

# **Middleton St George Neighbourhood Plan**

## **Local Green Space and Protected Open Space**

**January 2021**

## Contents

1. Introduction	3
2. Planning policy background	4
3. Local Green Space and protected open space designation methodology	7
4. Conclusion and next steps	11
Appendix 1 Local Green Space assessment – summary	12
Appendix 2 Local Green Space detailed assessment	29
Appendix 3 Local Green Space Maps	62
Appendix 4 Protected Open Space Assessment	67
Appendix 5 Protected Open Space Maps	68

## 1. Introduction

- 1.1 The local green space (LGS) designation is a way to protect green areas or open spaces against development where they are of particular importance to local communities. LGS designations are made for use in local plans or neighbourhood plans. These identify on a map ('designate') green areas for special protection. Once designated, LGSs receive protection consistent with national Green Belt policy.
- 1.2 Protected open space (POS) designation is a way to protect other areas of open space which are valued for their local amenity and for informal or formal recreational purposes, but which do not meet the full LGS criteria. Once designated, they should be safeguarded and only lost where a number of detailed criteria are met.
- 1.3 The purpose of this report is to explain the process which has led to the proposed designation of areas of LGS and POS in the Middleton St George Neighbourhood Plan. It sets out the national and local backgrounds to LGS and POS and explains the methodology used in the assessments.

## 2. Planning policy background

### National Planning Policy Framework

- 2.1 The National Planning Policy Framework (NPPF – 2019) sets out the Government’s planning policies for England and how these are expected to be applied. Section 8 of the NPPF highlights the important role the planning system can play in facilitating social interaction and creating healthy, inclusive communities.
- 2.2 Paragraph 96 highlights that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities. Paragraph 97 states that:
- ‘Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*
- *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
  - *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
  - *the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.’*
- 2.3 With regard to Local Green Space (LGS) designation, paragraph 99 states:
- ‘The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.’*
- 2.4 Paragraph 100 explains when the designation should be used:
- ‘The Local Green Space designation should only be used where the green space is:*
- *in reasonably close proximity to the community it serves;*
  - *demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
  - *local in character and is not an extensive tract of land.’*
- 2.5 Paragraph 101 identifies that local policy for managing development within a LGS should be consistent with policy for Green Belts.

### National Planning Practice Guidance

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

reasons for designation or where planning permission is no longer capable of being implemented (Paragraph: 008 Reference ID: 37-008-20140306);

- LGS may be designated where those spaces are demonstrably special to the local community, whether in a village or in a neighbourhood in a town or city (Paragraph: 009 Reference ID: 37-009-20140306);
- If land is already protected by another designation, then consideration should be given to whether any additional local benefit would be gained by designation as LGS (Paragraph: 010 Reference ID: 37-010-20140306);
- The LGS will need to meet the criteria set out in paragraph 77 of the NPPF (see paragraph 2.3 above). Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis (Paragraph: 013 Reference ID: 37-013-20140306);
- The proximity of a LGS to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served (Paragraph: 014 Reference ID: 37-014-20140306);
- There are no hard and fast rules about how big a LGS can be because places are different, and a degree of judgment will inevitably be needed. However, paragraph 100 of the NPPF is clear that LGS designation should only be used where the green area concerned is not an extensive tract of land. Consequently, blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name (Paragraph: 015 Reference ID: 37-015-20140306);
- Provided land can meet the criteria at paragraph 77 of the NPPF there is no lower size limit for a Local Green Space. (Paragraph: 016 Reference ID: 37-016-20140306);
- Land can be designated as LGS even if there is no public access e.g. green areas which are valued because of their wildlife, historic significance and/or beauty. Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with landowners, whose legal rights must be respected (Paragraph: 017 Reference ID: 37-017-20140306);
- Areas that may be considered for designation as LGS may be crossed by public rights of way. There is no need to designate linear corridors as LGS simply to protect rights of way, which are already protected under other legislation (Paragraph: 018 Reference ID: 37-018-20140306);
- A LGS does not need to be in public ownership. However, the qualifying body should contact landowners at an early stage about proposals to designate any part of their land as LGS. Landowners will have opportunities to make representations in respect of proposals in a draft plan (Paragraph: 019 Reference ID: 37-019-20140306);
- Designating a green area as LGS would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations on landowners (Paragraph: 020 Reference ID: 37-020-20140306);
- Management of land designated as LGS will remain the responsibility of its owner. If the features that make a green area special and locally significant are to be conserved, how it will be managed in the future is likely to be an important consideration. Local communities can consider how, with the landowner's agreement, they might be able to get involved, perhaps in partnership with interested organisations that can provide advice or resources (Paragraph: 021 Reference ID: 37-021-20140306); and
- Land designated as LGS may potentially also be nominated for listing by the local authority as an Asset of Community Value. Listing gives community interest groups an opportunity

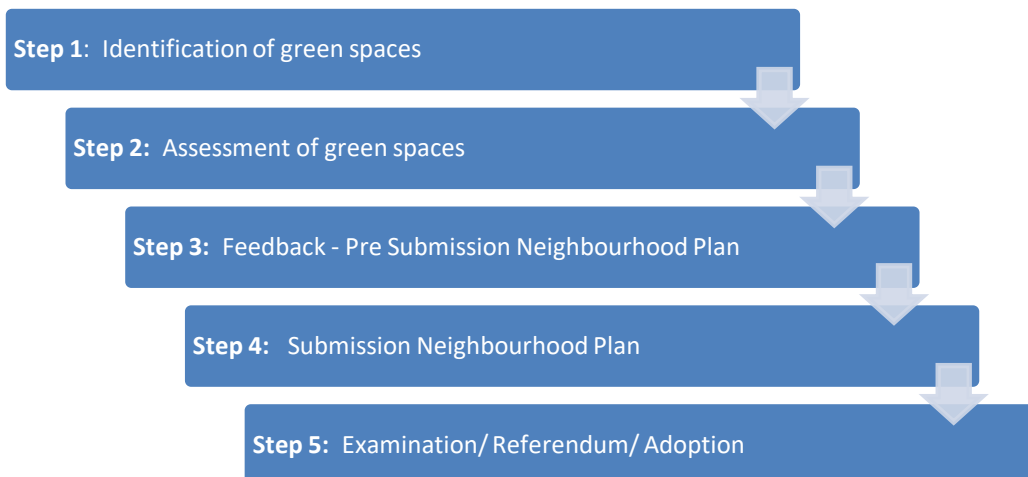
to bid if the owner wants to dispose of the land. (Paragraph: 022 Reference ID: 37-022-20140306).

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

### 3. Local green space and protected open space methodology

#### Background

- 3.1 In order to seek to identify areas of LGS and POS which meet the requirements of the NPPF and NPPG, the Middleton St George Neighbourhood Plan Steering Group prepared a methodology to be followed alongside the preparation of the plan. The application of the methodology is described below.



*Figure 1: LGS identification process*

#### **Step 1: Identification of green spaces**

- 3.2 The first step was to identify a list of green areas and open spaces to assess as potential LGS and POS. A variety of sources of information were used to inform this process:
- Sites allocated in the development plan (Darlington Local Plan 1997 and 2001 and Darlington Core Strategy 2011) <sup>1</sup>;
  - Sites included within the emerging Draft Darlington Local Plan (June 2018)<sup>2</sup>;
  - Darlington Open Space Strategy (2007)<sup>3</sup> and update report (2010)<sup>4</sup>;
  - Darlington Green Infrastructure Strategy (2013)<sup>5</sup>;
  - Review of current information, such as local studies, character appraisal and the historic environment record;
  - Feedback from early engagement on the neighbourhood plan; and
  - Extensive local knowledge of members of the steering group.

