

# Send Neighbourhood Development Plan 2017-2031

## Local Green Spaces Report



**March 2019 – Amended September 2019**

## Introduction

*Within our Parish there are a range of open green spaces we value and wish to enhance and protect for future generations to enjoy. Send has a high-quality natural environment with key characteristics including: the River Wey and the Wey Navigation, which has multiple channels, open water bodies and drainage ditches, a peaceful semi-enclosed landscape with a largely secluded, rural ambience enlivened by the movement and colour of boats navigating the waterways, pastoral land uses with meadows grazed by cattle; and a rich ecology with areas of wetland, unimproved meadows, riparian woodland and ditch line willows. Some of these open green spaces are important for leisure and recreation providing play areas for the younger children as well as for organised parish activities. The open green spaces in the parish gives it the beautiful green character and visually enhance the built up areas.*

### What does Local Green Space Designation mean?

Within a Neighbourhood Planning process, communities can designate certain areas of land as Local Green Spaces. This is as described in the National Planning Policy Framework (NPPF) as “a way to provide special protection against development for green areas of particular importance to local communities.”

### NPPF and Local Green Spaces

The Revised National Planning Policy Framework (NPPF) (July 2018) paragraphs 99-101 states that specific areas of land that are demonstrably special to the local community may be protected against development through designation as Local Green Space (LGS) and can be applied through a Neighbourhood Plan. The Local Green Space designation should only be used:

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

Both public and private land can be designate. Designating an area would “give it protection such that development on such land would be considered to be “inappropriate” and could only be justified on the grounds of “very special circumstances”.

The National Planning Practice Guidance (NPPG) states that “Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented”.<sup>1</sup>

## Send Methodology

### Stage one: Desktop review:

- 25 green spaces were identified through consultations activities and work carried out by the Character Assessment Group. The green spaces initially identified were:
  - The area around the Scout Hut
  - Send Recreation Ground
  - Sandfields Green & Playground
  - Maple Road playground
  - Send Marsh Green
  - Heathfield off Sanger Drive Nature area
  - Medical Centre Nature Area
  - Nature Reserve - off Tannery Lane
  - The Triangle Send Barns Lane
  - St Bedes site (Old Primary School)
  - Bush Lane Woods, Send Hill
  - The Village Pound
  - Send Lakes (fishing lakes) off Potters Lane
  - Memorial strip of Land, Farm Lane
  - Wey Navigation towpaths
  - Green verges Send Road/Send Barns Lane
  - Broadmeads, Broadmead Road
  - Land by Heath Drive near Wey Navigation
  - Allotments Polesden Lane
  - Burnt Common Close Green

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<sup>1</sup> <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#Local-Green-Space-designation>

- Land between Potters Lane and Send Hill
- Willow on Triangle at Woodhill, Vicarage Lane
- Blacksmith sculpture Send Rd
- War memorial by Church Rooms
- Burnt Common – Lord of Manor, Clandon Road

The Working Group undertook a further desktop exercise to identify sites that already had some form of protection and thus would not necessarily need to be designated as a Local Green Space. That exercise led to 17 sites being excluded for the reasons identified below.

<b>Name</b>	<b>Reason for exclusion</b>
Send Recreation Ground	This site is owned by the Parish Council and as one of the few recreational sites within the Parish it will always be kept for this purpose. As it is not recognised as being demonstrably 'special' to the community it is felt there is no reason to designate it.
Maple Road playground	This site is owned by the Parish Council and as one of the few recreational sites within the Parish it will always be kept for this purpose. As it is not recognised as being demonstrably 'special' to the community it is felt there is no reason to designate it.
Send Marsh Green	This site is owned by the Parish Council and as one of the few recreational sites within the Parish it will always be kept for this purpose. As it is not recognised as being demonstrably 'special' to the community it is felt there is no reason to designate it.
Medical Centre Nature Area	GBC are responsible for this site nature area
Nature Reserve - off Tannery Lane	This site is owned by Surrey Wildlife Trust and therefore it is believed to have the protection it needs
The Triangle Send Barns Lane	This site is owned by the Parish Council and as one of the few recreational sites within the Parish it will always be kept for this purpose. As it is not recognised as being demonstrably 'special' to the community it is felt there is no reason to designate it.
The Village Pound	This site is owned by the Parish Council and as one of the few recreational sites within the Parish it will always be kept for this purpose. As it is not recognised as being demonstrably 'special' to the community it is felt there is no reason to designate it.
Memorial strip of Land, Farm Lane	This site is owned by the Parish Council and as one of the few recreational sites within the Parish it will always be kept for this purpose. As it is not recognised as being demonstrably 'special' to the community it is felt there is no reason to designate it.

