

# Local Green Space

A background document to  
support the draft Island  
Planning Strategy

June 2022

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## Executive Summary

The National Planning Policy Framework published in March 2012 introduced the concept of a Local Green Space designation. Subsequent revisions to the National Planning Policy Framework continue to recognise the importance of this designation to local communities and the latest revised National Planning Policy Framework was published in July 2021. This is a discretionary designation to be made by inclusion within a local development plan or neighbourhood development plan. Paragraph 10 of the revised National Planning Policy Framework says “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 the”. These designations would rule out new development in communities other than in very special circumstances and would need to last beyond the end of the plan period.

The purpose of the document is to set out the background to the proposed designation of Local Green Space in the draft Island Planning Strategy. Sites were assessed based on the site information provided, the current development status of the site (for example if the site was already allocated for development or had an extant permission or had been included in the Strategic Housing Land Availability Assessment), any designations on the site e.g. Conservation Area, Open Space, Village Green, Site of Importance for Nature Conservation etc. and their accordence with the criteria laid out in paragraph 102 of the National Planning Policy Framework. Following the close of the public consultation in October 2021, all comments were reviewed and considered and where appropriate, further changes were made to the draft Island Planning Strategy and evidence base documents. A final draft (known as a Regulation 19 submission version) of the plan has now been produced and will be subject to further period of public representation later in 2022, before the plan is submitted to the government for examination.

Key findings from the report concluded that 36 sites are considered to be demonstrably special to the community and therefore suitable for Local Green Space designation.

On adoption of the draft Island Planning Strategy, there will be a policy on Local Green Space and sites will be shown on the policies map. This means that only proposals that provide opportunities to enhance Local Green Spaces will be permitted and that proposals that would harm them, will only be permitted in very special circumstances, which are likely only to be where proposals result in a significant Island-wide economic benefit.



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## 1. Introduction

- 1.1 This document has been prepared by the Isle of Wight Council (the council) to inform the policy approach for Local Green Space (LGS) in the draft Island Planning Strategy (IPS).
- 1.2 The intention of the document is to set out the background to the proposed designation of LGS in the draft IPS. It will give details of the national and local policy on LGS and explain the methodology used by the council to designate sites. A list of all sites is set out in the LGS Assessment Matrix in Appendix 1, along with a reason for inclusion or non-inclusion in the draft IPS.

## 2. National Policy

- 2.1 The National Planning Policy Framework (NPPF) published in March 2012 introduced the concept of LGS designation. Subsequent revisions to the NPPF continue to recognise the importance of this designation to local communities and the latest revised [NPPF](#) was published in July 2021. This is a discretionary designation to be made by inclusion within a local development plan or neighbourhood development plan. Paragraph 101 of the NPPF refers to local communities and how they should be given the opportunity to identify and protect greenspaces of particular importance to them through local and neighbourhood plans. These designations would rule out new development in communities other than in very special circumstances and would need to last beyond the end of the plan period. Furthermore, identifying land as LGS should be consistent with the planning of sustainable development and complement investment in sufficient homes, jobs and essential services.
- 2.2 Paragraph 102 of the NPPF notes that the designation would not be appropriate for most green areas and open space. It then sets out the following criteria for designating local green spaces:
- 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.
- 2.3 Policies within the local development plan or neighbourhood development plan for managing development within a LGS designation should be consistent with the policies protecting green belts within the NPPF.
- 2.4 Additional guidance is provided in the [National Planning Practice Guidance](#) section on ‘open space, sports and recreation facilities, public rights of way and local green space’.
- 2.5 Given the inclusion of the new designation in the NPPF it was considered appropriate to include a policy and site allocations for LGS in the draft IPS.

### 3. Local Policy

- 3.1 The draft IPS includes a policy on Local Green Spaces. Policy EV7 talks about the sites that are shown as Local Green Space on the policies map and that the sites are designated and development should not take place in these locations, other than in very special circumstances.
- 3.2 The Island Plan Core Strategy was adopted in March 2012. Policy DM13 'Green Infrastructure' of the Core Strategy refers to the need to protect, enhance and manage a diverse network of multi-functional Green Infrastructure assets<sup>1</sup> across the Island. As part of this policy the council also designated a number of sites important for open space, sport and recreation.
- 3.3 Under the Core Strategy, Area Action Plans (AAPs) were proposed to provide detailed policy guidance for the three key regeneration areas set out in policy SP1 of the [Core Strategy](#). Work was undertaken on the AAPs, and the work to date includes a series of policies. Policies AAP1 Medina Valley, AAP 2 Ryde and AAP3 The Bay refer to the need to determine how the identified deficiency in Green Infrastructure in these areas can be addressed.
- 3.4 AAPs for the Medina Valley, Ryde and The Bay were prepared at this time to recognise and address the individual characteristics and needs of each area. This work and the consultation responses were used to inform the review and the draft IPS.
- 3.5 Details of consultation undertaken by the council between the adoption of the Core Strategy and the formulation of the draft IPS is set out below. The consultation exercises focused on giving local communities the opportunity to propose greenspaces that were important to them in their local area.

#### Targeted stakeholder consultation

- 3.6 Following the adoption of the Core Strategy, the council undertook a targeted stakeholder consultation in May 2012 on the issues of settlement coalescence and local green gaps<sup>2</sup> as a potential mechanism for preventing settlement coalescence.
- 3.7 All town and parish councils within the each of the former AAP areas were asked a number of questions including the following:
- Within your parish are there any areas that you could justify and evidence as being particularly under pressure from settlement coalescence? Please be aware of the guidance in the NPPF with regard to "what not to do when identifying local green gaps".
  - Are there any particular approach(es) that you could justify and evidence as being appropriate within a local green gap (i.e. a general presumption against certain types of scales of development).

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<sup>1</sup> Table 7.3 of the Island Plan Core Strategy (page 173) lists the types of assets that form the GI network and include allotments, play areas, cemeteries and churchyards, towns and village greens, local rights of way, small woodlands, common lands, parks, vacant & derelict land and open countryside amongst others.

<sup>2</sup> The NPPF introduced the concept of LGS in March 2012. Given that this consultation was undertaken in May 2012, just after the NPPF came into force, the terminology 'Local Green Gaps' was used to deal with LGS and the issue of 'Settlement Coalescence' at the same time.

3.8 The response to the questions the council raised on local green gaps is identified below.

Table 4.1: Response to targeted stakeholder consultation

Parish Council	Views
Whippingham Parish Council	The need to retain the gaps provided by the fields between Hawthorn Meadows, the Church, Priory School and GKN Technology Park and the fields between Medina Park and the Church both sides of Folly Lane. They also wish to retain the area of greenspace around the racecourse roundabout.

3.9 These areas of land were added to the LGS Assessment Matrix in Appendix 1 and were assessed for inclusion or non-inclusion in the AAPs.

#### **AAP informal discussion documents consultation**

3.10 The LPA carried out a further consultation on a range of issues (including green infrastructure) in May 2014. The AAP discussion documents included a section on GI deficiency and how this could be addressed in each area. Local communities were given the opportunity to propose greenspaces that may improve the GI provision in the Medina Valley, Ryde and The Bay as part of their representation on the plan. The following question was asked:

- Can you think of any other opportunities there may be to improve the GI provision in the Medina Valley/Ryde/The Bay?

3.11 Although the consultation did not specifically refer to LGS, it was focused on giving local communities the opportunity to propose greenspaces that were important to them in their local area and may contribute to the wider GI network across the Island. It is clear in paragraph 101 of the NPPF<sup>3</sup> that local communities should be given the opportunity to identify greenspaces of particular importance, through local and neighbourhood plans. Following the consultation, all representations received were assessed for inclusion or non-inclusion in the AAPs and can be found in the LGS Assessment Matrix in Appendix 1.

3.12 There was also ongoing liaison and consultation between planning officers and elected members and Parish and Town Councils since 2013. This included quarterly meetings and informed the identification of potential sites for their community value. Two sites in Fishbourne and one site in Godshill were also assessed. These sites were submitted to the council by Fishbourne Parish Council and Godshill Parish Council.

3.13 It is considered that this approach would ensure that LGS's important to the community were considered. A total of 39 representations<sup>4</sup> were received on greenspaces, which the council assessed for inclusion or non-inclusion in the AAPs.

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<sup>3</sup> Paragraph 101 of the latest revised NPPF July 2021

<sup>4</sup> One representation was received from the 'targeted stakeholder consultation' and 38 representations were received from the 'AAP informal discussion documents consultation'. Of these representations, 2 were not included in the assessment because the sites fell outside of the AAP boundary. These sites are identified in paragraph 4.15.



## **AAP Draft Plan consultation**

- 3.14 Further consultation took place in November and December 2015. The six week consultation included a policy on LGS and designated 9 LGS's across the three AAP areas. The designations were shown on the proposals map for each area.
- 3.15 Following the consultation, a total of 17 representations were received and identified potential sites for their community value. Two representations expressed support for four sites<sup>5</sup>, one representation requested an extension to a LGS site<sup>6</sup> and one representation was not included<sup>7</sup>.
- 3.16 A total of 51<sup>8</sup> sites were assessed in accordance with the methodology set out below. The previous sites, and in particular, the nine selected for LGS designation were reviewed as part of this assessment<sup>9</sup>. This was to ensure a consistent assessment of each site given the significant increase in the number of sites assessed.

## **Draft Island Planning Strategy**

- 3.17 The draft IPS includes a policy on LGS and sites identified as LGS are shown on the Policies Map. This replaces the draft IPS that was consulted on in 2018/19 when over 3,000 comments were received during the consultation. A significant number of these related to the proposed housing number over the proposed plan period but also included comments on LGS sites.
- 3.18 The new Draft IPS considers many of those comments, includes a major change to the council's strategy for accommodating future housing needs as well as including new updates to the evidence base and changes to national planning policy.
- 3.19 Following the close of the public consultation in October 2021, all comments were reviewed and considered and where appropriate, further changes were made to the draft Island Planning Strategy and evidence base documents. A final draft (known as a Regulation 19 submission version) of the plan has now been produced and will be subject to a period of public representation later in 2022, before the plan is submitted to the government for examination.
- 3.20 This document has been updated to consider comments received from local communities and landowners during the previous consultation period. The list of sites can be found in the LGS Assessment Matrix in Appendix 1 and proposed LGS sites are shown on the Policies Map. Following the adoption of the plan, appropriate sites will be formally designated.
- 3.21 The following section of the document explains the methodology used to decide which LGS's should be designated.

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<sup>5</sup> These sites were designated following the AAP draft plan consultation..

<sup>6</sup> Swanmore Meadow site (Ref: LGS/46) was reassessed to include the fields to the north of the site.

<sup>7</sup> Representation referred to designating a large area of land to prevent settlement coalescence. This was considered as part of the settlement coalescence evidence base work.

<sup>8</sup> 3 sites put forward by Shanklin Town Council were considered for designation as LGS.

<sup>9</sup> The site area of Batts Copse (Ref: LGS/59) was extended to the local nature reserve boundary and reassessed following information submitted by the local community.

## 4. Methodology

4.1 Potential LGS sites must meet the criteria set out in the NPPF and further guidance in the NPPG. These criteria are not specific but act as guidance which should be interpreted at the local level.

### Assessment Criteria

4.2 Sites were assessed based on the site information provided, the current development status of the site<sup>10</sup> (for example if the site was already allocated for development or had been included in the <sup>11</sup>SHLAA), any designations on the site e.g. Open Space, Village Green, Site of Importance for Nature Conservation and their accordance with the criteria laid out in the NPPF.

4.3 The criteria by which a site should be assessed as a “green area of particular importance” to the community are expressed in the NPPF as:

- 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.
- Local in character and is not an extensive tract of land.

4.4 Not every potential site will meet all the criteria set out above, however in order to ensure that any designation on the Island is robust all sites must meet the local criteria.

4.5 The local criteria were used to create a LGS Assessment Matrix. The greenspaces proposed in the public consultation were entered into the Matrix along with sites identified by elected members and parish and town councils and assessed against the criteria. These included some greenspaces designated as open space under Policy DM13 (Green Infrastructure) of the Core Strategy. The criteria are set out below and the Matrix can be found in Appendix 1.