#### **Step 2: Assessment of green spaces**

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

<sup>1</sup> <https://www.darlington.gov.uk/environment-and-planning/planning/planning-and-environmental-policy/adopted-development-plan/>

<sup>2</sup> <https://darlington.objective.co.uk/portal>

<sup>3</sup> <http://www.darlington.gov.uk/media/112716/openspacestrategy.pdf>

<sup>4</sup> <http://www.darlington.gov.uk/media/112717/oss-5.pdf>

<sup>5</sup> <https://microsites.darlington.gov.uk/local-plan/document-library/darlingtons-green-infrastructure-strategy/>

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

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

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

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

Criteria	Explanation
The proposed space is of particular local significance because of its beauty	How is the proposed space of particular local significance, in respect of its beauty? Does the space contribute to the visual attractiveness of



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

Criteria	Explanation
because of another reason not covered by criteria above	

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

- 3.6 The assessment then concluded whether all of the nationally required criteria have been met and listed the relevant local criteria and whether the space was considered to be suitable as LGS.
- 3.7 For sites that were not considered to meet the required LGS criteria, consideration was then given to whether they should be allocated as POS. This considered whether the space was valued as a result of the contribution to local amenity and/ or for informal recreation.
- 3.8 Prior to formal consultation on proposed areas of LGS and POS designation, contact was made with the owners of the sites where possible. Owners were advised that any detailed comments should be made as part of the consultation on the draft plan.
- 3.9 Following the completion of steps 1 and 2 the next stage was to obtain feedback on the proposed sites through the engagement on the pre-submission plan, described below.

**Step 3: Feedback - Pre-Submission Neighbourhood Plan**

- 3.10 The pre-submission neighbourhood plan proposed to designate 18 LGS sites and 8 POS sites. Feedback received informed changes to the proposed designations and the assessments have been updated to reflect this.

**Step 4: Submission Neighbourhood Plan**

- 3.11 The submission neighbourhood plan proposes to allocate 17 sites as LGS and 9 sites as POS. The sites that have been proposed for allocation have been informed by feedback on the draft plan. The submission draft plan will be subject to a further six-week public consultation organised by Darlington Borough Council.

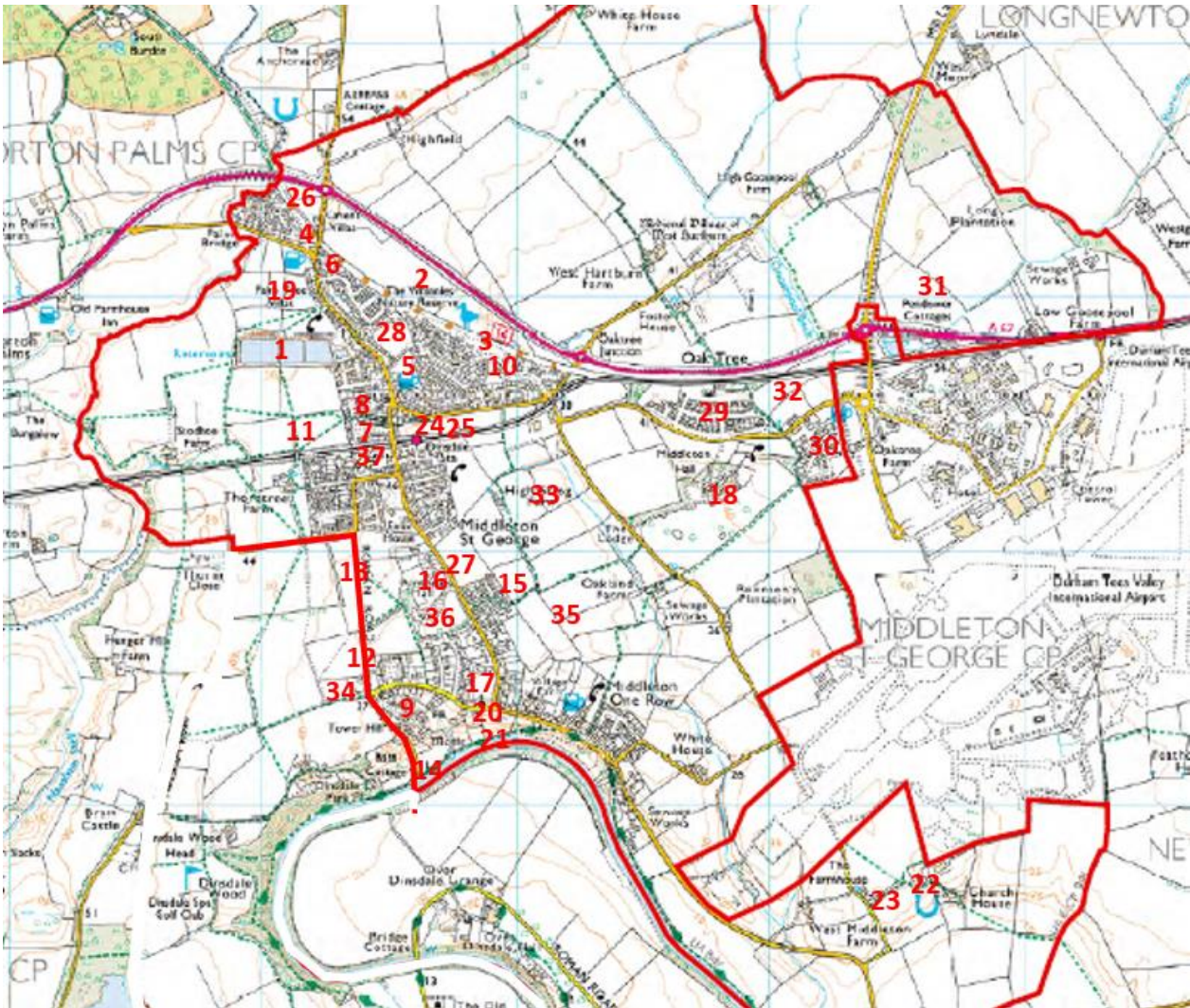
**Step 5: Examination/ referendum/ adoption**

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

## **4. Conclusion and next steps**

- 4.1 This background paper has explained the process which has led to the proposed designation of areas of LGS and POS in the Middleton St George Neighbourhood Plan. It has summarised the national and local background to LGS and POS and explained the methodology used in the assessments.
- 4.2 All of the sites that have been assessed for LGS designation are included in Appendix 1 – this provides a brief explanation of the reasons why a site has or has not been included in the pre-submission draft neighbourhood plan. Further details on those that have proposed to be allocated is included within Appendix 2 and site maps included within Appendix 3.
- 4.3 Appendix 4 contains the assessment for the areas of POS proposed to be allocated within the neighbourhood plan, with maps included within Appendix 5.

## Appendix 1: Local Green Space Assessment



Site Ref	Site name	The space is not designated for development/ has planning permission	The space is not an extensive tract of land	The space in close proximity to the community it serves	The space is demonstrably special for any of the following reasons?					The space should be designated as Local Green Space	Comments
					Beauty	Historic significance	Recreation	Tranquillity	Richness of wildlife		
1	Water Park, Station Road	✓	✓	✓	✓	✓	✓	✓	✓	✓	The Water Park is part of the Middleton St. George community and is cherished by residents. This can be evidenced by the daily use of the park for recreation, sport and community activities. The ponds in the Water Park were formerly reservoirs serving Yarm, Stockton on Tees and Middlesbrough and were built in the 1850s. The Water Park forms part of a hub of other community facilities including the community centre, a multi-use games area and the parish council building. The water park is tranquil and supports a variety of wildlife.
2	The Whinnies Nature Reserve	✓	✓	✓	✓	✓	✓	✓	✓	✓	The nature reserve is a site of special scientific interest. It is managed by Durham Wildlife Trust and has a wealth of flora and fauna. Although close to housing, the hedgerows, treeline and copse provides a sense of tranquillity, it is an important element

Site Ref	Site name	The space is not designated for development/ has planning permission	The space is not an extensive tract of land	The space in close proximity to the community it serves	The space is demonstrably special for any of the following reasons?					The space should be designated as Local Green Space	Comments
					Beauty	Historic significance	Recreation	Tranquility	Richness of wildlife		
											of the landscape setting to the village. The site was part of the old iron works, it housed the original blast furnace. The site runs alongside the former trackbed of the Stockton to Darlington Railway. It is a very popular recreational asset with the local community. Many wildlife educational events are held at the site.
3	Former Stockton and Darlington Railway Route and Trackbed in MSG	✓	✓	✓	x	✓	✓	✓	✓	✓	The Stockton and Darlington Railway was the world's first public railway to use steam locomotives. The first line connected collieries near Shildon with Stockton-on-Tees and Darlington. It is an internationally important heritage asset that is well used by the local community and has a richness of wildlife.
4	Land at the Platform 1 pub (formerly Fighting Cocks)	✓	✓	✓	✓	✓	x	x	x	✓	The Fighting Cocks Inn was in place by at least 1828, its original function was as a station and possibly to manage the adjacent coal and lime depot. The coal and lime depot was served by a