Wey Navigation towpaths	This area and site is under the ownership and protection of National Trust and therefore it is felt it has the protection it needs to safeguard it.
Broadmeads	Surrey County Council and private plots
The developable area on p18 of the DAS May 2019 of Land by Heath Drive near Wey Navigation <b>(amended after Reg14)</b>	This land has been designated as Open Space in the LPSS. It was part of an assessment of open land within villages that were proposed to be inset from the Green Belt to establish whether the land should benefit from protection as Open Space under the NPPF. The assessment found that the land in question should be protected because it has visual amenity value and biodiversity value. The landowner has advised that the land is not available for recreation (it is not open to the public) and installed signage to this effect, and therefore it was not assessed as having recreational value. As a result, while it was identified as having open space value for visual amenity, the assessment found that "Partial development could retain and potentially improve amenity value" (see page 143, site ETH_084) i.e. by retaining the visual amenity and providing some level of access. As a result of the development potential of the site, it was included in the Land Availability Assessment (LAA) and identified as potentially accommodating limited development of up to 20 homes (see page 302). The area proposed in the DAS May 2019 accompanying the planning application (apart from the edges has been excluded)
Burnt Common Close Green	Residents (This is a recreational area donated to the residents. It is deemed safe as a good amenity for recreational purposes but not as a designated green space
Land between Potters Lane and Send Hill	Private plots except FPs (SCC)
Willow on Triangle at Woodhill, Vicarage Lane	This site is owned by the Parish Council and as one of the few recreational sites within the Parish it will always be kept for this purpose. As it is not recognised as being demonstrably 'special' to the community it is felt there is no reason to designate it.
Blacksmith sculpture Send Rd	GBC
War memorial by Church Rooms	
Burnt Common – Lord of Manor, Clandon Road	
St Bedes site (Old Primary School)	Former site of St Bede's Junior School and the land is owned by the Diocese. The school was demolished in summer 2017. The site looks out to open fields and mature trees. Vehicle access is available to the site

added after Reg 14	although this is via a private road and a restricted track. Planning application to demolish the school approved with part of the planning consent for the new Send Primary School in Send Barns Lane being the land would be returned to green fields. A condition was discharged by Guildford Borough Council on 21st Oct 2016 with a community use agreement in place for the School and Playing fields to be made available to the Community of Send Parish.
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- The Working Group checked to make sure none of the sites have been allocated for any other purpose or usage in the Local Plan or all any other statutory plan
- The Working Group also checked that the land or site in question have not already been granted any planning permissions for development
- The Working Group notified landowners of the possibility of using the neighbourhood plan to designate their sites as Local Green Spaces.

### Stage 2: Full evaluation:

The sites after taking into consideration the desk top exercise above, were all assessed using the criteria from paragraphs 99 – 101 of the NPPF as detailed below.

### Local Green Space Criteria

- 1) **Reasonably close proximity to community** (The land must not be isolated from the community and would normally be within easy walking distance of the community served.) *There is no clarification of what constitutes reasonably close. If the key measure to designate the site is its closeness to the community, in applying the NPPF criteria, close proximity would normally mean an easy walking distance and based on Natural England standards that would mean 1.25 miles or less. Using Natural England Accessible natural Greenspace Standard ANGSt), recommends that “everyone, wherever they live, should have accessible natural*

greenspace: of at least 2 hectares in size, no more than 300 meters (5 minute walk) from home, or at least one accessible 20 hectare site within two kilometre of home" <sup>2</sup>

- 2) **Demonstrably special to a local community** (In order to fulfil the requirements, **at least one** of the five criteria must be met. This is a difficult one when it comes to some of the criteria, for if the reason for designating is "beauty" then that could be pure and largely subjective.)
- a. **Beauty:** This relates to the visual attractiveness of the site, and its contribution to landscape, character and or setting of the settlement. LGS would need to contribute to local identity, character of the area and a sense of place, and make an important contribution to the physical form and layout of the settlement. It may link up with other open spaces and allow views through or beyond the settlement which are valued locally.
  - b. **Historic significance:** The land should provide a setting for, and allow views of, heritage assets or other locally-valued landmarks. It may be necessary to research historic records from the County Archaeologist or National or Local Records Office.
  - c. **Recreational value:** It must have local significance for recreation, perhaps through the variety of activities it supports, and be of value to the community.
  - d. **Tranquillity:** Some authorities have an existing 'tranquillity map' showing areas that provide an oasis of calm and a space for quiet reflection.

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[http://webarchive.nationalarchives.gov.uk/20140605111422/http://www.naturalengland.org.uk/regions/east\\_of\\_england/ourwork/gi/accessiblenaturalgreenspacestandardangst.aspx](http://webarchive.nationalarchives.gov.uk/20140605111422/http://www.naturalengland.org.uk/regions/east_of_england/ourwork/gi/accessiblenaturalgreenspacestandardangst.aspx)

e. **Richness of wildlife:** This might include the value of its habitat, and priority areas may have been identified by the council. It may require some objective evidence, such as a designation, like a wildlife site or Local Nature Reserve.