1. Not with an extant planning permission within which the Local Green Space could not be provided.
2. Not allocated for development in the draft Island Planning Strategy, unless it can be shown that the housing allocation is not strategic and can be accommodated elsewhere in the locality; or alternatively that the Local Green Space could be incorporated within the site as part of the allocation.
3. Local in character and not an extensive tract of land.
4. In proximity to the community it serves.
5. Demonstrably special to the local community.

#### And all sites must meet at least one of the following criteria:

- Particular local significance because of its beauty.
- Particular local significance because of its historic significance.
- Particular local significance because of its recreational value.
- Particular local significance because of its tranquillity.
- Particular local significance because of its wildlife.

<sup>10</sup> To ensure that designation was “consistent with the local planning of sustainable development” paragraph 101 of the NPPF.

<sup>11</sup> Isle of Wight Council’s Strategic Housing Land Availability Assessment 2018.

- 4.6 To provide further clarity, Natural England's Accessible Natural Greenspace Standards (ANGSt)<sup>12</sup> have been used to define the likely size of a LGS and its distance from the local community. For the purpose of this assessment, LGS should be located within 2km of the local community it serves and a site of 2ha or less should be located within 300m or (5 minutes walk) from the community it serves. Given the rural nature of the Island and specifically edge of settlement locations, in certain cases, it may be necessary to relax these requirements.
- 4.7 A site of over 20ha would be considered to be an 'extensive tract of land' and therefore sites of this size or over have not been recommended for designation as LGS.

#### **Site Visits**

- 4.8 Site visits and desk based appraisals using aerial and land use mapping were carried out to assess each site. A non-technical visual appraisal was made of all greenspaces to see whether they met the criteria as set out in the NPPF and subsequently the local criteria set out above. From the site visit there was either good evidence to show why a site was considered 'demonstrably special' or insufficient evidence to show why a site was more 'demonstrably special' than another greenspace of the same typology in the local area. Whether a site was an extensive tract of land and its proximity to the local community were also assessed. Following on from the appraisal, each site was either recommended for or not recommended for LGS designation.
- 4.9 The site visits were undertaken by a planning officer and another planning officer who was not involved in the site assessment work, to provide a further impartial view.

#### **Site Ownership**

- 4.10 The land ownership of all sites recommended for inclusion in the draft IPS was investigated. Land owners of any sites that are included as potential LGS's within the draft IPS were notified of the site's inclusion when the draft IPS was released for consultation<sup>13</sup>.

#### **Extant Permissions and Sites Put Forward to the Council through the SHLAA**

- 4.11 In accordance with the local criteria, any site with an extant permission for development or allocated for development in the draft IPS will not be recommended for designation as LGS. This is to ensure that all designations are consistent with the local planning of sustainable development<sup>14</sup>, unless in the case of the draft IPS it can be shown that the housing allocation is not strategic and can be accommodated elsewhere in the locality; or alternatively that the LGS could be incorporated within the site as part of the allocation. All extant permissions and SHLAA information were added into the LGS Assessment Matrix.
- 4.12 The purpose of the SHLAA is to provide a future supply of land which is suitable, available and achievable for housing uses over the draft IPS plan period. This is a strategic level assessment of each site's ability to provide a sustainable location for housing. It is important to note that the document does not allocate any site for housing or infer that planning permission will be granted and the categorisation of a site does not infer that it will be looked upon more

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<sup>12</sup> The extract from Natural England's ANGSt can be found in appendix 3.

<sup>13</sup> In accordance with paragraph 019 of the NPPG

<sup>14</sup> paragraph 101 of the NPPF

favourably than another<sup>15</sup>. However, sites that are identified as deliverable or developable have the potential to come forward for development over the plan period.

#### **Local in character and not an extensive tract of land**

- 4.13 The NPPF and the assessment criteria in paragraph 4.3 makes it clear that extensive tracts of land cannot be designated as LGS and sites must be local in character. These areas would normally be fairly self-contained with clearly-defined edges<sup>16</sup>. Furthermore, paragraph 4.7 defines a site over 20ha as an 'extensive tract of land' and should not be recommended for designation as LGS. For this assessment, blanket designations of open countryside within, adjacent to or outside of the defined settlement boundary will not be appropriate.
- 4.14 This meant that several sites such as the wetlands behind culver parade in Sandown and the area known as the Jordan Valley in Cowes could not be designated although they contribute to local identity and are considered to be demonstrably special to the local community. Some of these areas are, however, protected by other designations such as a Site of Importance for Nature Conservation and Site of Special Scientific Interest.
- 4.15 Shanklin Downs and America Wood in Shanklin are extensive tracts of land. They have not been included in this assessment because they fall outside<sup>17</sup> of the settlement boundary.

#### **Proximity to the community**

- 4.16 To provide further clarity, Natural England's Accessible Natural Greenspace Standards (ANGSt) have been used to define the size of each potential local green space and its distance from the local community and are set out in paragraph 4.6.
- 4.17 Within the draft IPS, the proposed greenspaces were located in reasonably close proximity to the communities they served. The only exception was the triangle of green by the racecourse roundabout in Whippingham which was not within 2km of the local community<sup>18</sup>.

#### **Demonstrably special to a local community**

- 4.18 During the assessment, it was more difficult to decide whether a site was demonstrably special to the local community and holds a particular local significance. The assessment was based on the NPPF and subsequent local criteria of beauty, historic significance, recreational value, tranquillity and richness of wildlife<sup>19</sup> which are in the most part subjective judgements<sup>20</sup>. The scoring ranged from some sites appearing to have no special elements with other sites identified as being demonstrably special in respect of each of the five criteria but as expressed

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<sup>15</sup> Further information on the categorisation of sites can be found in the SHLAA 2018.

<sup>16</sup> Open Space Society's Information Sheet No: C20 -Local Green Space Designation (2015) <http://www.oss.org.uk/wp-content/uploads/2016/04/C20-Local-Green-Space-Designation.pdf>

<sup>17</sup> The majority of the America Wood site area falls outside of the settlement boundary and therefore has not been included.

<sup>18</sup> Given the close distance to East Cowes, sites in Whippingham have been assessed for their proximity to the local community in East Cowes.

<sup>19</sup> A site with a Local Nature Reserve designation or a Site of Importance for Nature Conservation was assessed as having a 'richness of wildlife'.

<sup>20</sup> The Open Space Society's Information Sheet No: C20 -Local Green Space Designation (2015) has been used to help assess each site <http://www.oss.org.uk/wp-content/uploads/2016/04/C20-Local-Green-Space-Designation.pdf>

in the local criteria 'all sites must meet at least one of the criteria' to be considered as demonstrable special to the local community.

- 4.19 Whether the site was considered to be demonstrably special was down to the site information provided by relevant parties, the current development status of the site (for example if the site had an extant permission or had been included in the SHLAA) and the non-technical visual appraisal carried out on site including the use of aerial and land use mapping.

#### **Public Access**

- 4.20 It was important to establish whether the greenspaces were accessible to the public. All the sites recommended for designation as LGS had public access apart from one site. Access to Sandlands Allotments, Seaview is restricted.
- 4.21 The site is restricted to members, but membership is open to all local residents. Although access to the public is restricted, it is still considered to be of value to the local community and hold particular local significance because of its beauty, tranquillity and wildlife and as such has been recommended for designation as LGS. Details of the assessment can be found in the LGS assessment matrix.

#### **Existing Designation(s)**

- 4.22 It was also important to establish whether the greenspaces were covered by an existing designation. The NPPG refers to land that is already protected by a designate such as a Site of Importance for Nature Conservation or Open Space and that consideration should be given to whether additional benefit would be gained by designating a site as LGS on top of an existing designation. Of the 36 sites proposed, all sites have an existing designation apart from LGS/21, Castle Copse in East Cowes and LGS/89 Central Mead, Godshill. Although the remaining sites are already designated they are considered to be demonstrably special to the local community and have been recommended for LGS designation.

## **5. Conclusion**

- 5.1 It is considered that 36 sites are suitable for LGS designation. Below is a paragraph on each of the proposed designated sites explaining why each site is considered to be demonstrably special:

#### **Moor Green Reservoir Park and Allotments, Cowes**

- 5.2 Good evidence from the site visit that this is a demonstrably special park and allotments that are valued by the community. There are valued views into the site from surrounding residential development and the space is bounded by mature trees and hedgerows. The site contributes to the character and setting of the settlement and is local in scale.

#### **Land off St Marys Road, Cowes**

- 5.3 Nestled between terraced houses on St Marys Road, this site is an attracted compact space bounded by mature trees and shrubs. With access to the public, there is good evidence from the site visit that it contributes to the character and setting of the settlement and is valued by the local community.

#### 5.4 **Shrape Breakwater to Old Castle Point, East Cowes**

This greenspace includes grassland, recreation space and mature woodland and is situated on the seafront. It's setting contributes to the local character of the town, allows views to locally valued landmarks and is important to local wildlife. Good evidence that this is a demonstrably special site that is valued by the community.

#### **Castle Copse, East Cowes**

- 5.5 This is a densely wooded area with public access linking Sylvan Avenue with houses in Consort Gardens, Black Knight Close and Royalist Court. The copse is considered to be an important local community space for recreation that contributes to the character of the settlement.

#### **Medina Riverside Park, Newport**

- 5.6 The greenspace is accessible with mature trees and afford views across the river Medina towards Seaclose Park and surrounding countryside. Good evidence from the site visit that this is a demonstrably special park that is valued by the community and its setting contributes to the character of the area.

#### **Land surrounding Towngate Pond, Newport**

- 5.7 Situated in Newport town centre, this site is an attractive greenspace with grassed areas, mature trees and pleasant pond. The site is accessible and is a popular pedestrian link between Lower St James Street and Foxes Road. There is good evidence from the site visit that the site contributes to the character and setting of the area and is a demonstrably special greenspace.

#### **Pan Mill Meadows, Newport**

- 5.8 Situated between St Georges Way and rear of properties facing Medina Avenue, Pan Mill Meadows is covered by mature trees and has a stream that borders the western boundary. Its setting contributes to the character of the area and the sound of running water provides a small oasis of calm in this part of the greenspace. Although the site borders a main road to the east and traffic noise can be heard from this boundary, there is good evidence from the site visit that this is a demonstrably special greenspace. The site is managed by the Newport Rivers Group and hosts events run by Gift to Nature for the benefit of the community.

#### **Pan Country Park (1), Newport**

- 5.9 The site is located off Pan Lane, to the south east of Newport and was offered as a greenspace as part mitigation for the permission of the adjoin Pan development of 846 residential units. Good evidence from the site visit that this is a demonstrably special greenspace. The greenspace will make an important contribution to the physical form and layout of the settlement (once the new houses have been built) and allows views beyond, to the town and St Thomas Church. The site is managed by Gift to Nature on behalf of the Isle of Wight Council and hosts events for the benefit of the community.

### **Pan Country Park (2), Newport**

- 5.10 The site is located to the south east of Newport and was offered as a greenspace as part mitigation for the permission of the adjoin Pan development of 846 residential units. Good evidence from the site visit that this is a demonstrably special greenspace. The greenspace will make an important contribution to the physical form and layout of the settlement (once the new houses have been built) and allows views beyond, to the town and surrounding countryside. The site is managed by Gift to Nature on behalf of the Isle of Wight Council and hosts events for the benefit of the community.

### **Pan Country Park (3), Newport**

- 5.11 The site is located off Staplers Road, to the south east of Newport and was offered as a greenspace as part mitigation for the permission of the adjoin Pan development of 846 residential units. Although the site borders the main road to the north and traffic noise can be heard from the boundary, there is good evidence from the site visit that this is a demonstrably special greenspace. The greenspace will make an important contribution to the physical form and layout of the settlement (once the new houses have been built) and allows views beyond, to the town and surrounding countryside. The site is managed by Gift to Nature on behalf of the Isle of Wight Council and hosts events for the benefit of the community,

### **Vernon Square Garden, Ryde**

- 5.12 Vernon Square Garden is located just off Melville Street in the centre of Ryde and is enclosed by a traditional railing and stone wall. The garden is bordered by a mix of Regency and Victorian houses dating from the early 19<sup>th</sup> century. Good evidence from the site visit and the Vernon Square Trust that this is a demonstrably special greenspace. The site contributes to the character and setting of the settlement and makes an important contribution to its physical form and layout and is considered a green oasis of calm in the town centre.