Middleton St George Neighbourhood Plan: LGS and POS Background Paper

Site Ref	Site name	The space is not designated for development/ has planning permission	The space is not an extensive tract of land	The space in close proximity to the community it serves	The space is demonstrably special for any of the following reasons?					The space should be designated as Local Green Space	Comments
					Beauty	Historic significance	Recreation	Tranquility	Richness of wildlife		
											small siding towards the back of the inn. The remains of the ramp can still be seen in the bushes, along with stray stone sleeper clocks. The site is therefore an important heritage asset. Its historic significance of this is enhanced by the grouping of structures around the inn and coal depot.
5	Station Road Playing Field and Playground	✓	✓	✓	x	✓	✓	x	x	✓	The site is located in a central location which makes it accessible to a significant proportion of the local population. It is highly valued by the local community as a result of its important historical connections, particularly its use as a recreation field by many residents of the village that died in WW1. The playing field and play area are very well used by the local community and provide an important meeting place for social interaction and physical activity.
6	Haxby Road Play Area and former	✓	✓	✓	x	✓	✓	x	x	✓	The wider site has an important local historic significance as a result of its

Middleton St George Neighbourhood Plan: LGS and POS Background Paper

Site Ref	Site name	The space is not designated for development/ has planning permission	The space is not an extensive tract of land	The space in close proximity to the community it serves	The space is demonstrably special for any of the following reasons?					The space should be designated as Local Green Space	Comments
					Beauty	Historic significance	Recreation	Tranquility	Richness of wildlife		
	corn mill site										relationship with the Stockton and Darlington Railway. It is located on the former site of the Fighting Cocks Mill. The play park is regularly used by local children. Parents consider the park to be safe as it is fenced and overlooked by housing.
7	The green at The Greenway	✓	✓	✓	x	x	x	x	x	x	An area of grassed amenity open space which is important to the character of the area. Would be more appropriate to identify the site as protected open space.
8	The green at Grendon Gardens	✓	✓	✓	x	x	x	x	x	x	An area of grassed amenity open space which is important to the character of the area. Would be more appropriate to identify the site as protected open space.
9	The green at Hunters Green	✓	✓	✓	x	x	x	x	x	x	An area of grassed amenity open space which is important to the character of the area. Would be more appropriate to identify the site as protected open space.



Middleton St George Neighbourhood Plan: LGS and POS Background Paper

Site Ref	Site name	The space is not designated for development/ has planning permission	The space is not an extensive tract of land	The space in close proximity to the community it serves	The space is demonstrably special for any of the following reasons?					The space should be designated as Local Green Space	Comments
					Beauty	Historic significance	Recreation	Tranquility	Richness of wildlife		
10	The green at Woosington Drive	✓	✓	✓	x	x	x	x	x	x	An area of grassed amenity open space which is important to the character of the area. Would be more appropriate to identify the site as protected open space.
11	The Fields Behind The Greenway and north of the railway line, which include Cade's Roman Road (375)	✓	✓	✓	✓	✓	✓	✓	x	✓	The site is well used by the local community and forms an important part of the landscape setting to Middleton St George. A number of public rights of way cross the site. These provide important linkages to the wider countryside. The site includes Cade's Roman Road therefore has a historic significance.
12	The Black Path (the old Roman Road – Cade's Road – to Tower Hill)	✓	✓	✓	x	✓	✓	✓	✓	x	Whilst the site is of significant historic importance and is well used for recreation, it is considered that it would be more appropriate to protect it as an active travel route.
13	All of the Roman Road (Cade's Road)	✓	✓	✓	x	✓	✓	✓	✓	x	Whilst the site is of significant historic importance and is well used for recreation, it is considered that it would be more appropriate to protect it as an active travel route.

Middleton St George Neighbourhood Plan: LGS and POS Background Paper

Site Ref	Site name	The space is not designated for development/ has planning permission	The space is not an extensive tract of land	The space in close proximity to the community it serves	The space is demonstrably special for any of the following reasons?					The space should be designated as Local Green Space	Comments
					Beauty	Historic significance	Recreation	Tranquillity	Richness of wildlife		
14	From Tower Hill, along the river to The Front at Middleton One Row	✓	✓	✓	✓	✓	✓	✓	✓	✓	The banks to the River Tees in Middleton One Row play an integral part to the character of the area hence their protection as part of the conservation area. In addition, the sites beauty, contribution to tranquillity, as well as its recreation and wildlife value make it demonstrably special. Feedback from the consultation resulted in a slight change to the northern boundary to ensure it more accurately reflected garden boundaries.
15	The field behind St Anne's Gardens, to the right	✓	✓	✓	x	x	x	x	x	x	Field adjoining the settlement. Would be more appropriate to protect as open countryside through the review of the settlement boundary.
16	64 Middleton Lane (Mown Meadows)	✓	✓	✓	✓	✓	x	✓	✓	✓	Lies within the Middleton One Row Conservation Area and is an important part of its significance. Includes grade II listed arched doorways, which are believed to have formed part of Bishop's Manor

Middleton St George Neighbourhood Plan: LGS and POS Background Paper

Site Ref	Site name	The space is not designated for development/ has planning permission	The space is not an extensive tract of land	The space in close proximity to the community it serves	The space is demonstrably special for any of the following reasons?					The space should be designated as Local Green Space	Comments
					Beauty	Historic significance	Recreation	Tranquility	Richness of wildlife		
											House/ Bishop's Palace. An important heritage asset.
17	The green at Ropner Gardens	✓	✓	✓	x	x	x	x	x	x	An area of grassed amenity open space which is important to the character of the area. Would be more appropriate to identify the site as protected open space.
18	Low Middleton Hall, and land surrounding it	✓	✓	✓	x	✓	x	x	x	x	The hall and former stable to the rear are grade II* listed in addition, the garden wall and privy are grade II listed. As the site is located in the open countryside, it is considered it would be more appropriate to protect it via open countryside policies.
19	The Fields behind/after Palm Tree Villas (site 99)	✓	✓	✓	x	✓	x	x	x	x	Whilst the site includes part of the Cades Roman Road, as it is located within the open countryside, it is considered that the most appropriate approach would be to exclude it from the settlement boundary.
20	The War Memorial and Garden	✓	✓	✓	✓	✓	x	✓	x	✓	The war memorial and garden of remembrance are grade II listed. They lie within the churchyard of

Site Ref	Site name	The space is not designated for development/ has planning permission	The space is not an extensive tract of land	The space in close proximity to the community it serves	The space is demonstrably special for any of the following reasons?					The space should be designated as Local Green Space	Comments
					Beauty	Historic significance	Recreation	Tranquility	Richness of wildlife		
											what was St Laurences' church. The memorial is to the sacrifice made by the members of the local community who lost their lives in the First World War. The memorial is a Celtic Cross, erected in 1922. The memorial garden was laid out in 1947. It is a tranquil location and has group value with the adjacent building that was St Laurence church.
21	The Front at Middleton One Row	✓	✓	✓	✓	✓	✓	✓	✓	✓	The site is situated within the Middleton One Row Conservation Area and is very important to the character of the village. It is historically significant to the tradition of trout and salmon fishing on the River Tees. It is used regularly by locals, fishermen, children, visitors and walkers. The local community are actively involved in the management of the site. Seating allows the sites tranquillity to be enjoyed by visitors. The site also contains important habitat for birds, bats, otters, badgers and foxes.