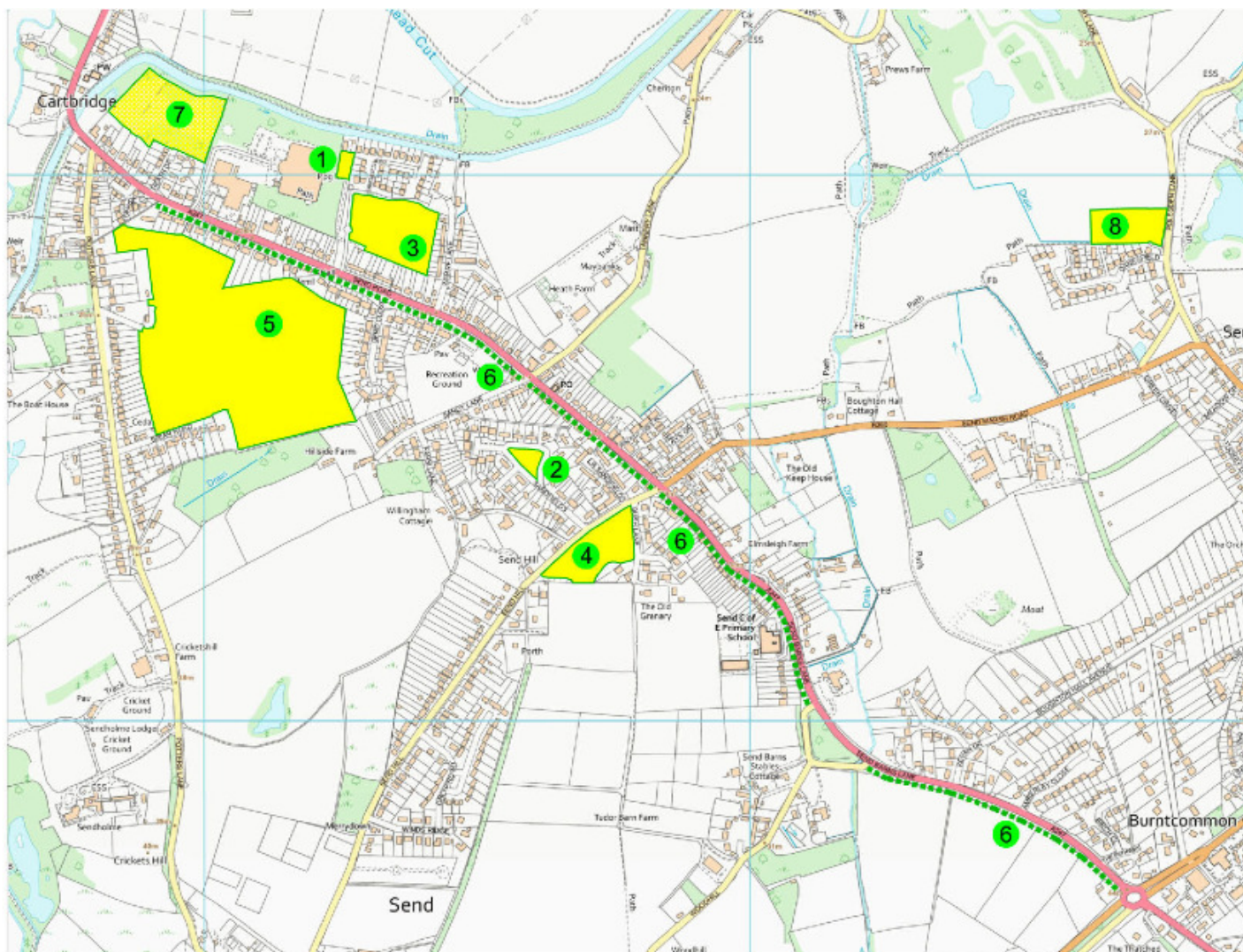
3) **Not and Extensive Tract of land** (again, there is no clarity of what an extensive tract is. However clear demonstration that the site or space being considered for designation is a local facility and not a space in the countryside should be provided. Clustering smaller neighbouring sites which will result in an extensive tract of land may not be appropriate

Eight remaining green spaces identified as having special significance to Send residents and identified on map A on the next page were fully assessed against the NPPF LGS criteria.

