlesea Station Wood	4
14	Wisbech St Mary CP, Wisbech St Mary	60012	8.5 acre open space, Station Road	3

4. LGS Assessment

4.1. This section assesses each of the LGS submissions listed in section 3, against the assessment criteria in section 2.

4.2. To be suitable for designation, a green space must satisfy all criteria.

Assessment criterion 1. Is the green space in reasonably close proximity to the community it serves?

LGS No	Parish, Settlement	Submission Address	1. Is the green space in reasonably close proximity to the community it serves? ✓ - "Yes" or ✗ - "No", followed by justification	
1	Chatteris CP, Chatteris	Wenny Road Meadow (aka Manor Park, Rickwood's Field and Top Field) Behind Manor House Wenny Road	✓	Site is well located on the eastern side of the town and easily accessible by many residents.
2	Chatteris CP, Chatteris	Little Acre Fen Pocket Park Little Acre Fen Drove	✓	Outside of the established town boundary but very close to it.
3	Chatteris CP, Chatteris	Part of whats known as the 'Wenny meadow' Wenny Road	✓	Site is well located within the town and easily accessible by many residents.
4	Leverington CP, Leverington	Richmond Way	✓	The site is located within an established residential area in the village.
5	March CP, March	Grassed area in Fairfax Way	✓	Elongated area is located within an established residential area on a relatively modern housing estate.

LGS No	Parish, Settlement	Submission Address	1. Is the green space in reasonably close proximity to the community it serves?	
			✓ - "Yes" or ✗ - "No", followed by justification	
6	March CP, March	Area of grass at The Greys	✓	Surrounded by dwellings within an established residential area.
7	March CP, March	Breton Avenue	✓	The site is within a residential area on a relatively modern housing estate.
8	March CP, March	Frontage to Upwell Road	✓	The site is within an established residential area and forms the gateway entrance to a relatively modern estate.
9	March CP, March	The Sconce Breton Way	✓	The site is located within a relatively modern housing estate.
10	March CP, March	Riverside park	✓	Yes, the site is within the recognised town area and close to residential properties.
11	Tydd St Giles CP, Tydd St Giles	Field running the length of Newgate Road Tydd St Giles	✓	Yes, it is on the southern edge of the village.
12	Whittlesey CP, Eastrea	Ex. Pig field Ref F/YR19/0559/O Land south of 6-26 Wype Road	✓	The site is surrounded by development on all sides and is in close proximity to the community.
13	Whittlesey CP, Whittlesey	Whittlesea Station Wood Off Station Road to the left of the car parking area for Whittlesea Station	✓	Yes, located within the established boundaries of the town and close to residential areas.
14	Wisbech St Mary CP, Wisbech St Mary	8.5 acre open space, Station Road	✓	Yes, site is on the edge of the village so is in reasonable proximity to the community.

4.3. The site's proximity was assessed through a site visit. As illustrated in the table, all LGS submissions met assessment criteria 1 and are in reasonably close proximity of the community they serve.

Assessment criterion 2. Is the green space local in character and not an extensive tract of land?

LGS No	Parish, Settlement	Submission Ref - Address	2. Is the green space local in character and not an extensive tract of land? ✓ - "Yes" or ✗ - "No", followed by justification	
1	Chatteris CP, Chatteris	Wenny Road Meadow (aka Manor Park, Rickwood's Field and Top Field) Behind Manor House Wenny Road	✓	Although 7ha in size, the site has finite boundaries and is not an extensive tract of land.
2	Chatteris CP, Chatteris	Little Acre Fen Pocket Park Little Acre Fen Drove	✓	The site has finite boundaries and is not an extensive tract of land.
3	Chatteris CP, Chatteris	Part of whats known as the 'Wenny meadow' Wenny Road	✓	The site is not an extensive tract of land but unlike other submissions for Wenny Meadow area it does not have a finite boundary on its western side. There are better ridge and furrow features to the west - area is likely still part of an historic park for the manor house.
4	Leverington CP, Leverington	Richmond Way	✓	The site is not an extensive tract of land and is local in character.
5	March CP, March	Grassed area in Fairfax Way	✓	Yes, it is not an extensive tract of land. Part of the open space offer for the estate.
6	March CP, March	Area of grass at The Greys	✓	Area is local in character with finite boundaries
7	March CP, March	Breton Avenue	✓	The site has finite boundaries although is part of a wider linear green infrastructure network.
8	March CP, March	Frontage to Upwell Road	✓	The site is not an extensive tract of land. It has finite boundaries within a residential area on a main entrance into the town and the estate.