Middleton St George Neighbourhood Plan: LGS and POS Background Paper

Site Ref	Site name	The space is not designated for development/ has planning permission	The space is not an extensive tract of land	The space in close proximity to the community it serves	The space is demonstrably special for any of the following reasons?					The space should be designated as Local Green Space	Comments
					Beauty	Historic significance	Recreation	Tranquility	Richness of wildlife		
22	St George's Church and Grounds	✓	✓	✓	✓	✓	✓	✓	x	✓	<p>St George's is a grade II listed church which lies on the edge of the village. It sits within an important landscaped setting, with views of the Cleveland Hills. It is visible from the road to Aislaby, and from the airport. It is often visited by walkers. The church stands on what is thought to have been the site of a Saxon church.</p> <p>Family members of many of the villagers are buried in the cemetery. The graveyard is a commonwealth grave site where 6 casualties of the first and second world wars are buried. The church is used regularly for christenings, marriages, funerals and special services. It is visited often by walkers (being signposted from the road as an ancient church). The grounds and setting of the site make it very tranquil.</p>
23	The fields giving access to St George's Church,	✓	x	x	x	✓	x	✓	x	x	<p>The church is grade II listed. It was built in the 13<sup>th</sup> century. The fields surrounding the church are</p>

Middleton St George Neighbourhood Plan: LGS and POS Background Paper

Site Ref	Site name	The space is not designated for development/ has planning permission	The space is not an extensive tract of land	The space in close proximity to the community it serves	The space is demonstrably special for any of the following reasons?					The space should be designated as Local Green Space	Comments
					Beauty	Historic significance	Recreation	Tranquillity	Richness of wildlife		
	including the PROW										considered an extensive tract of land. It is located away from the local community, in the open countryside.
24	Belle Vue Allotments, Belle Vue Terrace	✓	✓	✓	✓	x	✓	✓	✓	✓	<p>Well cared for allotments which are used on a daily basis by allotment holders and their families. The allotments provide significant physical and mental health benefits, as well as the provision of flowers, fruit and vegetables. It is a haven of tranquillity away from the hustle and bustle of daily life, despite being located within the built-up area.</p> <p>The allotments are an important habitat for many species of small mammals, birds and insects, including hawks, breeding birds, great crested newts, butterflies, owls and bats. The allotments are used for community events such as the annual flower show.</p> <p>Located within a central and accessible position within the village, with no barriers to entry. The</p>

Site Ref	Site name	The space is not designated for development/ has planning permission	The space is not an extensive tract of land	The space in close proximity to the community it serves	The space is demonstrably special for any of the following reasons?					The space should be designated as Local Green Space	Comments
					Beauty	Historic significance	Recreation	Tranquillity	Richness of wildlife		
											allotments are accessible to people with disabilities. Raised beds provide the ability for wheelchair users to enjoy the allotments. The allotments are an important part of the character of the local area.
25	Killinghall Row Allotments, Killinghall Row	✓	✓	✓	✓	x	✓	✓	✓	✓	The allotments are located within the heart of the village and accessible to the whole community. They are used by allotment holders and their families daily, providing significant physical and mental health benefits, as well as healthy food which is shared across the local community. The allotments are a quiet and peaceful haven which provide habitat for local wildlife. They are also important to the character of the local area.
26	Allotments at Sadberge Road	✓	✓	✓	✓	x	✓	✓	✓	✓	The allotments are located in the centre of the village and are therefore accessible to the whole community. They are used daily by allotment holders and their families. This

Middleton St George Neighbourhood Plan: LGS and POS Background Paper

Site Ref	Site name	The space is not designated for development/ has planning permission	The space is not an extensive tract of land	The space in close proximity to the community it serves	The space is demonstrably special for any of the following reasons?					The space should be designated as Local Green Space	Comments
					Beauty	Historic significance	Recreation	Tranquillity	Richness of wildlife		
											provides significant physical and mental health benefits, as well as the provision of healthy food which is shared across the local community. The allotments are a quiet and peaceful haven which provide a habitat for local wildlife. The allotments are also important to the character of the local area.
27	Land off Middleton Lane, after Pine Tree Grove (site 067)	✓	✓	✓	✓	✓	✓	✓	✓	✓	<p>A rural gap which maintains separation between the two settlements of Middleton St George and Middleton One Row. The site is important to the character of Middleton One Row Conservation Area. It provides an area of beauty and tranquillity along Middleton Lane with views into the wider countryside.</p> <p>The site is used by the local community and visitors to the area for recreation.</p> <p>The site includes mature hedgerows and provides a habitat for small birds and mammals.</p>



Middleton St George Neighbourhood Plan: LGS and POS Background Paper

Site Ref	Site name	The space is not designated for development/ has planning permission	The space is not an extensive tract of land	The space in close proximity to the community it serves	The space is demonstrably special for any of the following reasons?					The space should be designated as Local Green Space	Comments
					Beauty	Historic significance	Recreation	Tranquility	Richness of wildlife		
28	The Cricket Field and Pavilion	✓	✓	✓	x	x	✓	✓	x	x	An important and well used recreational facility. It would be more appropriate to identify the site as protected open space.
29	Virginia Estate	✓	✓	✓	x	x	✓	x	x	x	Virginia Estate is a small residential estate on the outskirts of Middleton St George. The married quarters on the estate began to be built in 1956 and were completed in 1961 for UK RAF service personnel and their family, who were based at the local airfield. Since 1983 the houses have been privately owned. The common land, footpaths, roads and surface water drains are maintained by a private company. The estate is very spacious, with wide roads, grass verges and lots of other amenity green space. Feedback as part of the consultation illustrated that a lot of the grassed open space within the estate is used for the parking of cars. There is one small football pitch to the north of the estate that it is considered would benefit from

Middleton St George Neighbourhood Plan: LGS and POS Background Paper

Site Ref	Site name	The space is not designated for development/ has planning permission	The space is not an extensive tract of land	The space in close proximity to the community it serves	The space is demonstrably special for any of the following reasons?					The space should be designated as Local Green Space	Comments
					Beauty	Historic significance	Recreation	Tranquility	Richness of wildlife		
											protected open space designation.
30	Oak Tree Estate	✓	✓	✓	x	x	✓	x	x	x	Areas of grassed amenity open space that are important to the character of the area. Would be more appropriate to identify the sites as protected open space.
31	All the land and fields around West Hartburn and High Goosepool Farm, and around Goosepool Beck	✓	x	x	x	✓	x	✓	x	x	An extensive tract of land separated from the settlement. Adjacent to scheduled monument (deserted medieval village of West Hartburn). The potential archaeological importance would be more appropriate to protect by other means, such as a policy protecting historic assets.
32	Green gap between Virginia Estate/Oak Tree and DTVA	✓	x	✓	x	x	✓	✓	x	x	Large site, would be more appropriate to protect through open countryside policies.
33	All fields from the railway line down through High Scrogg Farm, Oakland Farm to	✓	x	✓	x	x	✓	✓	x	x	Large site, would be more appropriate to protect through open countryside policies.


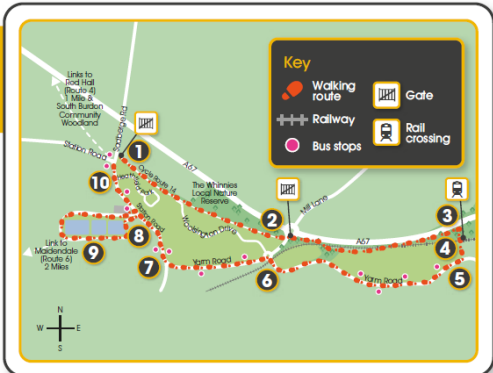
Middleton St George Neighbourhood Plan: LGS and POS Background Paper

Site Ref	Site name	The space is not designated for development/ has planning permission	The space is not an extensive tract of land	The space in close proximity to the community it serves	The space is demonstrably special for any of the following reasons?					The space should be designated as Local Green Space	Comments
					Beauty	Historic significance	Recreation	Tranquility	Richness of wildlife		
	White House										
34	Field to the West of Hunters Green/Roman Way and North of Roman Way	✓	x	✓	x	x	✓	✓	x	x	Large site, would be more appropriate to protect through open countryside policies.
35	Fields behind the Eastern side of houses along Middleton Lane and stretching East to Oaklands Farm and South to White House Farm	✓	x	✓	x	x	✓	✓	x	x	Large site, would be more appropriate to protect through open countryside policies.
36	Almora Hall field, off Middleton Lane	✓	✓	✓	✓	✓	x	✓	✓	✓	The site has been left relatively untouched for around 150 years. It is a longstanding, intrinsic green space within the village, an essential part of its local character. The land was originally part of Almora Hall, a large detached Victorian villa built c1860-1880 on the west side of Middleton Lane. The site has a large number of mature long-established trees (many of which are covered by tree

Middleton St George Neighbourhood Plan: LGS and POS Background Paper

Site Ref	Site name	The space is not designated for development/ has planning permission	The space is not an extensive tract of land	The space in close proximity to the community it serves	The space is demonstrably special for any of the following reasons?					The space should be designated as Local Green Space	Comments
					Beauty	Historic significance	Recreation	Tranquillity	Richness of wildlife		
											preservation orders). The tree belt on Middleton Lane and the views from the public right of way to the west contribute to the beauty and tranquillity of this important rural gap. It provides a valuable wildlife space in the village, attracting a wide range of wildlife.
37	St Georges' C of E Academy playing fields	✓	✓	✓	x	x	✓	x	x	x	Playing fields associated with the school. Would be more appropriate to designate as protected open space.