Site ref	Site name
1	The area around the Scout Hut
2	Sandfields Green & Playground
3	Heathfield Nature Area – off Sanger Drive
4	Bush Lane Woods Send Hill
5	Send Lakes (fishing lakes) off Potters Lane
6	Green verges Send Road/Send Barns Lane
7	Land by Heath Drive near Wey Navigation. <b>The area to be designated is the area to the woodland around the edge as per the boundary of the developable area on the current planning application, p18 of the DAS.</b>
8	Allotments Polesden Lane



Map A: showing 8 sites to be designated pre Reg 14 – April – May 2019



- 1** The area around the Scout Hut  
Area approx. 0.12 hectares
- 2** Sandfields Green & Playground  
Area approx. 0.18 hectares
- 3** Heathfield Nature Area - off Sanger Drive  
Area approx. 1.67 hectares
- 4** Bush Lane Woods Send Hill  
Area approx. 1.17 hectares
- 5** Send Lakes (fishing lakes) off Potters Lane  
Area approx. 10.99 hectares
- 6** Green verges Send Road/Send Bams Lane  
Length approx. 2.05 km
- 7** Land by Heath Drive near Wey Navigation  
Area 2.03 hectares
- 8** Allotments Polesden Lane  
Area approx. 0.87 hectares

Table 1: **All 9 sites as assessed for Local Green Spaces designation unless stated otherwise** (PC – Parish Council GBC – Guildford Borough Council)  
Amended after regulation 14

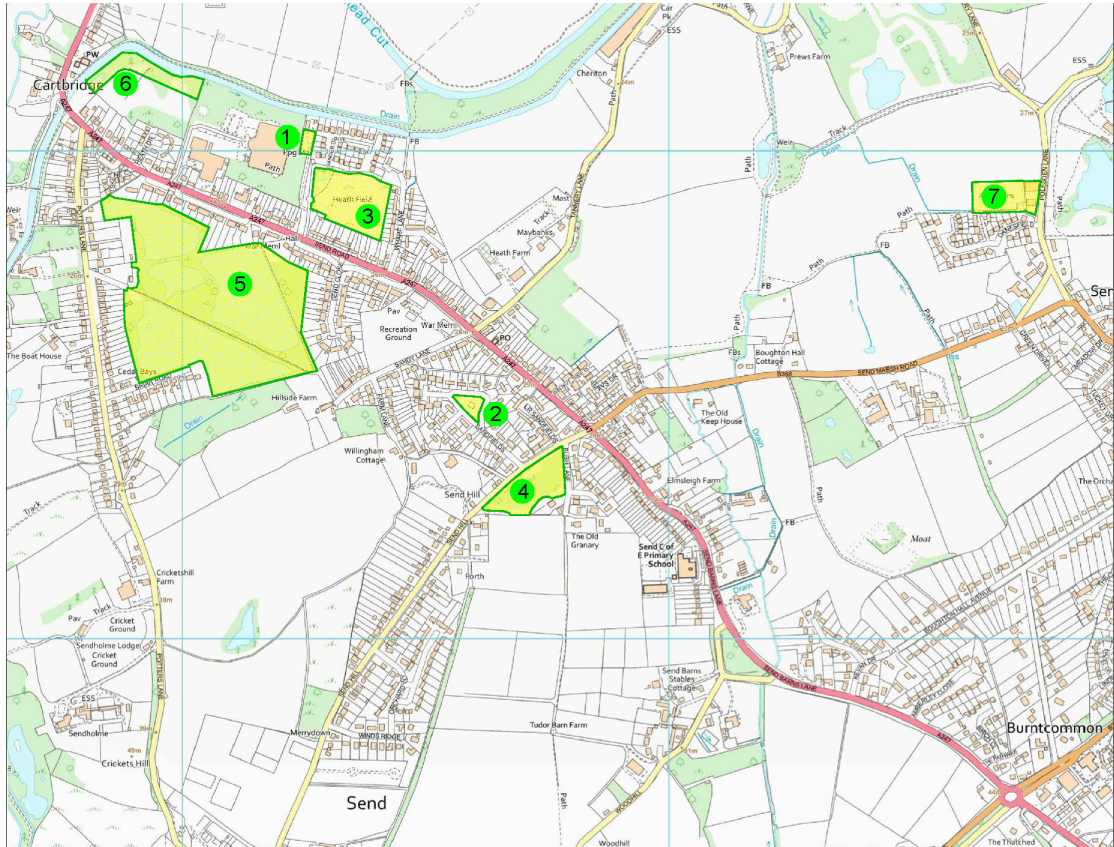
	Name of site (as popularly known)	Close proximity to community (yes/no)	Demonstrably special to a local community					Extensive Tract of land?	Ownership	Is this site allocated for any other use (yes/no)	Public access	Comment
			Beauty (yes/no)	History (yes/no)	Recreation (yes/no)	Tranquillity (yes/no)	Wildlife (yes/no)					
LG1	The area around the Scout Hut	Yes	No	No	Yes	No	Yes	No	Vision Engineering /Scouts	No	Yes	Designate
LG2	Sandfields Green & Playground	Yes	No	No	Yes	Yes	No	No	GBC - green PC – playground	No	Yes	Designate
LG3	Heathfield Nature Area - off Sanger Drive	Yes	Yes	No	Yes	Yes	Yes	No	GBC on behalf of the local community	No	Yes	Designate
LG4	Bush Lane Woods Send Hill	Yes	Yes	Yes	Yes	yes	Yes	No	Surrey CC	No	Yes	Designate
LG5	Send Lakes (fishing lakes) off Potters Lane	Yes	Yes	Yes	Yes	Yes	Yes	No	Private – Woking Angling Association	No	Yes	Designate
LG6	Green verges Send Road/Send Barns Lane	Yes	Yes	Yes	No	No	Yes	No	Surrey County Council	Yes - Landscaping for Highways	Yes	Do not Designate
LG7	Land by Heath Drive near Wey Navigation	Yes	Yes	No	No	Yes	Yes	No	Private	Yes- and as an amenity green space	Yes	Designated identified area
LG8	Allotments Polesden Lane	Yes	No	No	Yes	Yes	Yes	No	PC leases land	No	No	Designate
LG9	St Bedes	Yes	Yes	No	No	Yes	Yes	No	The Dioceses of Guildford	No	No	Do not Designate