LGS No	Parish, Settlement	Submission Ref - Address	2. Is the green space local in character and not an extensive tract of land?	
			✓ - "Yes" or ✗ - "No", followed by justification	
9	March CP, March	The Sconce Breton Way	✓	Site is not an extensive tract of land.
10	March CP, March	Riverside park	✓	The sizable area of land has finite boundaries and is not an extensive tract of land.
11	Tydd St Giles CP, Tydd St Giles	Field running the length of Newgate Road Tydd St Giles	✓	Site is demarcated by drainage ditches and roads and is not an extensive tract of land.
12	Whittlesey CP, Eastrea	Ex. Pig field Ref F/YR19/0559/O Land south of 6-26 Wype Road	✓	The site has finite boundaries and is not an extensive tract of land
13	Whittlesey CP, Whittlesey	Whittlesea Station Wood Off Station Road to the left of the car parking area for Whittlesea Station	✓	The site is not an extensive tract of land.
14	Wisbech St Mary CP, Wisbech St Mary	8.5 acre open space, Station Road	✓	Site has finite boundaries and is not an extensive tract of land.

4.4. The extent to which each green space is local in character and not an extensive tract of land was assessed through the site visit. All LGS submissions satisfied the criterion and are not an extensive tract of land.

Assessment Criterion 3. Is the green space demonstrably special to the local community because of its:

a) Beauty; b) Historic significance; c) Recreational value; d) Tranquillity; e) Richness of its wildlife; or f) Other characteristic?

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a) Beauty; b) Historic significance; c) Recreational value; d) Tranquillity; e) Richness of its wildlife; or f) Other characteristic?
 ✓ - "Yes" or ✗ - "No", followed by justification

LGS No	Parish, Settlement	Submission Address	Beauty	Historic	Recreation	Tranquillity	Wildlife	Other	Officer's comments
1	Chatteris CP, Chatteris	Wenny Road Meadow (aka Manor Park, Rickwood's Field and Top Field) Behind Manor House Wenny Road	✓	✓	✓	✓	✓	✗	Whilst in private ownership, evidence shows the site is well used by the local community, and offers a range of attributes - including recreation, beauty, tranquillity, wildlife and biodiversity, and historic significance. Responses from the community during the Local Plan process show it is very important to local people.
2	Chatteris CP, Chatteris	Little Acre Fen Pocket Park Little Acre Fen Drove	✓	✗	✓	✓	✓	✗	Site is well used by local residents and a significant amount of effort has gone into creating an interesting pocket park. It is adjacent to the disused rail line which is a public right of way and contributes to the green infrastructure network of the town.
3	Chatteris CP, Chatteris	Part of whats known as the 'Wenny meadow' Wenny Road	✗	✓	✗	✗	✗	✗	Site (and wider area) is well used by the local community as evidenced by the well-worn pathways and responses through the Local Plan process showing its value to the community. However, there is insufficient evidence that this

LGS No	Parish, Settlement	Submission Address	Beauty	Historic	Recreation	Tranquillity	Wildlife	Other	Officer's comments
									site on its own is 'demonstrably special' with better ridge and furrow features to the west.
4	Leverington CP, Leverington	Richmond Way	X	X	X	X	X	X	<p>There is evidence that the site is well used by local people and forms part of the open space offer within the village. Adjacent trees and hedges provide wildlife opportunities.</p> <p>However whilst site is of value, particularly as an undeveloped space for informal recreation, there is insufficient evidence that the site is 'demonstrably special'.</p>
5	March CP, March	Grassed area in Fairfax Way	X	X	X	X	X	X	<p>The amenity green area provides an attractive part of the local housing area. Hedges to the West and South provide some benefits of wildlife. Evidence that it is used by dog walkers and others.</p> <p>Whilst the site is of some merit, the site is an area of amenity land adjacent to a public highway and does not appear 'demonstrably special' in respect of any criterion.</p>
6	March CP, March	Area of grass at The Greys	X	X	X	X	X	X	<p>Enclosed grassed area capable of being used for informal recreation with some hedgerows potentially providing wildlife cover.</p> <p>Whilst the site is of some merit, it is an enclosed area of</p>

LGS No	Parish, Settlement	Submission Address	Beauty	Historic	Recreation	Tranquillity	Wildlife	Other	Officer's comments
									amenity land and does not appear 'demonstrably special' in respect of any criterion.
7	March CP, March	Breton Avenue	X	X	X	X	X	X	The grass area provides an attractive green amenity space within the estate. Whilst the space is of some merit, it is an area of amenity land separating dwellings from the highway and does not appear 'demonstrably special' in respect of any criterion.
8	March CP, March	Frontage to Upwell Road	X	X	X	X	X	X	The area has a number of mature and semi mature trees with hedgerows along Upwell Rd which makes it an attractive area of amenity land, with likely some wildlife value in a prominent location. Whilst the space is of some merit as an area of amenity land within a housing estate, it does not appear 'demonstrably special' in respect of any criterion.
9	March CP, March	The Sconce Breton Way	✓	✓	✓	✓	✓	X	The site is in a prominent location near public footpath and is a well-used local area of green space. Site is a scheduled monument and attractive to wildlife.
10	March CP, March	Riverside park	X	X	X	X	X	X	The site comprises open fields crossed by ditches and sizable pylons to the South West and presently is not accessible to community, although proposals for West End park extension