## Appendix 2 Detailed Assessment of proposed LGS

Site Ref	LGS 01	
Site Name	<b>Water Park, Station Road</b>	
		
		
<b>All the following criteria must be met</b>		<b>Comments</b>
Land is not subject of a planning permission for development.	✓	
Space is not allocated or proposed for development in the Local or Neighbourhood Plan.	✓	
The space is not an extensive tract of land and is local in character	✓	Compact site on the edge of the residential area.
The space is within close proximity of the community it serves	✓	The Water Park lies within an accessible location, with open access from Station Road. There are no physical barriers to access. The Water Park forms part of a popular walking route.
The space is demonstrably special to the local community and holds particular local significance.	✓	See below.
<b>At least one criterion must be met</b>		<b>Comments</b>
The proposed space is of particular local significance because of its beauty	✓	The Water Park is a focal point for recreational walking and fishing for the village and the wider Darlington area. The park provides views of open countryside to the west.
The proposed space is of particular local historic significance	✓	The ponds in the Water Park were formerly reservoirs serving Yarm, Stockton on Tees and Middlesbrough and were built in the 1850s.
The proposed space is of particular local significance because of its recreational value	✓	The Water Park is used regularly by Darlington and District Model Boat Club who use pond 1. Ponds 2 and 3 are leased by a local angling club.  The Park is used regularly by residents and people

		<p>from outside the village for walking along the footpaths which surround the ponds. The paths connect to the wider public rights of way network and countryside. The local community enjoy walking their dogs and observing nature in its natural environment.</p> <p>Middleton St. George Community Centre is at the entrance to the park and is a community hub with a wide range of events and activities, including being used by the brownies and guides. There is also a multi-use games area which is well used by children and young people for sport.</p> <p>The Water Park gives pleasure to local residents because it provides them with facilities for walking, appreciating the rural environment and access to the nearby countryside for playing sport. The community centre building at the entrance to the park is well used by keep fit groups, karate, art classes, toddler and baby groups, dance classes and the local history group etc.</p> <p>The parish council building, which is also located at the entrance to the park, is used by china painters, church committee and the Cock’s Memorial Homes Committee, as well as parish council meetings.</p> <p>There is also a rubbing trail in the park for use by people of all ages, especially children, to learn about nature and the species in the park.</p> <p>The parish council installed a barn owl nesting site in the park. Swans and geese visit the ponds in the Water Park in early spring and rest there prior to moving on.</p>
<p>The proposed space is of particular local significance because of its tranquillity</p>	<p>✓</p>	<p>The physical separation of the park from roads, the three ponds, the footpaths in the park, the surrounding trees and bushes, as well as the access to public rights of way and the countryside makes the park feel tranquil, enhances the feeling of tranquillity within the area and gives a sense of well-being.</p>
<p>The proposed space is of particular local significance because of its richness of wildlife</p>	<p>✓</p>	<p>Bats, breeding birds, newts, water voles, white clawed crayfish, badgers and foxes have been found in the park.</p>
<p><b>Conclusion</b></p>		
<p>The Water Park is part of the Middleton St. George community and is cherished by residents. This can be evidenced by the daily use of the park for recreation, sport and community activities. The ponds in the Water Park were formerly reservoirs serving Yarm, Stockton on Tees and Middlesbrough and were built in the 1850s. The Water Park forms part of a hub of other community facilities including the community centre, a MUGA and the parish council building. The water park is tranquil and supports a variety of wildlife.</p>		

Site Ref	LGS 02
Site Name	The Whinnies



**NEW Whinnies Wildlife Group**  
 Saturday 16 July 10.30 am  
 Community Centre, Middleton St George

Do you love wildlife?  
 Care about your local environment?  
 Want to make a difference?  
 Keen to learn more about wildlife?  
 Enjoy wildlife activities with friends and family?

We want to find out if local people are interested in starting a friends group for this very special wildlife site.

Come along to the Open Morning at Middleton St George Community Centre and find out about what a friends group could do?

Share with us what your interests are and how you and your family would like to be involved?

There will be lovely homemade refreshments and wildlife craft activities for children to take part in.

The group would be supported by the Tees Valley Wildlife Trust and work in partnership with Darlington Borough Council.

More information: Peter Lee, Arran@stgeorgecommunitycentre.org.uk or 01272 461622

WILDLIFE TRUST LOTTERY FUNDED

**The Whinnies & Middleton St George**  
 Route 5 - 90 Minutes / 4 Miles

A substantial walk through habitats that have formed upon the leftovers of Darlington's industrial past.

**About the route**  
 This route takes in the beauty spots in the Middleton St George area. The Whinnies Local Nature Reserve and the water park, the Whinnies LGS is located on a former iron work site near the village to the village by the Northampton water in 1900.

The walk passes through mixed and grassland areas, oak wood & large ponds. The route is mostly flat and is suitable for all ages and abilities.

**Walking instructions**  
 Start on Darlington Road (just north of the junction with Healy Road). You can also access from Healy Road or from Healy Road.

1. Take cycle route 11 from Darlington and continue to the village.

2. Cross the road and take the gate opposite the bus stop.

3. Just before the end of the road, take the signed path on your left.

4. Go through the gate and take the path to the right.

5. At the junction, cross the road and turn right into Healy Road.

6. Just before the church, turn left onto the path towards the ponds.

7. Take the circuit through the ponds.

8. Turn left onto Darlington Road and return to the start point.

Obtain safety instructions.  
 9. Continue turning left onto Healy Road and take the gate.

10. Continue straight on until you reach the roundabout.

11. At the junction, cross the road and turn right into Healy Road.

12. Just before the church, turn left onto the path towards the ponds.

13. Take the circuit through the ponds.

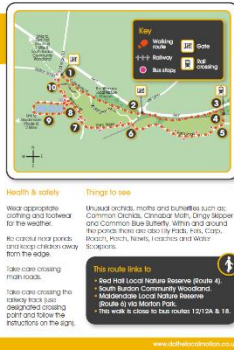
14. Turn left onto Darlington Road and return to the start point.

**Health & safety**  
 Wear appropriate clothing and footwear for the weather.  
 Be careful near ponds. Do not let children away from the edge.  
 Take care crossing main roads.

**Things to see**  
 Various insects, moths and butterflies such as: Common Orange, Common Blue, Darge Skipper and Common Blue Butterfly. Ferns and grasses.  
 The ponds there are also rich in fish, such as: Carp, Bream, Perch, Roach, Tench and Silver Bream.

**This route links to**  
 • Red Hill Local Nature Reserve (Route 4)  
 • South Region Community Woodland  
 • Middleton Local Nature Reserve (Route 6) via Market Lane.  
 • This walk is close to bus routes 12/12A & 18.

www.darlington.gov.uk



All the following criteria must be met		Comments
Land is not subject of a planning permission for development.	✓	
Space is not allocated or proposed for development in the Local or Neighbourhood Plan.	✓	
The space is not an extensive tract of land and is local in character		5ha
The space is within close proximity of the community it serves	✓	The site is on the edge of the village. It is easily accessible on foot with no barriers to access.
The space is demonstrably special to the local community and holds particular local significance.	✓	See below.
At least one criterion must be met		Comments
The proposed space is of particular local significance because of its beauty	✓	A site which is an important element of the landscape setting to the village.
The proposed space is of particular local historic significance	✓	The site was part of the old iron works and was the location for the original blast furnace. The use of the site for horse grazing gave the site its name. It runs alongside the former track bed of the Stockton to Darlington Railway.
The proposed space is of particular local significance because of its recreational value	✓	A very popular recreational asset with the local community. Many wildlife educational events are held at the site. There is an active 'Friends of the Whinnies'

		group. <a href="https://durhamwt.com/event/the-whinnies-butterfly-moth-hunt/">https://durhamwt.com/event/the-whinnies-butterfly-moth-hunt/</a> <a href="https://www.youtube.com/watch?v=wdp1UuGo0QU">https://www.youtube.com/watch?v=wdp1UuGo0QU</a>
The proposed space is of particular local significance because of its tranquillity	✓	Although close to housing, the hedgerows, treeline and copse provides a sense of tranquillity.
The proposed space is of particular local significance because of its richness of wildlife	✓	The nature reserve is a site of special scientific interest. It is managed by Durham Wildlife Trust and has a wealth of flora and fauna. <a href="https://durhamwt.com/reserves/the-whinnies/">https://durhamwt.com/reserves/the-whinnies/</a>
<b>Conclusion</b>		
<p>The nature reserve is a site of special scientific interest. It is managed by Durham Wildlife Trust and has a wealth of flora and fauna. Although close to housing, the hedgerows, treeline and copse provides a sense of tranquillity. It is an important element of the landscape setting to the village. The site was part of the old iron works, the location of the original blast furnace. It runs alongside the former track bed of the Stockton to Darlington Railway. A very popular recreational asset with the local community. Many wildlife educational events are held at the site.</p>		