**Proposed list of sites for Local Green Space designation – amended post Reg14**

<b>Site Ref</b>	<b>Name/ Address</b>
LG1	The area around the Scout Hut
LG2	Sandfields Green & Playground
LG3	Heathfield Nature Area - off Sanger Drive
LG4	Bush Lane Woods, Send Hill
LG5	Send Lakes (fishing lakes) off Potters Lane
<del>LG6</del>	<del>Green verges Send Road/Send Barns Lane (removed after Reg 14) Site owned by Highways (Landscaping)</del>
<del>LG7</del> now LG6	Land by Heath Drive near Wey Navigation <b><i>(the area to the woodland around the edge as per the boundary of the developable area on the current planning application, p18 of the DAS May 2019). (area amended after Reg 14)</i></b>
<del>LG8</del> now LG7	Allotments Polesden Lane

Further information on proposed sites for designation and justifications is provided below

## Map B: showing 7 sites to be designated post Reg 14 – Amended August 2019



### Local Green Spaces

- 1 The area around the Scout Hut  
Area approx. 0.12 hectares
- 2 Sandfields Green & Playground  
Area approx. 0.18 hectares
- 3 Heathfield Nature Area - off Sanger Drive  
Area approx. 1.67 hectares
- 4 Bush Lane Woods Send Hill  
Area approx. 1.17 hectares
- 5 Send Lakes (fishing lakes) off Potters Lane  
Area approx. 10.99 hectares
- 6 Land by Heath Drive near Wey Navigation  
Area 2.03 hectares
- 7 Allotments Polesden Lane  
Area approx. 0.87 hectares

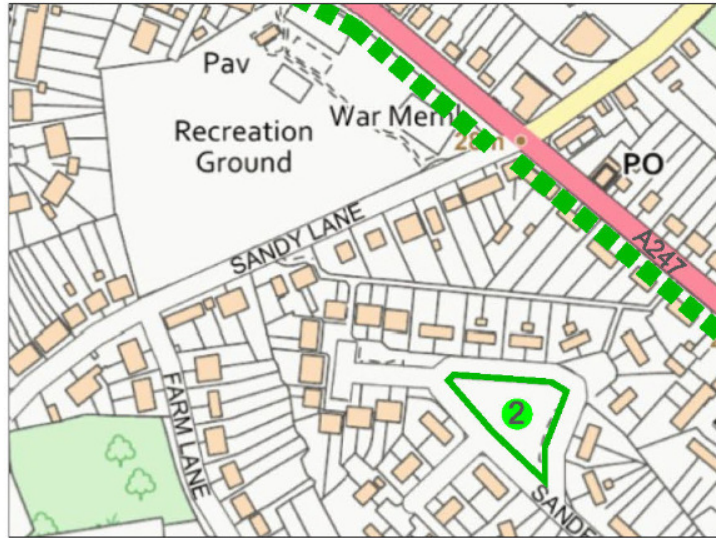
### Assessment Results

<p>Site Ref, Name and Address</p>	<p><b>LG1 - (The area around the Scout Hut) Plot of land at rear of 46 Send Road</b></p>	
 <p data-bbox="235 1077 526 1125"> <span style="border: 1px solid green; border-radius: 50%; padding: 2px;">1</span> The area around the Scout Hut              Area approx. 0.12 hectares         </p>		
<p>Size</p>	<p>Approx 0.12 hectares</p>	