### **Simeon Street Recreation Ground, Ryde**

- 5.13 Situated between Simeon Street, Rink Road and West Hill Road, Simeon Recreation Ground awards views of former Holy Trinity Church, Dover Street and grand elevated properties to the east of the park on West Hill Road and feels as though it is part of the local area. It is an attractive park bordered in places by mature trees and there is good evidence from the site visit that this is well used by local people. The park is considered to be demonstrably special to the local community.

### **Appley Park, Ryde**

- 5.14 The park is very accessible with mature trees and is used by the local community and people outside the local area, especially for recreation. Located in Ryde adjacent to the seafront and Appley Tower, the park is considered to contribute to the character of the settlement area. Sufficient evidence that this space is demonstrably special.

### **Appley Field, Ryde**

- 5.15 Located in Ryde and in close proximity to Appley Park, the greenspace affords views of the Solent and surrounding area. The site has been used by the IW Bowmen Archery club for sport

and recreation for a number of years. Good evidence that this space is demonstrably special to the community.

#### **Swanmore Meadow adjacent to the railway line, Ryde**

- 5.16 The site is adjacent to the railway line north of Rosemary Lane and is managed by Gift to Nature with ongoing support from Ryde Town Council. There is good evidence from the site visit that this is a demonstrably special greenspace. It has a public right of way running through it that is well used by the local community and allows views of former Holy Trinity Church, Dover Street. The site contributes to the landscape character of the area and sense of place and feels as though it is part of the local area. Although this site is a large greenspace it is not considered to be an extensive tract of land.

#### **Haylands Wood and Recreation Ground, Ryde**

- 5.17 This is a wooded copse and Children's recreation ground managed by Gift to Nature. The site is located on the edge of the settlement area nestled between existing properties and adjacent Uplands Road allotments. There is good evidence from the site visit that this space is valued by the community and contributes to the setting of the settlement.

#### **Lower Green, Fishbourne**

- 5.18 The site is adjacent to the Wightlink ferry terminal and a small shingle beach and is used for community events by boat owners, and local residents. There is good evidence from the site visit and information submitted by Fishbourne Parish Council that this is a demonstrably special amenity space. The site contributes to the character of the settlement and sense of place and makes an important contribution to its physical form and layout.

#### **Oak Tree Green, Fishbourne**

- 5.19 Situated in Fishbourne, Oak Tree Green is an attractive circular green with an ancient oak in the centre surrounded by a cast iron tree seat. There is good evidence from the site visit and information submitted by Fishbourne Parish Council that this is a demonstrably special greenspace that is used for community gatherings. The site contributes to the character of the settlement and makes an important contribution to its physical form and layout.

#### **Big Meade, Shanklin**

- 5.20 Big Meade is situated in the southern part of Shanklin, adjacent to St Blasius Parish Church and Shanklin Manor off Church Road. This well used amenity and recreation space allows long views and vistas towards the historic parish church and surrounding down land and back towards the town centre. There is good evidence from the site visit that the site contributes to the character of the area and is local in scale. The site is considered to be a demonstrably special greenspace.

#### **Sibden Hill, Shanklin**

- 5.21 In the south west of the town, Sibden Hill is a prominent green space, wooded in places and situated on a high plateau surrounded by existing housing development. The site contributes to local character and identity of the area and allows long views and vistas of the town, including St Saviour-on-the-cliff church and views of Culver Cliff and Shanklin downs. There is



good evidence from the site visit that it is well used by the local community and makes an important contribution to the physical form and layout of the settlement. The site is considered to be demonstrably special to the community.

#### **Batts Copse, Shanklin**

- 5.22 Wooded copse greenspace with public access linking Batts Road with Collingwood Road. Good evidence from the site visit that the space is well used by the local community for recreation and is a route to access adjacent Batt's Copse children's play area. The site contributes to the local character and setting of the settlement.

#### **Rylstone Gardens, Shanklin**

- 5.23 Rylstone Gardens is situated adjacent to cliff and Shanklin Chine in the southern part of the town. With mature trees, these well used local gardens are host to summer concerts and other community events. There is good evidence from the site visit that this is a demonstrably special greenspace that is local in character and makes an important contribution to the physical form and layout of the settlement. Views can be enjoyed beyond the gardens towards Sandown and Culver Cliff.

#### **Copse Mead Nature Reserve, Shanklin**

- 5.24 Managed by Wight Nature Fund for wildlife preservation, this site is considered to be demonstrably special. Located in a quiet residential area and adjacent to Shanklin Cemetery, the green space contributes to the character and setting of the settlement and allows far reaching views of the countryside towards Sandown Airport and Brading Down. The site, bounded by hedges and trees, is valued by the community and is a habitat for a wide range of species.

#### **Los Altos Park, Broadway, Sandown**

- 5.25 Good evidence from the site visit that this is a demonstrably special park which is of value to the community. The park is adjacent to the railway line between Lake Hill and Melville Street in Sandown and is used for community events. It is considered to contribute to the character of the area and sense of place and allows views beyond the settlement to surrounding downland and open countryside.

#### **Ferncliff Gardens, Sandown**

- 5.26 Well used open space accessible from the cliff path walk way that links Sandown with Shanklin esplanade and allows views out to Sandown Bay beach. Good evidence from the site visit that this is a demonstrably special park which is of value to the community. The site contributes to the character of the area and sense of place and allows views beyond the settlement.

#### **Central Mead, Godshill**

- 5.27 Open space boarded by mature trees with public access linking School Road with the Old Smithy car park. Good evidence from the site visit that the greenspace is well used by the local community for recreation including cricket. Although well screened by hedges and trees, this central site contributes to the local character and setting of the settlement and allows country views beyond the site to the south east.

#### **Jubilee Recreation Ground, East Cowes**

- 5.28 This land is of significant historical interest in that it was bequeathed to the people of East Cowes at the time of Queen Victoria's Jubilee. The tree area was also gifted to the town in the 1920's. It is regularly used as a recreational area for all ages and provides a leisure facility in close proximity to the community it serves.

#### **Victoria Grove Park, East Cowes**

- 5.29 The park was gifted to the people of East Cowes by Queen Victoria. It provides a recreational space for all ages and is regularly used. In close proximity to the community it serves and lined by mature trees, the park offers a quiet space for people to enjoy.

#### **Bell's Landing and the Old Barracks, East Cowes**

- 5.30 This landmark area is located on the esplanade. As an attractive green space, the site has been used by families and workers for recreational use for many years. The space is within an historical area of East Cowes and is adjacent to Bell's landing and slipway.

#### **Green Area opposite St James Church, East Cowes**

- 5.31 Small area of amenity space with mature trees bordering Well Road and Church Path road. The site contributes to local character and identity and allows close views of St James Church and grounds.

#### **Puckpool Park, Nettlestone and Seaview**

- 5.32 This well used and very popular park with mature trees and open green space has children's play area, tennis courts and crazy golf. It is used by both the local community and visitors from outside the local area, especially for recreation. Located adjacent to the seafront it has excellent beach access and supporting nearby hospitality venues. It's setting contributes to the local character of the area and allows views to locally valued landmarks.

#### **Hersey Nature Reserve, Seaview**

- 5.33 Within easy walking distance for local residents and visitors as well as the population of the neighbouring settlement of Ryde. Provides a tranquil year-round oasis important to the health and well-being of the community. Is valued for its wildlife and beauty and as an important area for nature conservation. Provides valued opportunities for community involvement.

#### **Sophie Watson Garden, Seaview and Nettlestone**

- 5.34 Sophie Watson's Garden is an open space lying between the two villages of Seaview and Nettlestone. The land was given to the community in 1935 by Sidney Watson in memory of his wife, Sophie. Community volunteers have planted bulbs and trees and continue to 'adopt' the space to enhance it as a Memorial Garden. Sophie Watson's Garden is demonstrably special to the local community, has both historic significance and visual value for the community. It is within easy walking distance for local residents and visitors and provides a space for the community to gather and cement community cohesion. It provides a tranquil sanctuary between the two villages.

### **Seaview Recreation Ground, Seaview**

- 5.35 Situated off Seaview Farm Road this is the main large recreation field in the parish. It is the home of the local football club and used by other local groups e.g yoga, fitness training and a petanque rink etc. Home to local fetes, it is an attractive park with sea views and bordered by some fine mature trees. The location sits between the settlements of Seaview and Nettlestone and is well used by local people.

### **Sandlands Allotments, Seaview**

- 5.36 One of the most beloved amenities in the parish, the allotments are in regular use and well maintained. The site hosts an abundance of wildlife and insects. Although access to the public is restricted to members, membership is open to all local residents. The site is still considered to be of value to the local community and holds particular local significance because of its beauty, tranquillity and wildlife.

### **Kerry Fields Play Area, Seaview**

- 5.37 Currently the only available equipped children's play area in Nettlestone, serving family residences with three large mature trees bordering Eddington Road. A well-used and important play area and green space within area of housing that is demonstrably special to the community.
- 5.38 The designation of LGS has provided local communities with the opportunity to become involved in the preparation of the draft IPS. This document has sought to explain the process the council used to decide which greenspaces put forward by the public should be designated and why. On adoption of the draft IPS, a policy on LGS will apply to these sites. This means that only proposals that provide opportunities to enhance these LGS's will be permitted. Proposals that would harm them, will only be permitted in very special circumstances, which are likely only to be where proposals result in a significant Island-wide economic benefit.

## Appendix 1 – Local Green Space Matrix

Is the land demonstrably special to community?															
Site Reference	Settlement in the AAP area	Planning matters		Extensive tract of land	Local in character	Proximity to community	Particular local significance					Public Access	Existing Designation	Demonstrably Special to Community	Reason
		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
LGS/01 The Luck Valley between Cockleton Lane, Marsh Road and Rew Street	Gurnard	None	No	Yes 31.1 ha	No	Yes	Yes	No	No	Yes	Yes	No	Yes	No	Site is not recommended for LGS designation. The site is visually attractive and contributes to landscape character of the area and sense of place. However, it is an extensive tract of land with no public access and cannot be allocated as a LGS. The site is designated as a Site of Importance for Nature Conservation. Part of the site is identified as deliverable in the SHLAA.
LGS/02 The Jordan Valley, between Place Road, Baring Road, Woodvale Drive and Worsley Road	Cowes	P/01307/13 – Outline for 86 dwellings off Place Road (originally 99 dwellings) Refused – appeal lodged	Yes IPS 352 IPS 038 IPS 131 IPS 122 IPS 099	Yes 60.4 ha	No	Yes	Yes	No	No	No	Yes	No	No	No	Site is not recommended for LGS designation. Although the site contributes to the landscape and the area's local identity and sense of place, the site is considered to be an extensive tract of land, not local in scale and therefore cannot be designated as LGS. Part of the site has been identified in the SHLAA.
LGS/03 Prince's Esplanade Wood	Cowes	None	No	No 9.4 ha	Yes	Yes	Yes	No	Part	No	Yes	Part	Yes	No	Site is not recommended for LGS designation. The site has been reassessed following comments received during the 18/19 IPS consultation. Wooded area to the rear of Prince's Esplanade. Only part of woodland is accessible. A portion of

Is the land demonstrably special to community?															
Site Reference	Settlement in the AAP area	Planning matters		Extensive tract of land	Local in character	Proximity to community	Particular local significance					Public Access	Existing Designation	Demonstrably Special to Community	Reason
		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
															the site is private garden land and part is owned by Southern Gas Networks. It is therefore considered recreational value of site is limited. Sufficient evidence from comments received that this is not a demonstrably special green space. The site is designated as a Site of Importance for Nature Conservation. It is considered this designation can provide sufficient protection to the existing trees and ecology on the site.
LGS/04 Mornington Wood	Cowes	None	No	No 1.2 ha	Yes	Yes	Yes	No	Yes	No	No	Yes	Yes	No	Site is not recommended for LGS designation. Although the site is an attractive and accessible greenspace with mature trees, there is insufficient evidence from the site visit that it is more demonstrably special than other amenity spaces in the local community. The site is already protected by an Open Space and Village Green designation and is within Cowes Conservation Area.
LGS/05 Northwood Park	Cowes	P/00418/14- adjacent to Bowling Green – proposed storage shed - approved P/01662/11 – Multiuse games area – approved	No	No 8.5 ha	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	No	Site is not recommended for LGS designation. The site has been reassessed following comments received during the 18/19 IPS consultation. The land which has been included within the Green Space proposal is adequately protected. Additional constraints could affect the