Site Ref	LGS 03
Site Name	<b>Former Stockton and Darlington Railway Route and Trackbed in MSG</b>



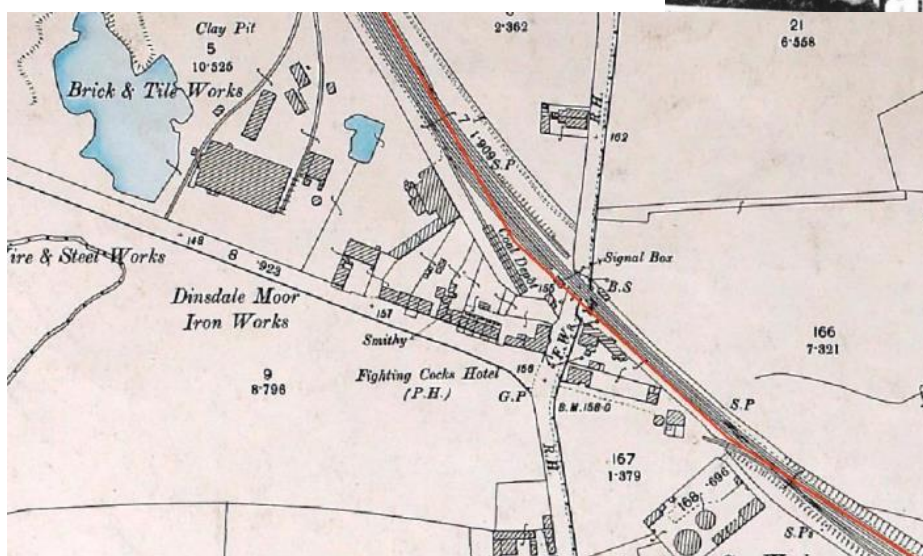
*The route of the 1825 S&DR*

All the following criteria must be met		Comments
Land is not subject of a planning permission for development.	✓	Planning permission was granted in August 2019 for track bed improvements; however, it is considered this will not impact on the proposed designation as LGS.
Space is not allocated or proposed for development in the Local or Neighbourhood Plan.	✓	
The space is not an extensive tract of land and is local in character	✓	Whilst the site stretches across the plan area, it is not extensive in overall size.
The space is within close proximity of the community it serves	✓	Lies to the north of the plan area and is accessible to the local community.
The space is demonstrably special to the local community and holds particular local significance.	✓	See below
At least one criterion must be met		Comments
The proposed space is of particular local significance because of its beauty	x	
The proposed space is of particular local historic significance	✓	The S&DR has been designated by Historic England as a heritage action zone in recognition of its role as the birthplace of the modern railway system, which opened in 1825. A report prepared by

		<p>Durham County Council, Darlington Borough Council and Stockton on Tees Borough Council<sup>6</sup> highlights that much of the S&amp;DR track bed and associated structures are not adequately protected.</p> <p>One of the recommendations of the report is that emerging local plans should have planning policies which recognise the international importance of the S&amp;DR. Another recommendation is that the surviving track bed is scheduled and that this should include all inbuilt features such as culverts and bridges.</p>
The proposed space is of particular local significance because of its recreational value	✓	The site forms an important recreational route, linking Middleton St George to the wider countryside, benefitting the health and wellbeing of the local community.
The proposed space is of particular local significance because of its tranquillity	✓	The route is quiet and peaceful
The proposed space is of particular local significance because of its richness of wildlife	✓	The site is an important wildlife corridor, linking the settlement to the wider countryside. It provides important habitats for many species of birds, bats, hedgehogs and other small mammals.
<b>Conclusion</b>		
An internationally important heritage asset that is well used by the local community and has a richness of wildlife.		

<sup>6</sup> <https://www.darlington.gov.uk/environment-and-planning/planning/conservation/stockton-darlington-railway-historic-environment-audit/>

Site Ref	LGS 04
Site Name	<b>Land at the Platform 1 pub (formerly Fighting Cocks)</b>



All the following criteria must be met		Comments
Land is not subject of a planning permission for development.	✓	
Space is not allocated or proposed for development in the Local or Neighbourhood Plan.	✓	
The space is not an extensive tract of land and is local in character	✓	Compact and centrally located site.
The space is within close proximity of the community it serves	✓	Site lies within the built-up area
The space is demonstrably special to the local community and holds particular local significance.	✓	See below
At least one criterion must be met		Comments
The proposed space is of particular local significance because of its beauty	✓	Area of grass and trees that is important to the character of the local area.
The proposed space is of particular local historic significance	✓	The Fighting Cocks inn was in place by 1828 and possibly before. It was functioning as a station and it may also have been used to manage the adjacent coal and lime depot. By April 1830 the S&DR

		<p>decided they needed a purpose-built place for ‘the accommodation of passengers and parcels and the sale of coal limes’.</p> <p>The coal and lime depot were served by a small siding towards the back of the inn. The waggons approached the depot from Darlington along a ramp which ran along the wall on the south side of the track.</p> <p>The remains of the ramp can still be seen in the bushes, along with stray stone sleeper clocks. Towards the road, the walls are much more substantial and presumably mark the boundary of the coal and lime depot.</p> <p>Work is ongoing to assess the significance of the pub as part of the wider work on the S&amp;DR. However, it is clear that the grouping of the depot, railway line, inn, station and more minor railway features such as the late 19<sup>th</sup> century waiting shed form an important grouping of railway structures with their origins in the pioneering days of the railway. Their importance is enhanced by their grouping.</p>
The proposed space is of particular local significance because of its recreational value	✓	Accessible to the public.
The proposed space is of particular local significance because of its tranquillity	x	
The proposed space is of particular local significance because of its richness of wildlife	x	
<b>Conclusion</b>		
<p>The Fighting Cocks Inn was in place by at least 1828, its original function was as a station and possibly to manage the adjacent coal and lime depot. The coal and lime depot were served by a small siding towards the back of the inn. The remains of the ramp can still be seen in the bushes, along with stray stone sleeper clocks. The site is therefore an important heritage asset, the significance of this is enhanced by the grouping of structures around the inn and coal depot.</p>		

Site Ref	LGS 05
Site Name	<b>Haxby Road Play Area and former cornmill site</b>



FIGHTING COCKS STATION ON THE STOCKTON AND DARLINGTON RAILWAY.

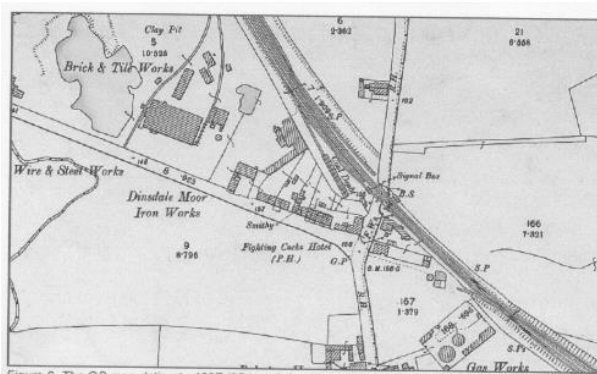


Figure 9. The OS map dating to 1897 (25 inch 2<sup>nd</sup> edition) showing the clustering of industry around the coal depot and its layout.