LGS No	Parish, Settlement	Submission Address	Beauty	Historic	Recreation	Tranquillity	Wildlife	Other	Officer's comments
									have been approved on part of the site. Whilst this green area may be of value, there is insufficient evidence that the site is 'demonstrably special' to the community it serves.
11	Tydd St Giles CP, Tydd St Giles	Field running the length of Newgate Road Tydd St Giles	×	×	×	×	×	×	The site forms part of an extensive open field used for crop production. Whilst having value it is not currently "demonstrably special" to the community.
12	Whittlesey CP, Eastrea	Ex. Pig field Ref F/YR19/0559/O Land south of 6-26 Wype Road	×	×	×	×	×	×	Site is not publicly accessible. It may have value in terms of, for example wildlife, beauty and tranquillity, but this cannot be verified. There is insufficient evidence that the site is 'demonstrably special' to the community it serves.
13	Whittlesey CP, Whittlesey	Whittlesea Station Wood Off Station Road to the left of the car parking area for Whittlesea Station	✓	×	×	✓	✓	×	Site forms part of the designated local nature reserve and contributes to the character of the railway station area.
14	Wisbech St Mary CP, Wisbech St Mary	8.5 acre open space, Station Road	×	×	×	×	×	×	Site is presently used for arable crop production and whilst having some value it is not demonstrably special to the community at present.

4.5. Following site visits and an element of desk-based research, it was concluded that five LGS submissions met one or more "demonstrably special" criteria. The remaining submissions did not satisfy any "demonstrably special" criteria.

Assessment criteria 4. a) Is the green space consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services?

LGS No	Parish, Settlement	Submission Ref - Address	<p>4. a) Is the green space consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services?</p> <p>✓ - "Yes" , ✗ - "No" or ? "Unknown", followed by justification</p>
1	Chatteris CP, Chatteris	Wenny Road Meadow (aka Manor Park, Rickwood's Field and Top Field) Behind Manor House Wenny Road	<p style="text-align: center;">?</p> <p>The site is currently allocated in the Fenland Local Plan 2014 and the East Chatteris Broad Concept Plan (BCP) was approved in 2017 which sets principles to guide its development, this includes an area of open space to the west.</p> <p>Local Green Space designations will not normally be appropriate for sites with existing planning permission, allocated in the Local Plan or a Neighbourhood Plan, or otherwise necessary to meet the development needs of the district (unless it can be demonstrated that the space can be incorporated into the scheme, such as by providing open space serving the development).</p> <p>The site was promoted as a potential allocation during the call for sites in October 2019 (SHELAA Ref 40284), however, this site has not been included in the draft Local Plan. This is due to slow progress made towards delivery of the site.</p> <p>However, during the production of the Local Plan a planning application has been submitted (F/YR21/0981/F) for 93 units. This covers a smaller part of the site towards the south, and also includes an area of open space towards the west identified as protected archaeological open space (as shown in the BCP). A decision on this application is still pending. However, a decision will be based on the adopted Local Plan (2014) and the East Wisbech strategic Allocation and BCP.</p> <p>Therefore, at this draft stage, it is unclear if the proposed LGS is consistent with the local planning of sustainable development. But it can be agreed that the area to the west of the site is likely to remain as open space if a planning application was approved.</p>