Site description	<p>A small plot of land accessed by a rough track off Sanger Drive. The plot is the remains of the Vision Engineering (VE) land now the new VE office/factory is in place, and remains in the ownership of VE. The plot has a frontage onto the River Wey Navigation.</p> <p>The plot consists of two buildings, the Scout HQ building (approx. 7.3 x 14.6m) and the associated equipment store (approx. 5.4 x 6.5m), a small lawn area for activities and a parking area for approx. 12 vehicles. The site is surrounded by trees of varying sizes from juvenile to mature and are mainly of common varieties such as willow and birch but with several mature oaks (the largest of which is in poor condition after a lightning -strike in the 1970's). The unmade access driveway is bordered on one side by the security fence with VE, and a dense screen of vegetation on the other sited around, and over, the highways drainage ditch which runs down that margin. The vegetation consists mainly of young trees, brambles and nettles but also enjoys an infestation of Himalayan Balsam.</p>	
Known allocations, protection status or designations?	None known	
Proposed Local Plan Allocation or Designation?	None	
Planning history - any existing planning permissions?	Permission to erect the Scout Buildings (1973 ish!), and the Scout Buildings were also mentioned on the more recent planning permission documents for the VE buildings (2015?)	
Is it in close proximity to the community it would serve?	Yes, the plot is centrally located within Send village and many of the Scout Group members access the site on foot.	
Is the site local in character and not an extensive tract of land?	Yes, the plot is now a small and defined area of land ... before the erection of the VE building it was part of a larger tract. The plot has been in use by the Scout Group from the mid-1970's	
Does the site have local significance? Can the site be shown to be demonstrably special to the local community? How?	<p>The site has local significance as the 1<sup>st</sup> Send Scout HQ, and has served so for the last forty-plus years. The plot allows the Scouts to access the river for water activities, to the small area of remaining woods for practicing scout woodcraft skills and a home for their HQ and store.</p> <p>The scout hut, camp and area is also used overnight by other youth and disabled groups in the summer.</p> <p>The loss of the site would have a significant impact upon the operation of the Scout Group to a point where it would likely bring about the closure of the Group. The Scout Group opens its doors to more than seventy young people every year, most of who come from within a two-mile radius of the site.</p>	

Site Ref, Name and Address

**LG2 - Sandfields Green & Playground**



**2** Sandfields Green & Playground  
Area approx. 0.18 hectares



Size

Approx 0.18 hectares

Site description	Built as part of planned post war development surrounded on 3 sides by housing. There was new housing constructed in 2010 on the north side. The green is used by local resident for social events and recreation. The Parish Council put in a new younger children's playground as part of the site in 2013. This green is fundamental to the open nature of this site and is valued by the local residents.
Known allocations, protection status or designations?	GBC have ownership of the green
Proposed Local Plan Allocation or Designation?	None
Planning history - any existing planning permissions?	No
Is it in close proximity to the community it would serve?	Within a housing development
Is the site local in character and not an extensive tract of land?	Yes – a green in the centre of a housing estate.
Does the site have local significance? Can the site be shown to be demonstrably special to the local community? How?	It has an open visual aspect and large stretch of grass on the green for ball games and social events. The younger children's playground is well used by children from the local community.

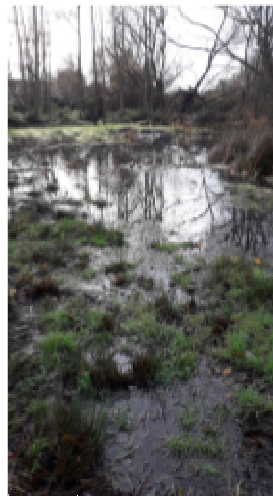


Site Ref, Name and Address

**LG3 - Heathfield Nature Area off Sanger Drive, Send, Surrey GU23 7EB**



**3** Heathfield Nature Area - off Sanger Drive  
Area approx. 1.67 hectares



Size

Approx 1.67 hectares

Site description	The site is a mixture of meadow trees and two ponds. The area is waterlogged in winter which adds to the diversity of plant and animal life
Known allocations, protection status or designations?	in approximately 1991 the site was given to the village as part of the housing development at Sanger Drive. The people nearby were consulted on how the land should be used and it was overwhelmingly agreed that it should be a nature area. it is a managed nature reserve area managed by Guildford Borough Council subject to a section 41 planning agreement
Proposed Local Plan Allocation or Designation?	None
Planning history - any existing planning permissions?	There are no existing planning permissions
Is it in close proximity to the community it would serve?	Yes. It is accessible from local houses on three sides
Is the site local in character and not an extensive tract of land?	The site reflects the local character with a range of trees and two ponds...one a balancing pond for nearby Sanger Drive. Part of the site is meadowland with a range of wildflowers and is mown by GBC each Autumn as part of the maintenance programme. It is home to frogs and toads. A wide range of insects and butterflies. Adders have been seen there as well as deer
Does the site have local significance? Can the site be shown to be demonstrably special to the local community? How?	The site is a well-established and is managed jointly by a very local management committee and GBC. Work parties are held approximately four times a year to maintain the site. The local Cubs normally help as well as neighbouring volunteers and GBC staff. Plans are being drawn up to build a board walk. The site is used by local children for building dens etc. it is a well-used area. It is used by dog walkers and by walkers who use the area to access the canal path alongside the Wye Navigation. Families use it to observe nature. It is a well-used local amenity and the variety of the plant and animal life is enjoyed. It would be a great loss to the community if it were taken away. It is an example of the typical Send local environment