Is the land demonstrably special to community?															
Site Reference	Settlement in the AAP area	Planning matters		Extensive tract of land	Local in character	Proximity to community	Particular local significance					Public Access	Existing Designation	Demonstrably Special to Community	Reason
		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
															successful running of the Charity in trying to achieve its objects. In addition buildings and structures should be excluded from the Open Space nomination. The site awards views of St Mary's Church and Northwood House and is an attractive park with mature trees. The site has an Open Space designation and is within Cowes Conservation Area.
LGS/06 Northwood Recreation Ground	Cowes	P/01662/11 Proposed multi-use games area to include flood lighting and 2.4m high fencing	No	No 5.9 ha	Yes	Yes	No	No	Yes	No	No	Yes	Yes	No	Site is not recommended for LGS designation. The park is accessible to the public and includes a children play area and recreation ground for older children. There is insufficient evidence from the site visit that it is more demonstrably special than other green spaces in the local area. The site is already protected by an Open Space designation.
LGS/07 Moor Green Reservoir Park and Allotments	Cowes	None	No	No 1.4 ha	Yes	Yes	Yes	Yes	Yes	Yes	No	Part	Yes	Yes	Site is recommended for LGS designation. Good evidence from the site visit that this is a demonstrably special park and allotments that are valued by the community. The site contributes to the character and setting of the settlement and allows views back up Princes Street. Access to the allotments is restricted to members only, but membership open

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		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
															to all local residents. There is an Open Space designation on the site.
LGS/08 Land off St Marys Road	Cowes	Land adjacent greenspace- P/01743/12 -land at and rear of 86, Victoria Road, Cowes- Demolition of dwelling; construction of pairs of semi-detached dwellings. -Granted  P/01247/16- land at and rear of 64 & 66, Victoria Road, Cowes- Demotion of dwelling, proposed residential development of 7 dwellings.	No	No 0.3 ha	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes	Yes	Site is recommended for LGS designation. Good evidence from the site visit that this is a demonstrably special greenspace with access to the public. The site is an attractive compact space, nestled between terraced houses contributes to the character and setting of the settlement. Bounded by mature trees and shrubs, the site is valued by the community. The site is designated as Open Space.
LGS/09 Arctic Park, Arctic Road	Cowes	None	No	No 0.1 ha	Yes	Yes	No	No	Yes	No	No	Yes	Yes	No	Site is not recommended for LGS designation. Open space on the corner of Arctic Road and Newport Road, Cowes with pedestrian access. Site falls below ground level and is partly screened from the highway by mature trees and shrubs. There is insufficient evidence from the site visit that it is more demonstrably special than other green spaces in the local area. There is an Open Space designation on the site.

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Site Reference	Settlement in the AAP area	Planning matters		Extensive tract of land	Local in character	Proximity to community	Particular local significance					Public Access	Existing Designation	Demonstrably Special to Community	Reason
		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
LGS/10 Pallance Road Site	Northwood	None	Yes IPS 317  Immediately adjacent to IPS 199	No 0.7 ha	Yes	Yes	No	No	Yes	Yes	No	Yes	Yes	No	Site is not recommended for LGS designation. Field with Village Green status outside the settlement boundary but within the West Medina Regeneration Area (as identified in the IPS). Although the site has been identified in the SHLAA as part of a larger area, this part will be retained as a Village Green. There is insufficient evidence from the site visit that it is more demonstrably special than other green spaces in the local area. There is a Village Green designation on the site.
LGS/11 Cowes Football Club	Cowes	None	No	No 1.4 ha	Yes	Yes	No	No	Yes	No	No	No	Yes	No	Site is not recommended for LGS designation. Well used recreation ground but not demonstrably special. There is an Open Space designation on the site.
LGS/12 Community Sports Field, Park Road.	Cowes	P/00639/09 – Proposed basketball court – approved	No	No 3.3 ha	Yes	Yes	No	No	Yes	No	No	No	Yes	No	Site is not recommended for LGS designation. Well used recreation ground but not demonstrably special. There is an Open Space designation on the site.
LGS/13 The Green, Crossfield Avenue.	Cowes	None	No	No 0.4 ha	Yes	Yes	No	No	Yes	No	No	Yes	Yes	No	Site is not recommended for LGS designation. Small area of grassland that is not demonstrably special. The site is designated as Open Space.
LGS/14 Cowes Golf Club	Cowes	P/01539/11 – Telecommunications mast – approved		No 16.3 ha	Yes	Yes	Yes	No	Yes	Yes	No	No	No	No	Site is not recommended for LGS designation. Although the site is an attractive green space with mature



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		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
															trees, it is not demonstrably special or local in character and therefore cannot be allocated as local green space.
LGS/15 Land north of Blackberry Lane	Cowes	None	No	No 0.06 ha	Yes	Yes	No	No	No	No	No	No	No	No	Site is not recommended for LGS designation. Very small area of scrubland by Cowes Primary School with no public access. Not demonstrably special.
LGS/16 Magdalen Crescent	Cowes	None	No	No 0.05 ha	Yes	Yes	No	No	No	No	No	Yes	No	No	Site is not recommended for LGS designation. The site visit concluded that this was a small area of grassland with mature trees that is not demonstrably special.
LGS/17 Magdalen Crescent	Cowes	None	No	No 0.03 ha	Yes	Yes	Yes	No	No	No	No	Yes	No	No	Site is not recommended for LGS designation. The site visit concluded that this was a small area of grassland with mature trees that is not demonstrably special.
LGS/18 Magdalen Crescent	Cowes	None	No	No 0.08 ha	Yes	Yes	Yes	No	No	No	No	Yes	No	No	Site is not recommended for LGS designation. The site visit concluded that this was a small area of grassland with mature trees that is not demonstrably special.
LGS/19 Shrape Breakwater to Old Castle Point	East Cowes	None	No	No 6.07 ha	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Site is recommended for LGS designation. Comments were received during the 18/19 IPS consultation from the local community and Town Council. The community requested the site be reconsidered for inclusion as LGS. Following comments received

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Site Reference	Settlement in the AAP area	Planning matters		Extensive tract of land	Local in character	Proximity to community	Particular local significance					Public Access	Existing Designation	Demonstrably Special to Community	Reason
		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
															the site has been reassessed. This greenspace includes grassland, recreation space and mature woodland and is situated on the seafront. It's setting contributes to the local character of the town, allows views to locally valued landmarks and is important to local wildlife. There is sufficient evidence from the local community that it is more demonstrably special than other green spaces in the local area. There is an Open Space designation on the site.
LGS/20 Springhill Convent Grounds	East Cowes	None	No	Yes 22.5 ha	No	Yes	Yes	Yes	No	Yes	No	No	No	No	Site is not recommended for LGS designation. Comments were received during the 18/19 IPS consultation. In line with comments made, area adjacent to the shoreline has been recommended for LGS designation (LGS/19). Spring Hill is a private estate with no public access. Although local in character the area is an extensive track of land and in line with national policy should not be designated as LGS.
LGS/21 Castle Copse	East Cowes	None	No	No 1.1 ha	Yes	Yes	Yes	No	Yes	Yes	No	Yes	No	Yes	Site is recommended for LGS designation. Comments in support of recommendation received during 18/19 IPS consultation. Densely wooded area supporting local wildlife

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		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
															and ancient oak trees. There is a public access running through the site linking Sylvan Avenue with houses in Consort Gardens, Black Knight Close and Royalist Court. It is a widely used recreational area and provides a tranquil and leafy space in a large housing development. It is supported by Island 2000 Trust and considered to contribute to the character of the area.
LGS/22 Land adjacent to Hawthorn Meadows, Whippingham Church, Priory School and GKN Technology Park	East Cowes	None	No	Yes 20.1 ha	No	Yes	No	Yes	Yes	No	No	Part	Yes	No	Site is not recommended for LGS designation. This area was submitted for consideration during the 18/19 IPS consultation. The site is in close proximity to the community of Whippingham and Hawthorn Meadows in East Cowes and allows views of the historic Whippingham Church, Vicarage and the Alms houses all of which have a historic connection to Queen Victoria. Portion of the greenspace is accessible via cycle/road route tracking through the space and recreational value of the site is limited to these areas. Remaining space is not accessible and the site is private. It is an extensive tract of land, not local in character or scale and so cannot be allocated as

Is the land demonstrably special to community?															
Site Reference	Settlement in the AAP area	Planning matters		Extensive tract of land	Local in character	Proximity to community	Particular local significance					Public Access	Existing Designation	Demonstrably Special to Community	Reason
		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
															local green space. The site has a part Open Space designation on it.
LGS/23 Land adjacent to Medina Park, Folly Lane	East Cowes	P/00102/14 – Mixed use development comprising hotel, 14 business units, 82 houses and 17 apartments – decision pending	Yes IPS 149 IPS 153	Yes 38.2 ha	No	Yes	No	No	Yes	No	Yes	Yes	Yes	No	Site is not recommended for LGS designation. Comments were received during the 18/19 IPS consultation. Although the site has a public right of way running through it, there is insufficient evidence from the site visit to show that it is more demonstrably special than other fields around the settlement. It is an extensive tract of land, not local character or scale and so cannot be allocated as local green space. The site is designated as a Site of Importance for Nature Conservation. Part of the site has been identified in the SHLAA.
LGS/24 Racecourse Roundabout	East Cowes	None	No	No 12.5 ha	No	No	No	No	No	No	No	No	No	No	Site is not recommended for LGS designation. The site is not local in character or in close proximity to the local community or demonstrably special and therefore cannot be allocated as local green space.
LGS/25 Seaclose Park	Newport	P/00190/11- Proposed siting of storage container for storage of sports equipment P/00364/11 Demolition of existing pavilion; siting of mobile to	No	No 11.8 ha	Yes	Yes	No	No	Yes	Yes	No	Yes	Yes	No	Site is not recommended for LGS designation. The park is very accessible with mature trees and is used by the local community and people outside the local area, especially for sport and recreation. However, there is insufficient evidence from the site visit that it is

Is the land demonstrably special to community?															
Site Reference	Settlement in the AAP area	Planning matters		Extensive tract of land	Local in character	Proximity to community	Particular local significance					Public Access	Existing Designation	Demonstrably Special to Community	Reason
		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
		provide changing room facilities													more demonstrably special than other green spaces in the local area. The site is already designated as Open Space.
LGS/26 East Medina Greenway	Newport	P01364/13 Proposed upgrade and realignment of sections of footpath/cycle path as part of LSTF improvement scheme.	No	No 3.8 ha	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	No	Site is not recommended for LGS designation. The greenspace consists of a lengthy strip of land between the settlement boundary of Newport and Newport Harbour. It is used as a cycle/pedestrian track and in part is enclosed by trees that line the boundary. The site is not an extensive tract of land however, it is located outside the settlement area of East Cowes and Newport and the majority of the track is not located within easy walking distance of the local community. The site is designated as a Site of Importance for Nature Conservation and a Site of Special Scientific Interest.
LGS/27 Newport to Cowes Cycle Track	Newport	None	Yes Immediately adjacent to IPS 323 IPS 163 IPS 111	No 7.3 ha	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	No	Site is not recommended for LGS designation. The greenspace consists of an extensive strip of land between the settlement boundary of Newport and Cowes. It is used as a cycle/pedestrian track and in part is enclosed by trees that line the boundary. The site is not considered an extensive tract of land however, it is located outside the settlement area of East Cowes and Newport and the

Is the land demonstrably special to community?															
Site Reference	Settlement in the AAP area	Planning matters		Extensive tract of land	Local in character	Proximity to community	Particular local significance					Public Access	Existing Designation	Demonstrably Special to Community	Reason
		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
															majority of the track is not located within easy walking distance of the local community. The site is designated as a Site of Importance for Nature Conservation, part Site of Special Scientific Interest and Open Space.
LGS/28 Dodnor Creek & Dickson Copse	Newport	P/00049/11 Proposed bird hide with associated pedestrian access	Yes Immediately adjacent to IPS 111 IPS 390	No 10.8 ha	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	No	Site is not recommended for LGS designation. The site is managed by Gift to Nature for the benefit of the community and has a public right of way running through it. Although valued by the community, the site is already heavily designated and there is insufficient evidence from the site visit that it is more demonstrably special than other designated greenspaces in the local area. The site is designated as Open Space, Site of Special Scientific Interest and Local Nature Reserve.
LGS/29 Medina Riverside Park,	Newport	None	No	No 1.86 ha	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Site is recommended for LGS designation. The greenspace is accessible with mature trees and afford views across the river Medina towards Seaclose Park and surrounding countryside. Good evidence from the site visit that this is a demonstrably special park that is valued by the community and its setting contributes to the character of