LGS No	Parish, Settlement	Submission Ref - Address	4. a) Is the green space consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services? ✓ - "Yes", ✗ - "No" or ? "Unknown", followed by justification	
2	Chatteris CP, Chatteris	Little Acre Fen Pocket Park Little Acre Fen Drove	✓	<p>Yes, the site is within easy reach and conveniently located for residents especially in the southern part of the town. Will contribute to health and well being and sustainable development principles.</p>
3	Chatteris CP, Chatteris	Part of whats known as the 'Wenny meadow' Wenny Road	?	<p>The site forms part of the East Wisbech Strategic Allocation allocated in the Fenland Local Plan 2014 and the East Chatteris Broad Concept Plan (BCP) was approved in 2017 which sets principles to guide its development, this includes an area of open space to the west.</p> <p>Local Green Space designations will not normally be appropriate for sites with existing planning permission, allocated in the Local Plan or a Neighbourhood Plan, or otherwise necessary to meet the development needs of the district (unless it can be demonstrated that the space can be incorporated into the scheme, such as by providing open space serving the development).</p> <p>This proposed LGS forms part of the wider strategic allocation promoted as a potential allocation during the call for sites in October 2019 (SHELAA Ref 40284), however, this site has not been included in the draft Local Plan. This is due to slow progress made towards delivery of the site.</p> <p>However, during the production of the Local Plan a planning application has been submitted (F/YR21/0981/F) for 93 units. This covers a smaller part of the site towards the south, and also includes an area of open space towards the west identified as protected archaeological open space (as shown in the BCP). A decision on this application is still pending. However, a decision will be based on the adopted Local Plan (2014) and the East Wisbech strategic Allocation and BCP.</p> <p>Therefore, at this draft stage, it is unclear if the proposed LGS consistent with the local planning of sustainable development.</p>

LGS No	Parish, Settlement	Submission Ref - Address	4. a) Is the green space consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services? ✓ - "Yes" , ✗ - "No" or ? "Unknown", followed by justification	
4	Leverington CP, Leverington	Richmond Way	✓	As part of the accessible open space in the village, the site contributes to sustainable development.
5	March CP, March	Grassed area in Fairfax Way	✓	Yes, very unlikely to be supported for development as would likely meet significant opposition from locals if proposed. Consistent with sustainable development.
6	March CP, March	Area of grass at The Greys	✓	Yes, site forms part of the open space offer for the estate and would be very unlikely to be supported for development. Consistent with sustainable development.
7	March CP, March	Breton Avenue	✓	Yes, previously proposals to build 2 dwellings on East part of site were met with this opposition from about 60 residents. Very unlikely to come forward for development. Consistent with sustainable development.
8	March CP, March	Frontage to Upwell Road	✓	The site is capable of enduring beyond the plan. Unlikely to be supported if it comes forward for development. Consistent with sustainable development.
9	March CP, March	The Sconce Breton Way	✓	Yes, site is protected as a scheduled monument and will not be suitable for development during or beyond the plan period and is therefore consistent with sustainable development.
10	March CP, March	Riverside park	✗	The North and West part of the site area forms part of an extension to West End park although not yet implemented. The southern area is subject to development of services.
11	Tydd St Giles CP, Tydd St Giles	Field running the length of Newgate Road Tydd St Giles	✓	Site has been subject to development proposals as part of call for sites exercise for emerging Local Plan, but has not been identified for development.
12	Whittlesey CP, Eastrea	Ex. Pig field Ref F/YR19/0559/O Land south of 6-26 Wype Road	✗	Site has been subject to a number of planning proposals. Whilst application F/YR19/0559/O was refused planning permission by Fenland District Council, the application is currently in the appeals process and is pending determination.
13	Whittlesey CP, Whittlesey	Whittlesea Station Wood Off Station Road to the left of the car parking area for Whittlesea Station	✓	The site is part of a designated local nature reserve and should endure beyond the plan. Is consistent with sustainable development
14	Wisbech St Mary CP, Wisbech St	8.5 acre open space, Station Road	✓	The site is in use as arable farmland. It is not identified for development in the emerging Local Plan and is therefore designation remains consistent with sustainable development principles.

LGS No	Parish, Settlement	Submission Ref - Address	4. a) Is the green space consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services? ✓ - "Yes" , ✗ - "No" or ? "Unknown", followed by justification
	Mary		

4.6. Following site visits and an element of desk-based research, it was concluded that 10 LGS submissions are consistent with the local planning of sustainable development. Two submissions are located within an existing Local Plan allocation and subject to a planning application, at this stage it is unclear if these sites are consistent with the local planning of sustainable development. The remaining 2 green spaces are therefore incompatible with local planning and sustainable development.

Assessment criteria 4. b) Is the green space capable of enduring beyond the plan period?