Site Ref, Name and Address

**LG4 – Bush Lane Woodland, Send Hill.**



**4** Bush Lane Woods Send Hill  
Area approx. 1.17 hectares



Size

Approx 1.17 hecatres

Site description

Bush Lane Woodland is a locally important area of semi-natural woodland with a diversity of trees but dominated by aged oaks and a variety of wildlife. There are a number of pathways through the Woodland. Historically the land was used for sand and gravel extraction dating back to 1845. The land was leased to Send Parish Council in 1972 for 99 years (expires 2072) by Surrey County Council. The lease includes certain conditions to be adhered to eg maintenance of trees, grassland and open access for recreational purposes. Following a report on the area by Surrey Wildlife trust in 2009, the PC worked with the Trust to make a management plan for the area to preserve the biodiversity of the site and provide an

	enjoyable and safe area to be enjoyed by the local community. There are a number of paths through the woodland and the management of the area includes cutting back holly, bramble and nettles at different times of the year. It is a place where children play and is frequented by dog walkers.
Known allocations, protection status or designations?	Bat survey showed that there is evidence of bats here and therefore when tree surgery takes place this has to be taken into account
Proposed Local Plan Allocation or Designation?	None
Planning history - any existing planning permissions?	No
Is it in close proximity to the community it would serve?	The adjacent land is developed – there are residential properties in Send Hill and Bush Lane. The school and school playing fields used to be adjacent but the school now has been demolished and the area restored to green fields
Is the site local in character and not an extensive tract of land?	
Does the site have local significance? Can the site be shown to be demonstrably special to the local community? How?	Yes the type of woodland provides a habitat for many species of wildlife. It is a pleasant place to walk dogs and for children to play. The trees in Bush Lane Woods are clearly visible from the Sandfields estate and contribute to the visual 'aspect' of this area

Site Ref, Name and Address

**LG5 - Send Lakes (fishing lakes) off Potters Lane**



**5** Send Lakes (fishing lakes) off Potters Lane  
Area approx. 10.99 hectares



Size

Approx 10.99 hectares

Site description

Vehicle access for members of the Angling Club car parks for the lakes is through locked gates (the area is Woking Angling Society owned and managed). The fenced public pathways between and running alongside the lakes are un-made, rural and natural.

	This historical site used to be a pit for the extraction of gravel and then used for early submarine development in World War 1. It is now owned by Woking Angling Society and the deep water provides a habitat for a variety of fish, birds and other wildlife.	
Known allocations, protection status or designations?		
Proposed Local Plan Allocation or Designation?	None	
Planning history - any existing planning permissions?	None	
Is it in close proximity to the community it would serve?	Yes - Houses surround the site with their gardens backing onto the lakes in Send Road, Potters Lane and Briar Road	
Is the site local in character and not an extensive tract of land?		
Does the site have local significance? Can the site be shown to be demonstrably special to the local community? How?	It is being used for angling which is a popular pursuit in this area and a well-managed amenity.	

Site Ref, Name and Address

**LG6 - Land behind Heath Drive**



Land by Heath Drive near Wemy Navigation Area 2.01 hectares

Image © Metropolis Land off Heath Drive DAS May 2018



Size

Approx 0.8 hectares (The area to the woodland around the edge as per the boundary of the developable area on the current planning application, p18 of the Design and Access statement (DAS) as above

Site description

The land is accessible via Heath Drive and was in the 1980s in the ownership the man who built the Heath Drive houses. It is believed he intended to carry on the road into this site at a later date and develop it for housing. However, he never obtained planning permission. The area consists of a riverside strip of alder trees, bamboo and rhododendron; many native trees such as hazel and sycamore, plus some pine; an area of sandy ground with a rabbit warren which becomes overgrown with nettles and invasive Himalayan balsam in summer; the vestiges of a lake to the rear of Send Lodge; and an area of bracken on the boundary with the Vision Engineering land. Before the latter land was developed, it was possible to walk through the Vision land to the Scout Hut and thence to the Heathfield off Sanger Drive. There was talk of a riverside walk being left alongside the Vision land. That did not happen and the Vision land is now securely fenced on all sides. The land can also be accessed from the houses along Send Road from No. 1 to No. 10?,(1) and from the adjoining houses on Heath Drive. As the land has been empty and unmanaged for many years (at least 30+), adult neighbours have used it for making bonfires, composting, watching wildlife and dog walking; while children have played there and built dens and constructed tunnels and bike ramps using the sandy soil. In summer 1998 The owner brought in a team of men who began to chainsaw the trees. Outraged local residents