Is the land demonstrably special to community?															
Site Reference	Settlement in the AAP area	Planning matters		Extensive tract of land	Local in character	Proximity to community	Particular local significance					Public Access	Existing Designation	Demonstrably Special to Community	Reason
		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
															the area. The site is protected as an Open Space designation and is a Site of Importance for Nature Conservation.
LGS/30 Land surrounding Towngate Pond	Newport	None	No	No 0.2 ha	Yes	Yes	Yes	No	Yes	No	No	Yes	Yes	Yes	Site is recommended for LGS designation. Good evidence from the site visit that this is a demonstrably special greenspace. The site is accessible with mature trees and contributes to character and setting of the area. The site is designated as Open Space.
LGS/31 Viaduct Sculpture Park	Newport	None	No	No 0.4 ha	Yes	Yes	No	No	No	No	No	Yes	Yes	No	Site is not recommended for LGS designation. The greenspace is accessible with mature trees. Insufficient evidence from the site visit that it is more demonstrably special than other green spaces in the local area. The site is already designated as Open Space.
LGS/32 Gunville Stream	Newport	None	Yes Immediately adjacent to IPS 304	No 0.1 ha	Yes	Yes	No	No	No	No	No	No	Yes	No	Site is not recommended for LGS designation. Insufficient evidence from the site visit that it is more demonstrably special than other green spaces in the local area. The site is already covered by an Open Space designation.
LGS/33 Pan Mill Meadows	Newport	None	Yes Immediately adjacent to IPS 053	No 2.0 ha	Yes	Yes	Yes	No	Yes	In Part	Yes	Yes	Yes	Yes	Site is recommended for LGS designation. The site is managed by the Newport Rivers Group and hosts events run by Gift to Nature for the

Is the land demonstrably special to community?															
Site Reference	Settlement in the AAP area	Planning matters		Extensive tract of land	Local in character	Proximity to community	Particular local significance					Public Access	Existing Designation	Demonstrably Special to Community	Reason
		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
															benefit of the community. It is covered by mature trees with a stream that borders the west boundary. Its setting contributes to the character of the area and the sound of running water provides a small oasis of calm in this part of the greenspace. Although the site borders a main road to the east and traffic noise can be heard from this boundary, there is good evidence from the site visit that this is a demonstrably special greenspace. The site is protected by Open Space and a Site of Importance for Nature Conservation designations.
LGS/34 Pan Country Park	Newport	P01373/09 Residential development of 846 residential units with associated network of roads, public footpaths and cycleways.  Habitats Regulation Assessment (April 2011) – A medium greenfield site offered as part mitigation for adjoining Pan development		No 4.9 ha	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Site is recommended for LGS designation. Pan County Park is managed by Gift to Nature on behalf of the Isle of Wight Council and hosts events for the benefit of the community. Good evidence from the site visit that this is a demonstrably special greenspace. The greenspace will make an important contribution to the physical form and layout of the settlement (once the new houses have been built) and allows views beyond, to the town and St Thomas Church. The site is protected by an Open Space designation.



Is the land demonstrably special to community?															
Site Reference	Settlement in the AAP area	Planning matters		Extensive tract of land	Local in character	Proximity to community	Particular local significance					Public Access	Existing Designation	Demonstrably Special to Community	Reason
		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
		(dormice habitat and open space).													
LGS/35 Pan Country Park	Newport	P01373/09 Residential development of 846 residential units with associated network of roads, public footpaths and cycleways.  Habitats Regulation Assessment (April 2011) – A medium greenfield site offered as part mitigation for adjoining Pan development (dormice habitat and open space).	Yes Immediately adjacent to IPS 138a	No 2.2 ha	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes	Yes	Site is recommended for LGS designation. Pan Country Park is managed by Gift to Nature on behalf of the Isle of Wight Council and hosts events for the benefit of the community. Good evidence from the site visit that this is a demonstrably special greenspace. The greenspace will make an important contribution to the physical form and layout of the settlement (once the new houses have been built) and allows views beyond, to the town and surrounding countryside. The site is protected by an Open Space designation.
LGS/36 Pan Country Park	Newport	P01373/09 Residential development of 846 residential units with associated network of roads, public footpaths and cycleways.  Habitats Regulation Assessment (April 2011) – A medium greenfield site offered as part	Yes Immediately adjacent to IPS 138a IPS 138b IPS 229	No 2.5 ha	Yes	Yes	Yes	No	Yes	In Part	No	Yes	Yes	Yes	Site is recommended for LGS designation. Pan Country Park is managed by Gift to Nature on behalf of the Isle of Wight Council and hosts events for the benefit of the community. Although the site borders a main road to the north and traffic noise can be heard from this boundary, there is good evidence from the site visit that this is a demonstrably special greenspace. The greenspace will make an important contribution to the physical form and

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		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
		mitigation for adjoining Pan development (dormice habitat and open space).													layout of the settlement (once the new houses has been built) and allows views beyond, to the town and surrounding countryside. The site is protected by an Open Space designation.
LGS/37 Keys Wood	Ryde	None	Yes Immediately adjacent to IPS 321	No 8.1 ha	Yes	Yes	Yes	No	Part	Yes	Yes	Part	Yes	No	Site is not recommended for LGS designation. Densely wooded area located between Quarr Road and shoreline. Portion of the greenspace is accessible via cycle/coastal routes tracking through the space and recreational value of the site is limited to these areas. Remaining space is not accessible and the site is private. The site is designated as a Site of Importance for Nature Conservation and is within an Area of Outstanding Natural Beauty.
LGS/38 Ryde Golf Course	Ryde	P/01104/12- Two flag poles and associated flags. P/01105/12- Proposed storage shed	Yes Immediately adjacent to IPS 103 and IPS 330	No 17.1 ha	Yes	Yes	Yes	No	Yes	Yes	No	Part	No	No	Site is not recommended for LGS designation. Although there is a public right of way running through the site, the golf course land is private. Insufficient evidence from the site visit that the site is more demonstrably special than other greenspaces in the local area.
LGS/39 Players Beach	Ryde	None	No	No 0.5	Yes	Yes	Yes	No	No	Yes	Yes	No	Yes	No	Site is not recommended for LGS designation. The majority of land is

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		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
				ha											beach and there is no public access to the green space. The site is designated as a Site of Importance for Nature Conservation, a Site of Special Scientific Interest, Ancient Woodland, Special Protection Area and RAMSAR (Solent & Southampton Water).
LGS/40 Vernon Square	Ryde	None	No	No 0.2 ha	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Site is recommended for LGS designation. Good evidence from the site visit and the Vernon Square Trust that this is a demonstrably special greenspace. The site contributes to the character of the settlement and makes an important contribution to its physical form and layout. The site is covered by an Open Space designation and is within Ryde Conservation Area.
LGS/41 Simeon Street Recreation Ground	Ryde	None	No	No 2.17 ha	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Site is recommended for LGS designation. Good evidence from the site visit that this is a demonstrably special greenspace that feels as though it is part of the local area. The site contributes to the character of the area and allows views of former Holy Trinity Church, Dover Street and grand elevated properties to the east of the park on West Hill Road. The site is covered by an Open Space designation.
LGS/42	Ryde	None	Yes IPS 113	No 1.7	Yes	Yes	No	No	No	No	No	No	No	No	Site is not recommended for LGS designation. Area of scrubland to the

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		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
Land alongside St Johns depot (rear of St Johns Wood Road)				ha											rear of St Johns Wood Road with no public access. Part of the sites has been identified in the SHLAA. Not demonstrably special.
LGS/43 Arc site, Oakfield Park	Ryde	None	No	No 0.4 ha	Yes	Yes	No	No	Yes	No	No	Yes	Yes	No	Site is not recommended for LGS designation. Although the site is used by the community, there is insufficient evidence from the site visit to show that it is more demonstrably special than other play areas in the local area. The site is designated as Open Space.
LGS/44 St Johns Park	Ryde	None	No	No 2.1 ha	Yes	Yes	No	No	No	Yes	No	Part	Yes	No	Site is not recommended for LGS designation. The site has been reassessed following comments received during the 18/19 IPS consultation. This is a wooded copse to the rear of numerous Victorian properties and contributes to the physical form and layout of West Hill Road and East Hill Road. Only a small portion of the wooded greenspace is accessible. The remaining larger space is covered in undergrowth and not accessible. It is therefore considered the recreational value of the site is limited. Sufficient evidence from comments received that this is not a demonstrably special greenspace. The site is already designated as Open Space.

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Site Reference	Settlement in the AAP area	Planning matters		Extensive tract of land	Local in character	Proximity to community	Particular local significance					Public Access	Existing Designation	Demonstrably Special to Community	Reason
		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
LGS/45 Appley Park	Ryde	None	No	No 8.85 ha	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Site is recommended for LGS designation. The site has been reassessed following comments received. The park is very accessible with mature trees and is used by the local community and people outside the local area, especially for recreation. Located in Ryde adjacent to the seafront and Appley Tower, the park is considered to contribute to the character of the settlement area. Sufficient evidence that this space is demonstrably special. The site is protected as Open Space.
LGS/46 Swanmore Meadow, land adjacent to the railway line	Ryde	None	Yes Immediately adjacent to IPS 271	No 8.8 ha	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Site is recommended for LGS designation. Site reassessed to include fields to the north. Good evidence from the site visit that this is a demonstrably special greenspace. Site is on the edge of Ryde and is managed by Gift to Nature with ongoing support from Ryde Town Council. The site allows views of former Holy Trinity Church, Dover Street and has a public right of way running through it. Part of the site has been identified in the SHLAA. The site has a Village Green Designation and is a Site of Importance for Nature Conservation.
LGS/47	Ryde	None	No	No 4.5	Yes	Yes	Yes	No	No	No	No	No	No	No	Site is not recommended for LGS designation. There is insufficient

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		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
Land adjacent to Rosemary Lane				ha											evidence from the site visit to show that these private fields are more demonstrably special than other fields around this part of Ryde.
LGS/48 Haylands Wood and Recreation Ground	Ryde	None	No	No 1.2 ha	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes	Yes	Site is recommended for LGS designation. Wooded copse managed by Gift to Nature. The site is located on the edge of the settlement area nestled between existing properties and adjacent Uplands Road allotments. There is good evidence from the site visit that this space is valued by the community and contributes to the setting of the settlement. The site is already protected as Open Space.
LGS/49 Dame Anthony Common	Ryde	None	Yes Immediately adjacent to IPS 249	No 9.6 Ha	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	No	Site is not recommended for LGS designation. Wooded copse on the south west edge of Ryde which is managed by the Woodland Trust and has a public right of way running through it. Although valued by the community, there is insufficient evidence from the site visit that it is more demonstrably special than other greenspaces in the local area. The site has a part Village Green Designation, is a Site of Importance for Nature Conservation and designated as Open space.

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		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
LGS/50 Woodland Vale	Nettlestone	None	Yes Immediately adjacent to IPS 027 and IPS 295	Yes 33.2 ha	No	Yes	Yes	Yes	No	Yes	No	No	Yes	No	Site is not recommended for LGS designation. Comments were received during the 2021 IPS consultation from the Parish Council. Although the site is visually attractive and local in character, it is an extensive tract of land not local in character and cannot be allocated as a local green space. The site is designated as a Grade II* registered historic garden but is in private ownership and has no public access.
LGS/51 Lower Green	Fishbourne	None	No	No 0.01 ha	Yes	Yes	Yes	No	Yes	No	No	Yes	Yes	Yes	Site is recommended for LGS designation. Adjacent to the Wightlink ferry terminal, there is good evidence from the site visit and information submitted by Fishbourne Parish Council that this is a demonstrably special amenity space. The site contributes to the character of the settlement and sense of place and makes an important contribution to its physical form and layout. The site is covered by an Open Space and Village Green Designation and is within an Area of Outstanding Natural Beauty.
LGS/52 Oak Tree Green	Fishbourne	None	No	No 0.06 ha	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes	Yes	Site is recommended for LGS designation. Good evidence from the site visit and information submitted by Fishbourne Parish Council that this is a demonstrably special greenspace. The

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		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
															site contributes to the character of the settlement and makes an important contribution to its physical form and layout. The site is covered by an Open Space and Village Green Designation.
LGS/53 Long Meadow Allotments, Westhill Road	Shanklin	None	No	No 0.5 ha	Yes	Yes	Yes	No	Yes	Yes	No	No	Yes	No	Site is not recommended for LGS designation. Site is well screened on all sides by mature trees and shrubs. Although allotments are valued by the community and green space is adjacent to Big Meade park, there is insufficient evidence from the site visit that it is more demonstrably special than other greenspaces in the local area. Access restricted to members only, but membership open to all local residents. There is an Open Space designation on the site.
LGS/54 St Blasius Parish Church Grounds	Shanklin	None	No	No 0.2 ha	Yes	Yes	No	Yes	No	No	No	Yes	Yes	No	Site is not recommended for LGS designation. Church grounds include mature trees and established shrubs. Although the site has a public right of way running through it, there is insufficient evidence from the site visit that the site is more demonstrably special than other greenspaces in the local area. The site is within a Conservation Area, Area of Outstanding Natural Beauty and has an Open Space designation.