LGS No	Parish, Settlement	Submission Ref - Address	4. b) Is the green space capable of enduring beyond the plan period? ✓ - "Yes" , ✗ - "No", or ? "Unknown" followed by justification
1	Chatteris CP, Chatteris	Wenny Road Meadow (aka Manor Park, Rickwood's Field and Top Field) Behind Manor House Wenny Road	<p>?</p> <p>The site is currently allocated in the Fenland Local Plan 2014 and the East Chatteris Broad Concept Plan (BCP) was approved in 2017 which sets principles to guide its development, this includes an area of open space to the west.</p> <p>Local Green Space designations will not normally be appropriate for sites with existing planning permission, allocated in the Local Plan or a Neighbourhood Plan, or otherwise necessary to meet the development needs of the district (unless it can be demonstrated that the space can be incorporated into the scheme, such as by providing open space serving the development).</p> <p>The site was promoted as a potential allocation during the call for sites in October 2019</p>

LGS No	Parish, Settlement	Submission Ref - Address	4. b) Is the green space capable of enduring beyond the plan period? ✓ - "Yes" , ✗ - "No", or ? "Unknown" followed by justification	
				<p>(SHELAA Ref 40284), however, this site has not been included in the draft Local Plan. This is due to slow progress made towards delivery of the site.</p> <p>However, during the production of the Local Plan a planning application has been submitted (F/YR21/0981/F) for 93 units. This covers a smaller part of the site towards the south, and also includes an area of open space towards the west identified as protected archaeological open space (as shown in the BCP). A decision on this application is still pending. However, a decision will be based on the adopted Local Plan (2014) and the East Wisbech strategic Allocation and BCP.</p> <p>Therefore, at this draft stage, it is unclear if the proposed LGS is 'capable of enduring beyond the end of the plan period'². But it can be agreed that the area to the west of the site is likely to remain as open space if a planning application was approved.</p>
2	Chatteris CP, Chatteris	Little Acre Fen Pocket Park Little Acre Fen Drove	✓	The site is in flood zone 3 and therefore inappropriate for development and therefore likely to endure beyond plan period.
3	Chatteris CP, Chatteris	Part of whats known as the 'Wenny meadow' Wenny Road	?	<p>The site forms part of the East Wisbech Strategic Allocation allocated in the Fenland Local Plan 2014 and the East Chatteris Broad Concept Plan (BCP) was approved in 2017 which sets principles to guide its development, this includes an area of open space to the west.</p> <p>Local Green Space designations will not normally be appropriate for sites with existing planning permission, allocated in the Local Plan or a Neighbourhood Plan, or otherwise necessary to meet the development needs of the district (unless it can be demonstrated that the space can be incorporated into the scheme, such as by providing open space serving the development).</p>

² NPPF paragraph 99

LGS No	Parish, Settlement	Submission Ref - Address	4. b) Is the green space capable of enduring beyond the plan period? ✓ - "Yes" , ✗ - "No", or ? "Unknown" followed by justification	
				<p>This proposed LGS forms part of the wider strategic allocation promoted as a potential allocation during the call for sites in October 2019 (SHELAA Ref 40284), however, this site has not been included in the draft Local Plan. This is due to slow progress made towards delivery of the site.</p> <p>However, during the production of the Local Plan a planning application has been submitted (F/YR21/0981/F) for 93 units. This covers a smaller part of the site towards the south, and also includes an area of open space towards the west identified as protected archaeological open space (as shown in the BCP). A decision on this application is still pending. However, a decision will be based on the adopted Local Plan (2014) and the East Wisbech strategic Allocation and BCP.</p> <p>Therefore, at this draft stage, it is unclear if the proposed LGS is 'capable of enduring beyond the end of the plan period'³.</p>
4	Leverington CP, Leverington	Richmond Way	✓	As part of the accessible open space in the village, the site is capable of enduring beyond the plan.
5	March CP, March	Grassed area in Fairfax Way	✓	Yes, very unlikely to be supported for development as would likely meet significant opposition from locals if proposed. Consistent with sustainable development.
6	March CP, March	Area of grass at The Greys	✓	Yes, site forms part of the open space offer for the estate and would be very unlikely to be supported for development. Consistent with sustainable development .
7	March CP, March	Breton Avenue	✓	Yes, previously proposals to build 2 dwellings on East part of site were met with this opposition from about 60 residents. Very unlikely to come forward for development. Consistent with sustainable development.

³ NPPF paragraph 99

LGS No	Parish, Settlement	Submission Ref - Address	4. b) Is the green space capable of enduring beyond the plan period?	
			✓ - "Yes", ✗ - "No", or ? "Unknown" followed by justification	
8	March CP, March	Frontage to Upwell Road	✓	The site is capable of enduring beyond the plan. Unlikely to be supported if it comes forward for development. Consistent with sustainable development.
9	March CP, March	The Sconce Breton Way	✓	Yes, site is protected as a scheduled monument and will not be suitable for development during or beyond the plan.
10	March CP, March	Riverside park	✗	The North and West part of the site area forms part of an extension to West End park although not yet implemented. The southern area is subject to development of services. Overall too soon to say.
11	Tydd St Giles CP, Tydd St Giles	Field running the length of Newgate Road Tydd St Giles	✓	The site is in use for crop production and is not likely to be required to meet development needs, and is therefore capable of enduring beyond the plan period.
12	Whittlesey CP, Eastrea	Ex. Pig field Ref F/YR19/0559/O Land south of 6-26 Wype Road	✗	Site has been subject to a number of planning proposals and may not endure beyond the plan.
13	Whittlesey CP, Whittlesey	Whittlesea Station Wood Off Station Road to the left of the car parking area for Whittlesea Station	✓	The site is part of a designated local nature reserve and should endure beyond the plan. Is consistent with sustainable development
14	Wisbech St Mary CP, Wisbech St Mary	8.5 acre open space, Station Road	✓	The site is in use as arable farmland. It is not identified for development in the emerging Local Plan and is therefore capable of enduring beyond the plan period.