	<p>managed to stop this activity but it was too late to save many of the trees. The area has regenerated but the varied tree species such as chestnut have been largely replaced by silver birch and willow. There is still much wildlife activity in the area – bats – which feed at night along the Wey – woodpeckers, pheasants, foxes, rabbits, moles, badger and deer amongst others. <b>(The area to be designated as a LGS is the area to the woodland around the edge as per the boundary of the developable area on the current planning application, p18 of the DAS.)</b></p>
Known allocations, protection status or designations?	This land has been designated as Open Space in the LPSS but not assessed as having recreational value but as having open space value for visual amenity, the assessment found that "Partial development could retain and potentially improve amenity value" (see page 143, site ETH_084) i.e. by retaining the visual amenity and providing some level of access.
Proposed Local Plan Allocation or Designation?	This land has been designated as Open Space in the LPSS. It was part of an assessment of open land within villages that were proposed to be inset from the Green Belt to establish whether the land should benefit from protection as Open Space under the NPPF. The assessment found that the land in question should be protected because it has visual amenity value and biodiversity value. The landowner has advised that the land is not available for recreation (it is not open to the public) and installed signage to this effect, and therefore it was not assessed as having recreational value. As a result, while it was identified as having open space value for visual amenity, the assessment found that "Partial development could retain and potentially improve amenity value" (see page 143, site ETH_084) i.e. by retaining the visual amenity and providing some level of access. As a result of the development potential of the site, it was included in the Land Availability Assessment (LAA) and identified as potentially accommodating limited development of up to 20 homes (see page 302).
Planning history - any existing planning permissions?	99/T/00020   Application to fell 64 Birch, Sycamore, Oak and Poplar trees.   Rear of 1 - 10 Send Road and north of Heath Drive, Send. This was approved in Feb 1999 after the chain sawing mentioned above. <a href="http://www2.guildford.gov.uk/publicaccess/appealDetails.do?previousCaseType=Application&amp;previousKeyVal=_GUILD_DCAPR_47581&amp;activeTab=summary&amp;previousCaseNumber=99%2FT%2F00020&amp;keyVal=_GUILD_DCAPPEAL_28165">http://www2.guildford.gov.uk/publicaccess/appealDetails.do?previousCaseType=Application&amp;previousKeyVal=_GUILD_DCAPR_47581&amp;activeTab=summary&amp;previousCaseNumber=99%2FT%2F00020&amp;keyVal=_GUILD_DCAPPEAL_28165</a>
Is it in close proximity to the community it would serve?	Yes.
Is the site local in character and not an extensive tract of land?	It's entirely enclosed by the Wey Navigation, the Vision Engineering boundary and the gardens of houses on Heath Drive and Send Road. Typical Woodland with indigenous trees
Does the site have local significance? Can the site be shown to be demonstrably special to the local community? How?	It provides a natural break from housing and views of the Wey Navigation and is a wildlife corridor. There is a frequently used path through the natural woodland and the area is used by children to play in a creative way. It could provide a leisure area for the enjoyment of people at the west end of Send, to complement the Heathfield, the recreation ground and the VMC wetland area.



Site Ref, Name and Address

**LG7 – Allotments (Polesden Lane)**



7 Allotments Polesden Lane  
Area approx. 0.87 hectares



Size

Approx 0.87 hectares

Site description

The Allotment land is owned by a company called Cemex who extracted sand from the area in the past. In 1978, Cemex (previously Hall & Co) agreed to lease the land to the Parish Council at a peppercorn rate for use as allotments. The renewal of the lease was then every 5 years. A new lease for 20 years has recently been negotiated along with an increase in rent. There are 36 allotments (approx. 5 rods each in size). Some allotments are divided into 2 half plots. The area is well established as allotment gardens and enjoyed by many as a hobby over the years. There is often a waiting list for an allotment plot.

Known allocations, protection status or designations?	Subject to the requirements of the lease
Proposed Local Plan Allocation or Designation?	None
Planning history - any existing planning permissions?	No
Is it in close proximity to the community it would serve?	It is located at the rear of housing in the Danesfield development and is close to the residential area around Send Marsh Green and in Send Marsh.
Is the site local in character and not an extensive tract of land?	Yes
Does the site have local significance? Can the site be shown to be demonstrably special to the local community? How?	This is a valuable amenity for the community and the demand over the years has shown that many residents of Send like to grow their own produce and carry out gardening as a hobby.