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		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
LGS/55 Shanklin Cricket Ground	Shanklin	None	No	No 1.3 ha	Yes	Yes	No	No	Yes	Yes	No	Yes	Yes	No	Site is not recommended for LGS designation. Although the site is well used for sport and recreation, it is not demonstrably special. There is an Open Space Designation on this site.
LGS/56 Big Meade	Shanklin	None	No	No 5.4 ha	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Site is recommended for LGS designation. Good evidence from the site visit that this is a demonstrably special greenspace that feels as though it is part of the local area. The site contributes to the character of the area and allows views of the historic parish church of St Blasius and surrounding down land. It is considered to be valued by the community. Area is designated as an Open Space and is within Shanklin Conservation Area.
LGS/57 Scotscombe Allotments	Shanklin	None	No	No 0.7 ha	Yes	Yes	No	Yes	No	Yes	No	No	Yes	No	Site is not recommended for LGS designation. The site has been reassessed following comments received during the 18/19 IPS consultation. Former allotment site with no public access. Site is overgrown in parts and surrounded by mature trees. Moderate gradient of land, steep in places allowing views back towards Shanklin town centre, although these views can only be enjoyed by a few because the site is not accessible to the public.

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		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
															Recreational value limited as access is restricted. The site is designated as Open Space.
LGS/58 Sibden Hill	Shanklin	None	No	No 5.2 ha	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Site is recommended for LGS designation. Good evidence from the site visit that this is a demonstrably special greenspace. The site contributes to local character and identity and allows views of St Saviour-on-the-cliff church and Culver Cliff and monument. The site is designated as a Local Nature Reserve and Site of Importance for Nature Conservation.
LGS/59 Batts Copse	Shanklin	None	No	No 1.7 ha	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Site is recommended for LGS designation. Wooded copse with public access linking Batts Road with Collingwood Road. Good evidence from the site visit that the greenspace is well used by the local community for recreation and is a route to access adjacent Batt's Copse children's play area. The site contributes to the local character and setting of the settlement. The site is designated as a Site of Importance for Nature Conservation and is a Local Nature Reserve. The site also has a part Open Space Designation on it.
LGS/60	Shanklin	None	No	No 0.5	Yes	Yes	No	No	Yes	Yes	No	No	Yes	No	Site is not recommended for LGS designation. Allotments are located

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		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
Hyde Destructor Allotments				ha											between Lower Hyde holiday park and infill development. Although allotments are valued by the community, there is insufficient evidence from the site visit that it is more demonstrably special than other greenspaces in the local area. Access restricted to members only, but membership open to all local residents. There is an Open Space designation on the site.
LGS/61 Keats Green	Shanklin	None	Yes Immediately adjacent to IPs 160	No 0.3 ha	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	No	Site is not recommended for LGS designation. The site contributes to the character of the area and sense of place and allows views of the St Saviour-on-the-cliff church and Culver Down. However, there is insufficient evidence from the site visit to show that it is more demonstrably special than other amenity spaces. Area is designated as an Open Space, a Village Green and is within Shanklin Conservation Area.
LGS/62 Shanklin Chine	Shanklin	None	No	No 1.8 ha	Yes	Yes	Yes	Yes	No	Yes	Yes	No	Yes	No	Site is not recommended for LGS designation. Although the site contributes to local character and identity, the site is not accessible to the public. As a public attraction, there is a charge to enter the site. Given that the site is not freely accessible, it is considered not to be

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		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
															well used and therefore not demonstrably special to the community. The site is already a Site of Importance for Nature Conservation and is within Shanklin Conservation Area.
LGS/63 Rylstone Gardens	Shanklin	None	No	No 1.78 ha	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Site is recommended for LGS designation. Good evidence from the site visit that this is a demonstrably special greenspace that feels as though it is part of the local area. Well used local gardens with mature trees. The site is local in character and allows views beyond the gardens which are valued by the community. The site is designated as Open Space and is within Shanklin Conservation Area.
LGS/64 Esplanade Cliff Base, Lake to Shanklin	Lake/ Shanklin	None	Yes Immediately adjacent to IPS 025 and IPS 408	No 8.4 ha	Yes	Yes	No	No	No	No	Yes	No	Yes	No	Site is not recommended for LGS designation. This includes the area of land behind the beach huts between Shanklin and Lake. The greenspace is not accessible to the public. Not demonstrably special. The site is designated as Open Space and a Site of Importance for Nature Conservation.
LGS/65 County Football Ground	Shanklin	P/01241/11 – Proposed siting of storage container – approved	No	No 3.1 ha	Yes	Yes	No	No	Yes	No	No	Yes	Yes	No	Site is not recommended for LGS designation. Well used recreation ground but not demonstrably special. The site is designated as Open Space.

Is the land demonstrably special to community?															
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		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
LGS/66 Copse Mead	Shanklin	None	Yes IPS 372	No 1.5 ha	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Site is recommended for LGS designation. The site is managed by Wight Nature Fund. Good evidence from the site visit that this is a demonstrably special greenspace. The site contributes to the character and setting of the settlement and allows far reaching views of the countryside towards Sandown Airport and Brading Down. The site bounded by hedges and trees, is valued by the community and is a habitat for a wide range of species. The site is designated as Open Space. Although put forward through the SHLAA, the site has been discounted because it is accessible open space.
LGS/67 Clifftop Gardens	Lake	None	No	No 1.5 ha	Yes	Yes	Yes	No	Yes	No	No	Yes	Yes	No	Site is not recommended for LGS designation. Well used open space but insufficient evidence from the site visit that it is more demonstrably special than other amenity spaces in the local area. The site is designated as Open Space.
LGS/68 Broadlea School Playing Fields	Lake	None	Yes Immediately adjacent to IPS 065, IPS 292 and IPS 303	No 3.5 ha	Yes	Yes	No	No	Yes	No	No	Part	Yes	No	Site is not recommended for LGS designation. The fields situated behind and adjacent to the school building and main Newport Road are partly accessible to the public. There is insufficient evidence from the site visit that the site is more demonstrably

Is the land demonstrably special to community?															
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		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
															special than other playing fields in the local area. The site is designated as Open Space.
LGS/69 Lake Allotments	Lake	None	No	No 0.3 ha	Yes	Yes	No	No	Yes	No	No	No	Yes	No	Site is not recommended for LGS designation. Allotments are valued by the community but insufficient evidence from the site visit that the site is more demonstrably special than other greenspaces in the local area. Access restricted to members only, but membership open to all local residents. There is an Open Space designation on the site.
LGS/70 Los Altos Park	Sandown	None	No	No 5.5 ha	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes	Yes	Site is recommended for LGS designation. Good evidence from the site visit that this is a demonstrably special park which is of value to the community. The site contributes to the character of the area and sense of place and allows views beyond the settlement. The site is designated as Open Space.
LGS/71 Battery Gardens	Sandown	None	No	No 1.3 ha	Yes	Yes	No	Yes	Yes	No	No	Yes	Yes	No	Site is not recommended for LGS designation. Well used open space but insufficient evidence from the site visit that it is more demonstrably special than other amenity spaces in the local area. There is an Open Space and Scheduled Ancient Monument designation on the site.

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Site Reference	Settlement in the AAP area	Planning matters		Extensive tract of land	Local in character	Proximity to community	Particular local significance					Public Access	Existing Designation	Demonstrably Special to Community	Reason
		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
LGS/72 Fernduff Gardens	Sandown	None	No	No 0.4 ha	Yes	Yes	Yes	No	Yes	In part	No	Yes	Yes	Yes	Site is recommended for LGS designation. Well used open space accessible from the cliff path walk that links Sandown with Shanklin esplanade and allows views out to Sandown Bay beach. Good evidence from the site visit that this is a demonstrably special park which is of value to the community. The site contributes to the character of the area and sense of place and allows views beyond the settlement. There is an Open Space designation on the site.
LGS/73 School Playing Fields, The Fairway	Sandown	None	No	No 4.2 ha	Yes	Yes	No	No	Yes	No	No	Yes	Yes	No	Site is not recommended for LGS designation. Playing fields well used by young people but not demonstrably special. The site is designated as Open Space.
LGS/74 Perowne Way	Sandown	None	No	No 0.03 ha	Yes	Yes	No	No	No	No	No	Yes	Yes	No	Site is not recommended for LGS designation. The site visit concluded that this was a small area of grassland that is not demonstrably special. The site is covered by an Open Space designation.
LGS/75 Perowne Way	Sandown	None	No	No 0.02 ha	Yes	Yes	Yes	No	No	No	No	Yes	Yes	No	Site is not recommended for LGS designation. Although the site is visually attractive and allows views beyond the settlement to Brading downs, the site visit concluded that this was a small area of grassland with

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		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
															mature trees that is not demonstrably special. The site is covered by an Open Space designation.
LGS/76 Perowne Way	Sandown	None	No	No 0.03 ha	Yes	Yes	No	No	No	No	No	Yes	Yes	No	Site is not recommended for LGS designation. The site visit concluded that this was a small area of grassland that is not demonstrably special. The site is covered by an Open Space designation.
LGS/77 Perowne Way	Sandown	None	No	No 0.02 ha	Yes	Yes	Yes	No	No	No	No	Yes	Yes	No	Site is not recommended for LGS designation. The site visit concluded that this was a small area of grassland with mature trees that is not demonstrably special. The site is covered by an Open Space designation.
LGS/78 Perowne Way	Sandown	None	No	No 0.04 ha	Yes	Yes	No	No	No	No	No	Yes	Yes	No	Site is not recommended for LGS designation. The site visit concluded that this was a small area of grassland that is not demonstrably special. The site is covered by an Open Space designation.
LGS/79 Perowne Way	Sandown	None	No	No 0.05 ha	Yes	Yes	No	No	No	No	No	Yes	No	No	Site is not recommended for LGS designation. The site visit concluded that this was a small area of grassland that is not demonstrably special.
LGS/80 Perowne Way	Sandown	None	No	No 0.05 ha	Yes	Yes	No	No	No	No	No	Yes	No	No	Site is not recommended for LGS designation. The site visit concluded that this was a small area of grassland with mature trees that is not demonstrably special.