4.7. Following site visits and an element of desk-based research, it was concluded that 10 LGS submissions are capable of enduring beyond the plan period. For two sites it is unclear, at this stage if the sites are capable of enduring beyond the plan period, due to pending planning application. The remaining 2 green spaces are therefore not capable of enduring beyond the plan period.

Suitability for designation

4.8. The following table draws conclusions on each sites green space’s suitability for Local Green Space designation, based on whether the green space satisfies the preceding assessment criteria.

Overall suitability

LGS No	Parish, Settlement	Submission Ref - Address	Overall suitability for designation ✓ - "Yes" or ✗ - "No", followed by justification
1	Chatteris CP, Chatteris	Wenny Road Meadow (aka Manor Park, Rickwood's Field and Top Field) Behind Manor House Wenny Road	<p>REDUCED SITE:</p> <p>Multiple submissions were received for this proposed space, including a petition signed by more than a thousand people demonstrating that the space is 'demonstrably special' to the community it serves. The LGS proposal also satisfies the NPPF tests in terms of 'proximity to community it serves' and that it is 'not an extensive tract of land'. This shows that the site would provide a significant contribution to sustainable development if designated as Local Green Space and if access could be guaranteed.</p> <p>However, as explained in tables 4a and 4b at this stage it is unclear if this space meets the NPPF requirements to be 'consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services' and if it is capable of 'enduring beyond the plan period'.</p> <p>The site is currently allocated in the Fenland Local Plan 2014 and the East Chatteris Broad Concept Plan (BCP) was approved in 2017 which sets the principles to guide its development, this includes an area of open space to the west.</p> <p>Local Green Space designations will not normally be appropriate for sites with existing planning permission, allocated in the Local Plan or a Neighbourhood Plan, or otherwise</p>

LGS No	Parish, Settlement	Submission Ref - Address	Overall suitability for designation ✓ - "Yes" or ✗ - "No", followed by justification
			<p>necessary to meet the development needs of the district (unless it can be demonstrated that the space can be incorporated into the scheme, such as by providing open space serving the development).</p> <p>The site was promoted as a potential allocation during the call for sites in October 2019 (SHELAA Ref 40284), however, this site has not been included in the draft Local Plan. This is due to slow progress made towards delivery of the site.</p> <p>However, during the production of the Local Plan a planning application has been submitted (F/YR21/0981/F) for 93 units. This covers a smaller part of the site towards the south, and also includes an area of open space towards the west identified as protected archaeological open space (as shown in the BCP). A decision on this application is still pending. However, a decision will be based on the adopted Local Plan (2014) and the East Wisbech BCP.</p> <p>Therefore, at this draft stage, it is unclear if the proposed LGS is 'capable of enduring beyond the end of the plan period'. But it can be agreed that the area to the west of the site is likely to remain as open space if a planning application was approved.</p> <p>Therefore, at the draft Local Plan stage, it is recommended that the area identified for open space in the Council's adopted BCP should be included in the emerging Local Plan as an area of Local Green Space. This recognises the local community support for the area, but also takes into account the possibility of future development. As the plan progresses towards submission this will be reviewed taking into account comments submitted during the consultation and latest information regarding the planning application.</p>