All the following criteria must be met		Comments
Land is not subject of a planning permission for development.	✓	
Space is not allocated or proposed for development in the Local or Neighbourhood Plan.	✓	
The space is not an extensive tract of land and is local in character	✓	Compact and centrally located site.
The space is within close proximity of the community it serves	✓	Within the residential area
The space is demonstrably special to the local community and holds particular local significance.	✓	See below
At least one criterion must be met		Comments
The proposed space is of particular local significance because of its beauty	x	
The proposed space is of particular local historic significance	✓	The wider site has an important local historic significance as a result of its relationship with the Stockton and Darlington Railway, it is located on the former site of the Fighting Cocks Cornmill. The mill was served by its own siding and was previously powered by a windmill.  The area was originally laid out to replace the green

		area and gardens that belonged to the residents of Harper’s Terrace and Haxby Road. The land was compulsory purchased by Darlington Borough Council in the early 1970s to allow the building of six houses in Haxby Road. As compensation for the loss of amenity the park and two drying areas were provided.
The proposed space is of particular local significance because of its recreational value	✓	Although the park is small, it is stocked with play equipment for use by the younger children who maybe are unable to visit the main playing field. The play park is regularly used by local children. Parents consider the park to be safe as it is fenced and overlooked by housing.
The proposed space is of particular local significance because of its tranquillity	x	
The proposed space is of particular local significance because of its richness of wildlife	x	
<b>Conclusion</b>		
The wider site has an important local historic significance as a result of its relationship with the Stockton and Darlington Railway, it is located on the former site of the Fighting Cocks Cornmill. The play park is regularly used by local children. Parents consider the park to be safe as it is fenced and overlooked by housing.		


Site Ref	LGS 06
Site Name	<b>Tower Hill to The Front, Middleton One Row</b>



All the following criteria must be met		Comments
Land is not subject of a planning permission for development.	✓	
Space is not allocated or proposed for development in the Local or Neighbourhood Plan.	✓	
The space is not an extensive tract of land and is local in character	✓	The site is local in character with small field/paddocks sloping down towards the River.
The space is within close proximity of the community it serves	✓	Adjacent to residential properties.
The space is demonstrably special to the local community and holds particular local significance.	✓	See below.
At least one criterion must be met		Comments
The proposed space is of particular local significance because of its beauty	✓	The site includes small fields/ paddocks sloping down towards the river with trees and hedgerow boundaries. The site is important to the character of the local area, which is recognised by its inclusion as part of the Middleton One Row Conservation Area.
The proposed space is of particular local historic significance	✓	
The proposed space is of particular local significance because of its recreational value	✓	Used by the local community for informal recreation.

The proposed space is of particular local significance because of its tranquillity	✓	Quiet and tranquil area.
The proposed space is of particular local significance because of its richness of wildlife	✓	Provides an important habitat for local wildlife.
<b>Conclusion</b>		
<p>The banks to the River Tees in Middleton One Row play an integral part to the character of the area hence their protection as part of the conservation area. In addition, its beauty, contribution to tranquillity, as well as its recreation and wildlife value make the site demonstrably special.</p>		




Site Ref	LGS 07	
Site Name	<b>64 Middleton Lane (Mown Meadows)</b>	
		
<b>All the following criteria must be met</b>		<b>Comments</b>
Land is not subject of a planning permission for development.	✓	
Space is not allocated or proposed for development in the Local or Neighbourhood Plan.	✓	
The space is not an extensive tract of land and is local in character	✓	Contained site.
The space is within close proximity of the community it serves	✓	On the northern edge of Middleton One Row.
The space is demonstrably special to the local community and holds particular local significance.	✓	See below.
<b>At least one criterion must be met</b>		<b>Comments</b>
The proposed space is of particular local significance because of its beauty	✓	Important to the character of the area.
The proposed space is of particular local historic significance	✓	Lies within the Middleton One Row Conservation Area and is an important part of its significance. Includes grade II listed arched doorways, which are believed to have formed part of Bishop's Manor House/ Bishop's Palace.
The proposed space is of particular local significance because of its recreational value	x	
The proposed space is of particular local significance because of its tranquillity	✓	Tranquil location
The proposed space is of particular local significance because of its richness of wildlife	x	
<b>Conclusion</b>		
Lies within the Middleton One Row Conservation Area and is an important part of its significance. Includes grade II listed arched doorways, which are believed to have formed part of Bishop's Manor House/ Bishop's Palace.		

Site Ref	LGS 08
Site Name	<b>The War Memorial and Garden of remembrance</b>




All the following criteria must be met		Comments
Land is not subject of a planning permission for development.	✓	
Space is not allocated or proposed for development in the Local or Neighbourhood Plan.	✓	
The space is not an extensive tract of land and is local in character	✓	Small compact site.
The space is within close proximity of the community it serves	✓	In the built-up area
The space is demonstrably special to the local community and holds particular local significance.	✓	See below


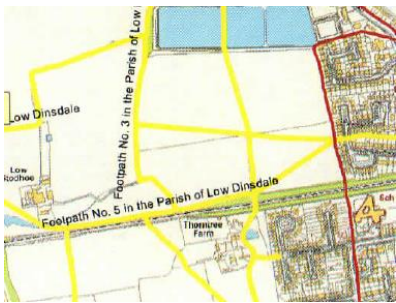

<b>At least one criterion must be met</b>		<b>Comments</b>
The proposed space is of particular local significance because of its beauty	✓	The memorial and garden of remembrance are listed as part of their group value with the adjacent building that was St Laurence church.
The proposed space is of particular local historic significance	✓	The memorial is grade II listed. It stands within the churchyard of what was St Laurences'. The memorial is to the sacrifice made by the members of the local community who lost their lives in the First World War. The memorial is a Celtic Cross, erected in 1922 and the memorial garden was laid out in 1947.
The proposed space is of particular local significance because of its recreational value	x	
The proposed space is of particular local significance because of its tranquillity	✓	As a resting place, the site is tranquil, a place for remembrance and quiet thought.
The proposed space is of particular local significance because of its richness of wildlife	x	
<b>Conclusion</b>		
<p>The memorial and garden of remembrance are grade II listed. The memorial stands within the churchyard of what was St Laurences'. The memorial is to the sacrifice made by the members of the local community who lost their lives in the First World War. The memorial is a Celtic Cross, erected in 1922 and the memorial garden was laid out in 1947. It is a tranquil location and has group value with the adjacent building which was St Laurence church.</p>		

Site Ref	LGS 09	
Site Name	<b>The Front, Middleton One Row</b>	
		
<b>All the following criteria must be met</b>		<b>Comments</b>
Land is not subject of a planning permission for development.	✓	
Space is not allocated or proposed for development in the Local or Neighbourhood Plan.	✓	
The space is not an extensive tract of land and is local in character		Local in character.
The space is within close proximity of the community it serves	✓	Located within walking distance of residential properties within the village.
The space is demonstrably special to the local community and holds particular local significance.	✓	See below.
<b>At least one criterion must be met</b>		<b>Comments</b>
The proposed space is of particular local significance because of its beauty	✓	Important to the local character of the village particularly as a result of its vistas. It is steeply banked and has wooded areas and views of hills.
The proposed space is of particular local historic significance	✓	The site is situated within the Middleton One Row Conservation Area. It contains a row of huts which were used by drovers to stay overnight (hence the name 'Middleton-One-Row'). The site is historically significant to the tradition of trout and salmon fishing on the River Tees.  As a result of its historic and environmental significance a request has been made to erect a sculpture on the site as part of the Teesdale Way River Tees Rediscovered project.
The proposed space is of particular local significance because of its recreational value	✓	Used regularly by locals, fishermen, children, visitors and walkers (it is part of Teesdale Way). The local community are actively involved in the management of the site, for example: a local voluntary group manages the undergrowth and have planted wildflowers. The parish council has used grant funding to improve the woodland management of the area. A viewing platform was donated by a local care home. There is free fishing from the part of the site which fronts onto the River Tees.