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Site Reference	Settlement in the AAP area	Planning matters		Extensive tract of land	Local in character	Proximity to community	Particular local significance					Public Access	Existing Designation	Demonstrably Special to Community	Reason
		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
LGS/81 Perowne Way	Sandown	None	No	No 0.11 ha	Yes	Yes	No	No	No	No	No	Yes	No	No	Site is not recommended for LGS designation. The site visit concluded that this was a small area of grassland that is not demonstrably special.
LGS/82 Perowne Way	Sandown	None	No	No 0.02 ha	Yes	Yes	No	No	No	No	No	Yes	No	No	Site is not recommended for LGS designation. The site visit concluded that this was a small area of grassland with mature trees that is not demonstrably special.
LGS/83 Perowne Way	Sandown	None	No	No 0.06 ha	Yes	Yes	No	No	No	No	No	Yes	No	No	Site is not recommended for LGS designation. The site visit concluded that this was a small area of grassland that is not demonstrably special.
LGS/84 Fields above Sandown Sailing club	Sandown	P/00648/04 Change of use of land to form mountain board course including land moulding and single storey building and container to provide storage	No	No 3.9 ha	Yes	Yes	No	Yes	Yes	No	No	Part	Yes	No	Site is not recommended for LGS designation. Identified in the SHLAA as constrained because the site is subject to one or more constraints and it is unknown when they are likely to be overcome. The two fields are located between the sailing club and the holiday park and slope upwards. The field nearest the cliff has public access and both fields afford views of Culver down and monument to the north east and far reaching views to Sandown and Shanklin to the south west. Although part of the site has public access and both fields allow views through and beyond the settlement, which are valued locally, there is insufficient evidence from the

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Site Reference	Settlement in the AAP area	Planning matters		Extensive tract of land	Local in character	Proximity to community	Particular local significance					Public Access	Existing Designation	Demonstrably Special to Community	Reason
		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
															site visit that it is more demonstrably special than other green spaces in the local area. There is an Open Space designation on the site.
LGS/85 Sandham Gardens	Sandown	P/00012/15 – Change of use to provide surf school to include siting of hut with decking – approved	No	No 2.5 ha	Yes	Yes	No	No	Yes	No	No	Yes	Yes	No	Site is not recommended for LGS designation. Well used recreational space but not demonstrably special. Open Space designation on the site.
LGS/86 Browns Golf Course	Sandown	None	No	No 7.4 ha	Yes	Yes	No	Yes	Yes	No	Yes	Yes	Yes	No	Site is not recommended for LGS designation. The site has been reassessed following comments received during the 18/19 and 2021 IPS consultations Historic value as a leisure destination and part of the site is managed as a small nature reserve with public access direct from Dinosaur Isle. Site contributes to economic benefit of the area as a commercial attraction. Used for leisure and recreation, although not demonstrably special. The site is designated as Open Space.
LGS/87 Wetlands behind Culver Parade	Sandown	None	No	Yes 24.5 ha	No	Yes	Yes	No	No	Yes	Yes	No	Yes	No	Site is not recommended for LGS designation. The site consists of private fields with no public access. It is considered to be an extensive tract of land, not local in character and so cannot be allocated as local green space. The site is designated as a Site

Is the land demonstrably special to community?															
Site Reference	Settlement in the AAP area	Planning matters		Extensive tract of land	Local in character	Proximity to community	Particular local significance					Public Access	Existing Designation	Demonstrably Special to Community	Reason
		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
															of Importance for Nature Conservation.
LGS/88 Former Boating Lake	Sandown	None	Yes IPS 302	No 1.5 ha	Yes	Yes	No	No	Yes	No	No	Yes	Yes	No	Site is not recommended for LGS designation. Well used for recreation, although not demonstrably special. The site is designated as Open Space. Part of the site has been identified in the SHLAA.
LGS/89 Central Mead, Godshill	Godshill	None	No	No 1.5 ha	Yes	Yes	Yes	No	Yes	Yes	No	Yes	No	Yes	Site is recommended for LGS designation. Open space boarded by mature trees with public access linking School Road with the Old Smithy car park. Good evidence from the site visit that the greenspace is well used by the local community for recreation including cricket. Although well screened by hedges and trees, this central site contributes to the local character and setting of the settlement and allows country views beyond the site to the south east. There are no designations on the site.

## Appendix 1 – Local Green Space Matrix

New sites assessed following comments received during 18/19 and 2021 IPS Consultations

Is the land demonstrably special to community?															
Site Reference	Settlement location <sup>21</sup>	Planning matters		Extensive tract of land	Local in character	Proximity to community	Particular local significance					Public Access	Existing Designation	Demonstrably Special to Community	Reason
		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
LGS/90 Appley Field, Ryde	Ryde	P/00086/98 New clubhouse & resurfacing of car parking area	Yes IPS 105 Site identified for housing (HA058) in 2018 IPS has been removed from 2022 IPS	No 2.33 Ha	Yes	Yes	No	Yes	Yes	No	No	No	Yes	Yes	Site is recommended for LGS designation. The site has been assessed following comments received. Located in Ryde and in close proximity to Appley Park, the greenspace affords views of the Solent and surrounding area. The site has been used by the IW Bowmen Archery club for sport and recreation for a number of years. Good evidence that this space is demonstrably special to the community. The site is designated as Open Space.
LGS/91 Gurnard Cliff Woods	Gurnard	None	No	No	Yes	Yes	No	No	Part	Yes	Yes	Part	Yes	No	Site is not recommended for LGS designation. The site has been assessed following comments received. Wooded area adjacent to the shoreline and in close proximity to Worsley Road. Greenspace is in private ownership and has numerous owners. Some of the site could be considered as extended garden land

<sup>21</sup> Map references are included. The maps can be found in appendix 2.

Is the land demonstrably special to community?															
Site Reference	Settlement location <sup>21</sup>	Planning matters		Extensive tract of land	Local in character	Proximity to community	Particular local significance					Public Access	Existing Designation	Demonstrably Special to Community	Reason
		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
															and not accessible. Insufficient evidence to suggest site is more demonstrably special than other greenspace in the community. The site already affords a level of protection as a designated Site of Importance for Nature Conservation.
LGS/92 Fields adjacent to Tuttons Hill Road, Gurnard	Gurnard	None	No	No	Yes	Yes	No	No	No	No	No	No	No	No	Site is not recommended for LGS designation. Site has been considered following request for two fields to be included in the assessment. Although these greenspaces may contribute to the landscape and the area's local identity and sense of place as set out in evidence to support the Gurnard Neighbourhood Development Plan, no evidence has been submitted to explain why the greenspace is more demonstrably special than other spaces in the community. Private land with no access to the public. Area already identified as a settlement gap between Gurnard and Cowes in the IPS. Development in these areas is discouraged to preserve settlement identity and coalescence.
LGS/93 Tree area junction York Avenue/ New Barn Road	East Cowes	None	No	No	Yes	Yes	No	Yes	Yes	Yes	No	Yes	No	No	Site is not recommended for LGS designation. The site has been assessed following comments received during 18/19 IPS

Is the land demonstrably special to community?															
Site Reference	Settlement location <sup>21</sup>	Planning matters		Extensive tract of land	Local in character	Proximity to community	Particular local significance					Public Access	Existing Designation	Demonstrably Special to Community	Reason
		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
															consultation. Space is opposite the Queens Gate entrance to the Osborne estate. Although it is used by local people and dog walkers for its recreational value and tranquil nature it is not considered demonstrably special.
LGS/94 Crossways field to Queensgate School	East Cowes	None	Yes IPS 290 Site identified for housing (HA046) in 2022 IPS	No	Yes	Yes	No	No	Yes	No	No	Yes	No	No	Site is not recommended for LGS designation. Site has been considered following request for field to be included in the assessment. Site has been identified in the SHLAA and identified as a housing site in the IPS. Although site may be special to the community, evidence would be required to demonstrate why site should not be considered as a housing site in the IPS and designated as greenspace instead.
LGS/95 Cadets Walk Garden	East Cowes	None	No	No	Yes	Yes	Yes	No	Yes	Yes	No	Yes	No	No	Site is not recommended for LGS designation. Site has been assessed following comments received during 18/19 IPS consultation. Greenspace is in close proximity to the community it serves. Located at the end of Vectis Road and used by local residents. Not considered demonstrably special.

Is the land demonstrably special to community?															
Site Reference	Settlement location <sup>21</sup>	Planning matters		Extensive tract of land	Local in character	Proximity to community	Particular local significance					Public Access	Existing Designation	Demonstrably Special to Community	Reason
		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
LGS/96 Norris Castle estate-area adjacent to the shoreline	East Cowes	None	No	No	Yes	Yes	Yes	Yes	No	Yes	No	No	Yes	No	Site is not recommended for LGS designation. Site has been assessed following comments received during 18/19 IPS consultation. Private estate with no public access. Although area adjacent to the shoreline presents a beautiful visual aspect from the Solent when approaching the Island, the area is protected for the enjoyment of the community by many other existing environmental designations including Area of Outstanding Natural Beauty, Historic Park or Garden, Ancient Woodland and Site of Importance for Nature Conservation.
LGS/97 Jubilee Recreation Ground	East Cowes	None	No	No	Yes	Yes	No	Yes	Yes	No	No	Yes	Yes	Yes	Site is recommended for LGS designation. Site has been assessed following comments received during 18/19 IPS consultation. This land is of significant historical interest in that it was bequeathed to the people of East Cowes at the time of Queen Victoria's Jubilee. The tree area was also gifted to the town in the 1920's. It is regularly used as a recreational area for all ages and provides a leisure facility in close proximity to the community it serves. The site is designated as Open Space.

Is the land demonstrably special to community?															
Site Reference	Settlement location <sup>21</sup>	Planning matters		Extensive tract of land	Local in character	Proximity to community	Particular local significance					Public Access	Existing Designation	Demonstrably Special to Community	Reason
		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
LGS/98 Victoria Grove Park	East Cowes	None	No	No	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Site is recommended for LGS designation. Site has been assessed following comments received during 18/19 IPS consultation. The park was gifted to the people of East Cowes by Queen Victoria. It provides a recreational space for all ages and is regularly used. In close proximity to the community it serves and lined by mature trees, the park offers a quiet space for people to enjoy. The site is designated as Open Space.
LGS/99 Kingston Copse	East Cowes	None	Yes- IPS140 Currently not suitable	No	Yes	Yes	Yes	No	No	Yes	Yes	Part	Yes	No	Site is not recommended for LGS designation. Site has been assessed following comments received during 18/19 IPS consultation. This space is an "ancient" copse with an abundance of wildlife and provides a tranquil, beautiful green space within a populated area. The site is protected for the enjoyed of the community by an Ancient Woodland designation. Not considered demonstrably special.
LGS/100 Hefford Road, Old Castle Green	East Cowes	None	No	No	Yes	Yes	No	Yes	Yes	Yes	No	Yes	Yes	No	Site is not recommended for LGS designation. Site has been assessed following comments received during 18/19 IPS consultation. Amenity space in close proximity to the community it serves. Public access running through the site linking Hefford Road with houses in Henny Road and Birch Close.



Is the land demonstrably special to community?															
Site Reference	Settlement location <sup>21</sup>	Planning matters		Extensive tract of land	Local in character	Proximity to community	Particular local significance					Public Access	Existing Designation	Demonstrably Special to Community	Reason
		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
															Designated as an Open Space. Not considered demonstrably special.
LGS/101 Bell's Landing and the Old Barracks	East Cowes	None	No	No	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Site is recommended for LGS designation. Site has been assessed following comments received during 18/19 IPS consultation. This landmark area is located on the esplanade. As an attractive green space, the site has been used by families and workers for recreational use for many years. The space is within an historical area of East Cowes and is adjacent to Bell's landing and slipway. The site is designated as Open Space and within East Cowes Conservation Area.
LGS/102 Tree area St James River (Bordering north boundary of St James Church)	East Cowes	None	No	No	Yes	Yes	No	Yes	Yes	Yes	No	Yes	Yes	No	Site is not recommended for LGS designation. Site has been assessed following comments received during 18/19 IPS consultation. The site is a green area within the town and a popular amenity space. Designated as Open Space and within East Cowes Conservation Area. Not considered demonstrably special.
LGS/103 Green Area opposite St James Church	East Cowes	None	No	No	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Site is recommended for LGS designation. Site has been assessed following comments received during 18/19 IPS consultation. Small area of amenity space with mature trees bordering Well Road and Church Path road. The site contributes to local

Is the land demonstrably special to community?															
Site Reference	Settlement location <sup>21</sup>	Planning matters		Extensive tract of land	Local in character	Proximity to community	Particular local significance					Public Access	Existing Designation	Demonstrably Special to Community	Reason
		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
															character and identity and allows close views of St James Church and grounds. The site lies within East Cowes Conservation Area.
LGS/104 Gibb Well Field, Nettlestone	Nettlestone	Yes P/00496/18	Yes- IPS281 Gibb Well Field, off Seaview Lane, Seaview. Site identified for housing in IPS as existing planning permission	No	Yes	Yes	No	No	No	Yes	No	No	No	No	Site is not recommended for LGS designation. The site is situated immediately adjacent to the Victoria settlement of Nettlestone and the field marks the entrance to the village with its fine stone walls and the surrounding school cottages. Part of the field has planning approval for housing. Site has been identified in the SHLAA and identified as a housing site in the IPS. Although site may be special to the community, evidence would be required to demonstrate why site should not be considered as a housing site in the IPS and designated as greenspace instead.
LGS/105 Puckpool Park, Ryde	Nettlestone and Seaview	None	No	No	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Site is recommended for LGS designation. This well used and very popular park with mature trees and open green space has children's play area, tennis courts and crazy golf. It is used by both the local community and visitors from outside the local area, especially for recreation. Located adjacent to the seafront it has excellent beach access and supporting

Is the land demonstrably special to community?															
Site Reference	Settlement location <sup>21</sup>	Planning matters		Extensive tract of land	Local in character	Proximity to community	Particular local significance					Public Access	Existing Designation	Demonstrably Special to Community	Reason
		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
															nearby hospitality venues. It's setting contributes to the local character of the area and allows views to locally valued landmarks. The site also houses the old barracks/battlements and Puckpool Mortar Battery is listed as a Scheduled Monument. The site is designated as Open Space.
LGS/106 Hersey Nature Reserve	Seaview	None	No	No	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Nature reserve popular to both local and island-wide visitors. The bird hide in this area has been opened and closed daily by volunteers since 2004. Demonstrably special to both the local and island-wide community. Within easy walking distance for local residents and visitors as well as the population of the neighbouring settlement of Ryde. Provides a tranquil year-round oasis important to the health and well-being of the community. Is valued for its wildlife and beauty and as an important area for nature conservation. Provides valued opportunities for community involvement. Hersey Nature Reserve is designated as an internationally recognised RAMSAR wetland and a national Site of Special Scientific Interest. The area is also designated as Open Space.