LGS No	Parish, Settlement	Submission Ref - Address	Overall suitability for designation ✓ - "Yes" or ✗ - "No", followed by justification	
2	Chatteris CP, Chatteris	Little Acre Fen Pocket Park Little Acre Fen Drove	✓	The LGS proposal satisfies all national policy tests and is therefore suitable for designation as a Local Green Space.
3	Chatteris CP, Chatteris	Part of whats known as the 'Wenny meadow' Wenny Road	✗	<p>The site forms part of the East Wisbech Strategic Allocation allocated in the Fenland Local Plan 2014 and the East Chatteris Broad Concept Plan (BCP) was approved in 2017 which sets principles to guide its development, this includes an area of open space to the west.</p> <p>Local Green Space designations will not normally be appropriate for sites with existing planning permission, allocated in the Local Plan or a Neighbourhood Plan, or otherwise necessary to meet the development needs of the district (unless it can be demonstrated that the space can be incorporated into the scheme, such as by providing open space serving the development).</p> <p>This proposed LGS forms part of the wider strategic allocation promoted as a potential allocation during the call for sites in October 2019 (SHELAA Ref 40284), however, this site has not been included in the draft Local Plan. This is due to slow progress made towards delivery of the site.</p> <p>However, during the production of the Local Plan a planning application has been submitted (F/YR21/0981/F) for 93 units. This covers a smaller part of the site towards the south, and also includes an area of open space towards the west identified as protected archaeological open space (as shown in the BCP). A decision on this application is still pending. However, a decision will be based on the adopted Local Plan (2014) and the East Wisbech strategic Allocation and BCP.</p> <p>Therefore, at this draft stage, it is unclear if the proposed LGS is 'capable of enduring beyond the end of the plan period'.</p>

LGS No	Parish, Settlement	Submission Ref - Address	Overall suitability for designation ✓ - "Yes" or ✗ - "No", followed by justification	
4	Leverington CP, Leverington	Richmond Way	✗	The LGS proposal satisfies all national policy tests and is therefore suitable for designation as a Local Green Space. Whilst this green area is of value, there is insufficient evidence that the site is 'demonstrably special' to the community it serves.
5	March CP, March	Grassed area in Fairfax Way	✗	The submitted LGS proposal does not satisfy the national policy tests and is therefore not suitable for Local Green Space designation. Whilst this green area is of value, there is insufficient evidence that the site is 'demonstrably special' to the community it serves.
6	March CP, March	Area of grass at The Greys	✗	The submitted LGS proposal does not satisfy the national policy tests and is therefore not suitable for Local Green Space designation. Whilst this green area is of value, there is insufficient evidence that the site is 'demonstrably special' to the community it serves.
7	March CP, March	Breton Avenue	✗	The submitted LGS proposal does not satisfy the national policy tests and is therefore not suitable for Local Green Space designation. Whilst this green area is of value, there is insufficient evidence that the site is 'demonstrably special' to the community it serves.
8	March CP, March	Frontage to Upwell Road	✗	The submitted LGS proposal does not satisfy the national policy tests and is therefore not suitable for Local Green Space designation. Whilst this green area is of value, there is insufficient evidence that the site is 'demonstrably special' to the community it serves.
9	March CP, March	The Sconce Breton Way	✓	The LGS proposal satisfies all national policy tests and is therefore suitable for designation as a Local Green Space. The site is suitable for designation as a Local Green Space as it satisfies the national policy tests. However, the site already benefits from protection through the planning system due to its status as a Scheduled Monument. Consideration will need to be given to whether LGS designation affords the site any greater status or protection from development, and therefore whether it is desirable to designate the site as a Local Green Space.

LGS No	Parish, Settlement	Submission Ref - Address	Overall suitability for designation ✓ - "Yes" or ✗ - "No", followed by justification	
10	March CP, March	Riverside park	✗	<p>The submitted LGS proposal does not satisfy the national policy tests and is therefore not suitable for Local Green Space designation.</p> <p>There is insufficient evidence that the site is 'demonstrably special' to the community. At present the site is not publicly accessible. Whilst there is a proposal to extend West End Park onto part of the site, this has not yet been implemented. Therefore it would be premature for the site to be designated as significance to communities not been yet been established on the ground.</p>
11	Tydd St Giles CP, Tydd St Giles	Field running the length of Newgate Road Tydd St Giles	✗	<p>The submitted LGS proposal does not satisfy the national policy tests and is therefore not suitable for Local Green Space designation.</p> <p>The site is in use for arable farming and is not accessible to the public. There is insufficient evidence that the site is 'demonstrably special' to the community.</p>
12	Whittlesey CP, Eastrea	Ex. Pig field Ref F/YR19/0559/O Land south of 6-26 Wype Road	✗	<p>The submitted LGS proposal does not satisfy the national policy tests and is therefore not suitable for Local Green Space designation.</p> <p>The site is not publicly accessible. There is a narrow access point with the public highway, however access is restricted by a locked gate. There is insufficient evidence that the site is 'demonstrably special' to the community it serves.</p> <p>The site visit photos show that the site is currently being marketed as development land.</p> <p>It appears unlikely that the site is of significant value to the community since it cannot be accessed by them. For example, the LGS submission indicates that the site is of recreational value, but this is clearly not the case as the site is inaccessible. Since the site is not publicly accessible the site visit was unable to verify whether the site meets many of the other local green space criteria.</p> <p>The southern part of the site appears to include a dwelling, which may be incompatible with designation as LGS.</p>