Is the land demonstrably special to community?															
Site Reference	Settlement location <sup>21</sup>	Planning matters		Extensive tract of land	Local in character	Proximity to community	Particular local significance					Public Access	Existing Designation	Demonstrably Special to Community	Reason
		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
LGS/107 Sophie Watson Garden	Seaview and Nettlestone	None	No	No	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Site is recommended for LGS designation. Sophie Watson's Garden is an open space lying between the two villages of Seaview and Nettlestone. The land was given to the community in 1935 by Sidney Watson in memory of his wife, Sophie. Community volunteers have planted bulbs and trees and continue to 'adopt' the space to enhance it as a Memorial Garden. Sophie Watson's Garden is demonstrably special to the local community, has both historic significance and visual value for the community. It is within easy walking distance for local residents and visitors and provides a space for the community to gather and cement community cohesion. It provides a tranquil sanctuary between the two villages. The site is designated as open space and within Seaview Conservation Area.
LGS/108 Seaview Recreation Ground	Seaview	None	No	No	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes	Yes	Site is recommended for LGS designation. Situated off Seaview Farm Road this is the main large recreation field in the parish. It is the home of the local football club and used by other local groups e.g yoga, fitness training and a petanque rink etc. Home to local fetes, it is an

Is the land demonstrably special to community?															
Site Reference	Settlement location <sup>21</sup>	Planning matters		Extensive tract of land	Local in character	Proximity to community	Particular local significance					Public Access	Existing Designation	Demonstrably Special to Community	Reason
		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
															attractive park with sea views and bordered by some fine mature trees. The location sits between the settlements of Seaview and Nettlesome and is well used by local people. The park is considered to be demonstrably special to the local community. The site is designated as open space.
LGS/109 Farmers Field (Seagrove Farm Road)	Seaview	None	Yes IPS 125. Land at Seagrove Farm Road, Nettlesome & Seaview. Site identified for housing (HA073) in 2018 IPS but not in 2021 IPS or 2022 IPS.	No	Yes	Yes	No	No	No	Yes	No	No	No	No	Site is not recommended for LGS designation. Green area behind Solent View Road. Site had originally been identified in the SHLAA and was previously identified as a housing site in the IPS, however now removed due to lower housing requirement and adjusted spatial strategy. Although site may be special to the community, no public access and evidence would be required to demonstrate why site should be designated as greenspace instead.
LGS/110 Donkey Field	Seaview	None	Yes IPS 104. Land off Solent View Road Seaview. Site identified for housing (HA073) in 2018 IPS but	No	Yes	Yes	No	No	No	Yes	No	No	No	No	Site is not recommended for LGS designation. Green area behind Solent View Road. Site had originally been identified in the SHLAA and was previously identified as a housing site in the IPS, however now removed due to lower housing requirement and adjusted spatial strategy. Although site may be special to the community,

Is the land demonstrably special to community?															
Site Reference	Settlement location <sup>21</sup>	Planning matters		Extensive tract of land	Local in character	Proximity to community	Particular local significance					Public Access	Existing Designation	Demonstrably Special to Community	Reason
		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
			not in 2021 IPS or 2022 IPS.												no public access and evidence would be required to demonstrate why site should be designated as greenspace instead.
LGS/111 Seagrove Dell	Seaview	None	No	No	Yes	Yes	No	No	No	Yes	No	No	No	No	Site is not recommended for LGS designation. Small, wet area off Solent View Road. Site not considered demonstrably special.
LGS/112 Sandlands Allotments	Seaview	None	No	No	Yes	Yes	Yes	No	Yes	Yes	Yes	No	Yes	Yes	Site is recommended for LGS designation. One of the most beloved amenities in the parish, the allotments are in regular use and well maintained. The site hosts an abundance of wildlife and insects. Although access to the public is restricted to members, membership is open to all local residents. The site is still considered to be of value to the local community and holds particular local significance because of its beauty, tranquillity and wildlife and as such has been recommended for designation as LGS. The site is designated as open space.
LGS/111 Ansell's Copse	Seaview	None	No	No 0.14 ha	Yes	Yes	Yes	No	Yes	No	Yes	Yes	Yes	No	Site is not recommended for LGS designation. Small wooded area situated within the Seaview Heights development. It is accessed by a public footpath and public highway and has both recreational and wildlife value. The site is designated as open space.

Is the land demonstrably special to community?															
Site Reference	Settlement location <sup>21</sup>	Planning matters		Extensive tract of land	Local in character	Proximity to community	Particular local significance					Public Access	Existing Designation	Demonstrably Special to Community	Reason
		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
LGS/112 Greenham Drive / Sirius Close- Grass area	Seaview	None	No	No 0.06 ha	Yes	Yes	No	No	Yes	No	Yes	Yes	Yes	No	Site is not recommended for LGS designation. This small 'green' area situated within the Seaview Heights development contains a variety of mature trees. Is situated in very close proximity to the community it serves and has wildlife value. The site is designated as open space.
LGS/113 Nettlestone Green	Nettlestone	None	No	No	Yes	Yes	No	Yes	Yes	No	No	Yes	No	No	Site is not recommended for LGS designation. Situated at the junction of Nettlestone Hill and Seaview Lane. It is a small attractive triangular green with mature trees and seating and has views across Gibb Well field to the Solent.
LGS/114 Orchard on Nettlestone Green	Nettlestone	None	No	No	Yes	Yes	No	No	No	Yes	Yes	No	No	No	Site is not recommended for LGS designation. This is a wildlife area sitting behind a number of properties in Nettlestone Green and the school. Access is currently limited.
LGS/115 Nick's Wood	Nettlestone	None	No	No	Yes	Yes	No	No	No	Yes	No	No	No	No	Site is not recommended for LGS designation. Recently planted with 7500 oak trees. Access is currently limited.
LGS/116 Kerry Fields Play Area	Nettlestone	None	No	No	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes	Yes	Site is recommended for LGS designation. Currently the only available equipped children's play area in Nettlestone, serving family residences with three large mature trees bordering Eddington Road. A well-used and important play area and

Is the land demonstrably special to community?															
Site Reference	Settlement location <sup>21</sup>	Planning matters		Extensive tract of land	Local in character	Proximity to community	Particular local significance					Public Access	Existing Designation	Demonstrably Special to Community	Reason
		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife				
															green space within area of housing that is demonstrably special to the community. The site is designated as open space.
LGS/117 Area Opposite St Helens Church	Nettlestone	None	No	No	Yes	Yes	No	No	No	Yes	No	No	No	No	Site is not recommended for LGS designation. Field located on the edge of the settlement area and bordered by mature trees and hedgerow. Views across the countryside looking southwest. Private land with no access to the public and no footpath.
LGS/118 Longland's Copse	Nettlestone	None	No	No	Yes	Yes	No	No	No	Yes	Yes	No	Yes	No	Site is not recommended for LGS designation. Situated in close proximity to the community it serves. The Copse is privately owned. Site is designated as a Site of Importance for Nature Conservation.
LGS/119 Pondwell Hill	Nettlestone	None	No	No	Yes	Yes	No	No	Yes	No	No	Yes	No	No	Site is not recommended for LGS designation. Tree planted area often used by dog walkers.
LGS/120 Park Wood	Nettlestone	None	No	No	Yes	Yes	No	No	Yes	Yes	Yes	No	Yes	No	Site is not recommended for LGS designation. It is a relatively thin ribbon of wood that runs along the entire side of a field. It contains a stream and serves as a valuable wildlife corridor connecting woodland around Park Farm to woodland further down the valley. Site is designated as a Site of Importance for Nature Conservation and part Ancient Woodland.



Is the land demonstrably special to community?															
Site Reference	Settlement location <sup>21</sup>	Planning matters		Extensive tract of land	Local in character	Proximity to community	Particular local significance					Public Access	Existing Designation	Demonstrably Special to Community	Reason
		Relevant Planning history	SHLAA 2018				Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife				
LGS/121 Cothey Bottom Copse	Nettlestone	None	No	No	Yes	Yes	No	No	No	Yes	Yes	No	Yes	No	Site is not recommended for LGS designation. Cothey Bottom Copse is a good example of Ancient Woodland that adds a much needed green contrast to the industrial nature of Brading Road industrial area. Site is designated as a Site of Importance for Nature Conservation.
LGS/122 Park Lane Equine Fields	Nettlestone	None	No	No	Yes	Yes	No	No	No	Yes	No	No	No	No	Site is not recommended for LGS designation. A good example of the type of rural land use that defines the green nature of the parish. Private land with no access to the public.
LGS/123 Priory Woods and Former Golf Course	Nettlestone	None	No	No	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	No	Site is not recommended for LGS designation. The woodland is now merging with the former golf course to create an even larger nature habitat that is encouraging the repopulation of wildlife. Site is designated as a Site of Special Scientific Interest, Regionally Important Geological and Geomorphological Site, Ancient Woodland and Site of Importance for Nature Conservation.
LGS/124 wooded area of Pier Road	Seaview	None	No	No	Yes	Yes	Yes	No	No	Yes	No	No	Yes	No	Site is not recommended for LGS designation. Ancient woodland forming backdrop to the road and adding visual amenity to the area. It is in private ownership and has no public access.

## Appendix 2 – Extract from the ‘Nature Nearby’ Accessible Natural Greenspace Guidance (NE265) (Natural England 2010)

ANGSt recommends that everyone, wherever they live, should have an accessible natural greenspace:

- of at least 2 hectares in size, no more than 300 metres (5 minutes walk) from home;
- at least one accessible 20 hectare site within two kilometres of home;
- one accessible 100 hectare site within five kilometres of home; and
- one accessible 500 hectare site within ten kilometres of home; plus
- a minimum of one hectare of statutory Local Nature Reserves per thousand population.

## **Appendix 3 - Alternatives to Local Green Space Designation**

### **Community Right to Bid**

The Community Right to Bid gives community groups an opportunity to prepare and bid to buy community assets that are important to them and the local area. This could include village shops, pubs or recreation grounds. The right covers private as well as public assets. It is important to nominate land and buildings to be part of the register of “assets of community value”, which is held by the Local Authority (Isle of Wight Council). If something on this register is offered for sale, the community then have up to six months to prepare a bid.

Further information available at:

Gov.UK- [Community Right to Bids](#)  
[Isle of Wight Council– Community right to bid](#)

### **Agreements with landowners**

It may be possible for local communities to reach an agreement with the owner of the site to guarantee access to the site for local people. It may be possible for the land-owner to dedicate the site as “open access land”.

Further information available at:

Gov.Uk- [Right of way and open access land](#)

### **Local Nature Reserves**

A Local Nature Reserve (LNR) provides people with opportunities to learn about nature or enjoy the local area. Local authorities can designate Local Nature Reserves and must control the LNR through ownership, lease or agreement with the owner.

Further information:

[Natural England](#)

### **Village Green status**

Land can be registered as a village green if it has been used by local people for lawful sports and pastimes ‘as of right’ (i.e. without permission, force or secrecy) for at least 20 years.

Further information:

Gov.Uk-[Town and village greens: how to register](#)  
[Open Spaces Society- Village Greens](#)