LGS No	Parish, Settlement	Submission Ref - Address	Overall suitability for designation ✓ - "Yes" or ✗ - "No", followed by justification	
				Application F/YR19/0559/O was refused planning permission by Fenland District Council. However, the application is currently in the appeals process and is pending determination.
13	Whittlesey CP, Whittlesey	Whittlesea Station Wood Off Station Road to the left of the car parking area for Whittlesea Station	✓	The LGS proposal satisfies all national policy tests and is therefore suitable for designation as a Local Green Space. Whilst suitable for LGS designation, the green space is located within a Local Nature Reserve and therefore benefits from some existing protection through the planning system. Consideration will need to be given to the need to designate as a Local Green Space.
14	Wisbech St Mary CP, Wisbech St Mary	8.5 acre open space, Station Road	✗	The submitted LGS proposal does not satisfy the national policy tests and is therefore not suitable for Local Green Space designation. There is insufficient evidence that the site is demonstrably special to the local community. The site is currently in use as arable farmland.

4.9. In conclusion, three green spaces and one reduced area of green space satisfied all assessment criteria and are suitable for Local Green Space designation. The remaining 10 green spaces did satisfy all assessment criteria, and are therefore incompatible with national policy and not suitable for designation.

Recommendations

4.10. The following sites are suitable for designation as Local Green Spaces, by virtue of satisfying all assessment criteria.

LGS No	Parish, Settlement	Submission Address	Submission Ref
1	Chatteris CP, Chatteris	Wenny Road Meadow (aka Manor Park, Rickwood's Field and Top Field) Behind Manor House Wenny Road	Part of sites - 60001, ..02, ..03, ..09, ..10, ..13, ..14, ..15, ..16, ..17, ..18, ..19, ..20, ..21, ..22, ..23, ..24, ..25, ..26, ..27, ..28, ..29, ..30, ..31, ..32, ..33, ..34, ..35, ..36, ..39, ..40, ..42
2	Chatteris CP, Chatteris	Little Acre Fen Pocket Park Little Acre Fen Drove	60011, 60045
9	March CP, March	The Sconce Breton Way	60008
13	Whittlesey CP, Whittlesey	Whittlesea Station Wood Off Station Road to the left of the car parking area for Whittlesea Station	60046

Wenny Road Meadow green spaces

4.11. The Wenny Road Meadow site received considerable community support for its designation, as demonstrated multiple submissions and an accompanying submission. The green space was assessed and concluded to satisfy all assessment criteria.

4.12. Wenny Road Meadow is falls within a site allocated for development by the current adopted Fenland Local Plan 2014. However development has not been forthcoming and the site is not proposed for allocation in the emerging Local Plan.

4.13. Since the site is allocated by the current Local Plan, it is possible that the planning status of the green space could change over the course of preparing the new Local Plan (for example, through the submission of a valid planning application). If the planning status of the Wenny Road Meadow were to change prior to adoption of the emerging Local Plan, it will be necessary to reassess this green space – the result being the green space would likely not be consistent with the local planning of sustainable development (assessment criterion 4a).

The Sconce, Breton Way, March

- 4.14. LGS submission “60008 - *The Sconce Breton Way*” is suitable for designation as a Local Green Space. However, the space is already designated as a Scheduled Monument. As discussed in section 2, it may not always be desirable to designate green spaces which benefit from existing statutory and policy designations.
- 4.15. Following assessment it was concluded that LGS designation of The Sconce is of benefit to the community served by the space. Scheduled Monument designation reflects the site’s historic value. However the LGS assessment concluded that The Sconce is demonstrably special due to significance for beauty, historic value, recreation value, tranquillity, and wildlife value.

Whittlesea Station Wood

- 4.16. Similarly, LGS submission “60046 - *Whittlesea Station Wood...*” is suitable for designation as a Local Green Space and is already designated as a Local Nature Reserve.
- 4.17. Following assessment it was concluded that LGS designation of Whittlea Station Wood is of benefit to the community served by the space. Local Nature Reserve designation reflects the site’s wildlife value. However the LGS assessment concluded that The Sconce is demonstrably special due to its significance for beauty and tranquillity, in addition to wildlife value.
- 4.18. In conclusion, the following green spaces are suitable for designation as Local Green Space through the emerging Local Plan:
- Wenny Road Meadow, Chatteris (Reduced site)
 - Little Acre Fen Pocket Park, Little Acre Fen Drove, Chatteris
 - The Sconce, Breton Way, March
 - Whittlesea Station Wood
- 4.19 The designated Local Green Spaces can ne viewed on the www.fenland.gov.uk/policiesmap