<p>The proposed space is of particular local significance because of its tranquillity</p>	<p>✓</p>	<p>The views provide a tranquil setting with river, woodland, wildflower and green areas. Seating allows the tranquil nature of the site to be enjoyed by visitors.</p>
<p>The proposed space is of particular local significance because of its richness of wildlife</p>	<p>✓</p>	<p>The site contains important habitat for bats, otters, badgers and foxes. The riverbanks were home to water voles, however, there have been no recent sightings.</p> <p>Bird, flora and fauna surveys have been completed by Groundwork and the RSPB. These identify that there is a plethora of fauna and flora and that the site is visited by a number of birds.</p>
<p><b>Conclusion</b></p>		
<p>The site is situated within the Middleton One Row Conservation Area and is very important to the character of the village. It is historically significant to the tradition of trout and salmon fishing on the River Tees. It is used regularly by locals, fishermen, children, visitors and walkers. The local community are actively involved in the management of the site. Seating allows the tranquil nature of the site to be enjoyed by visitors. The site contains important habitat for birds, bats, otters, badgers and foxes.</p>		

Site Ref	LGS 10	
Site Name	<b>Station Road Playing Field and Playground</b>	
		
<b>All the following criteria must be met</b>		<b>Comments</b>
Land is not subject of a planning permission for development.	✓	
Space is not allocated or proposed for development in the Local or Neighbourhood Plan.	✓	
The space is not an extensive tract of land and is local in character	✓	Playing field and playground, compact.
The space is within close proximity of the community it serves	✓	Located in the centre of Middleton St George at Station Road, within walking distance of residential properties.
The space is demonstrably special to the local community and holds particular local significance.	✓	See below.
<b>At least one criterion must be met</b>		<b>Comments</b>
The proposed space is of particular local significance because of its beauty	x	
The proposed space is of particular local historic significance	✓	<p>The playing field is situated on land that was formerly the recreational field associated with the Linthorpe and Dinsdale Iron Works.</p> <p>During WWI, 60 men from the ironworks who lived in the village enlisted for service in the armed forces; 40 of the 60 did not return. This is captured within Alan Pallister's book 'Middleton St George: Windows on the Evolution of a Tees Valley Parish' (page 173). After WWII, the site was acquired for the community by the two former parish councils: Low Dinsdale and Middleton St George. This purchase was also largely funded by the former village youth trust.</p> <p>Although housing is located on the site of the former ironworks, the playing field is of significant importance to the local community as a result of its historical legacy.</p>


<p>The proposed space is of particular local significance because of its recreational value</p>	<p>✓</p>	<p>The football pitch is used both by village football teams for training and fixtures and young people for recreational kickabouts. The playground is well used by local children after school, at weekends and during the holidays. It provides an important meeting place for families.</p> <p>Both the playground and field are surrounded by houses and is therefore considered to be a safe location for local children to play.</p> <p>It is located close to a number of other important community facilities within the village, including the cricket club, community centre, parish council offices and water park.</p>
<p>The proposed space is of particular local significance because of its tranquillity</p>	<p>x</p>	
<p>The proposed space is of particular local significance because of its richness of wildlife</p>	<p>x</p>	
<p><b>Conclusion</b></p>		
<p>The site is highly valued by the local community as a result of its important historical connections, particularly its use as a recreation field by many residents of the village that died in WWI. The playing field and play area are very well used by the local community and provide an important meeting place for social interaction and physical activity.</p>		

Site Ref	LGS 11	
Site Name	<b>The Fields Behind The Greenway and north of the railway line, which include Cade's Roman Road</b>	
  		
<b>All the following criteria must be met</b>		<b>Comments</b>
Land is not subject of a planning permission for development.	✓	There is a pending planning application, but it has not been determined.
Space is not allocated or proposed for development in the Local or Neighbourhood Plan.	✓	The site was proposed for allocation within an earlier draft local plan consultation.
The space is not an extensive tract of land and is local in character	✓	Local in character.
The space is within close proximity of the community it serves	✓	Adjacent to residential development, close to the centre of the village.
The space is demonstrably special to the local community and holds particular local significance.	✓	See below.
<b>At least one criterion must be met</b>		<b>Comments</b>
The proposed space is of particular local significance because of its beauty	✓	Important to the setting of Middleton St George.
The proposed space is of particular local historic significance	✓	Includes part of the Cade's Roman Road.
The proposed space is of particular local significance because of its recreational value	✓	Well used by the local community who walk the number of public rights of way which cross the site and form an important link to the wider countryside.
The proposed space is of particular local significance because of its tranquillity	✓	A tranquil site.



---


The proposed space is of particular local significance because of its richness of wildlife	x	
<b>Conclusion</b>		
<p>The site is well used by the local community and forms an important part of the landscape setting to Middleton St George. A number of public rights of way cross the site which provide important links for the local community to the surrounding countryside. The site includes Cade's Roman Road therefore has historic significance.</p>		

Site Ref	LGS 12	
Site Name	<b>St George's Church and Grounds</b>	
		
<b>All the following criteria must be met</b>		<b>Comments</b>
Land is not subject of a planning permission for development.	✓	
Space is not allocated or proposed for development in the Local or Neighbourhood Plan.	✓	
The space is not an extensive tract of land and is local in character	✓	Compact site.
The space is within close proximity of the community it serves	✓	St George's is on the edge of the village. It is accessed via a track from the road, and by a Public Right of Way, and there are no barriers to access. The area approaching the site is used for parking when services are held at the church.
The space is demonstrably special to the local community and holds particular local significance.	✓	
<b>At least one criterion must be met</b>		<b>Comments</b>
The proposed space is of particular local significance because of its beauty	✓	The church has a lovely setting, with views of the Cleveland Hills. It is visited often by walkers. It is visible from the road to Aislaby, and from the airport.
The proposed space is of particular local historic significance	✓	12 <sup>th</sup> century grade II listed church and graveyard, which stands on what is thought to have been the site of a Saxon church. Elements of particular significance are the chancel arch, and the south wall of the nave including window and door openings; these are thought to date from the 13th and 14th centuries. The latter additions in the early 19th century to the nave (north aisle) and rebuilding of the chancel have positive architectural merit in their own right, although it is suspected that the nave certainly would have been painted or rendered. The rebuilt chancel in squarer coursed stonework would probably have been intended for display, although in itself, is not of the finest ashlar work.  Family members of many of the villagers are buried in the cemetery, where there are also war graves (the

		graveyard is a Commonwealth grave site where 6 casualties of the first and second world wars are buried).
The proposed space is of particular local significance because of its recreational value	✓	The church is used regularly for christenings, marriages, funerals and special services. It is visited often by walkers (being signposted from the road as an ancient church)
The proposed space is of particular local significance because of its tranquillity	✓	The grounds and setting of the site make it very tranquil.
The proposed space is of particular local significance because of its richness of wildlife	x	
<b>Conclusion</b>		
<p>St George's a grade II listed church which lies on the edge of the village, it sits within an important landscaped setting, with views of the Cleveland Hills. It is visible from the road to Aislaby, and from the airport and is often visited by walkers. The church stands on what is thought to have been the site of a Saxon church.</p> <p>Family members of many of the villagers are buried in the cemetery. The graveyard is a commonwealth grave site where 6 casualties of the first and second world wars are buried. The church is used regularly for christenings, marriages, funerals and special services. It is visited often by walkers (being signposted from the road as an ancient church). The grounds and setting of the site make it very tranquil.</p>		

Site Ref		LGS 13	
Site Name		Belle Vue Allotments, Belle Vue Terrace	
<b>All the following criteria must be met</b>		<b>Comments</b>	
Land is not subject of a planning permission for development.	✓		
Space is not allocated or proposed for development in the Local or Neighbourhood Plan.	✓		
The space is not an extensive tract of land and is local in character	✓	Small site within the built-up area.	
The space is within close proximity of the community it serves	✓	Located within the centre of the village, therefore highly accessible to the local community.	
The space is demonstrably special to the local community and holds particular local significance.	✓	See below.	
<b>At least one criterion must be met</b>		<b>Comments</b>	
The proposed space is of particular local significance because of its beauty	✓	Well cared for allotments which are an important part of the character of the local area.	
The proposed space is of particular local historic significance	x		
The proposed space is of particular local significance because of its recreational value	✓	Regularly used by allotment holders and their families. It provides significant physical and mental health benefits as well as the provision of healthy food. The site is located within a central and accessible position within the village, with no	

		barriers to entry. It is accessible to people with disabilities. Raised beds provide the ability for wheelchair users to enjoy the allotments.
The proposed space is of particular local significance because of its tranquillity	✓	Despite being located within the built-up area, the allotments provide a haven of tranquillity, away from the hustle and bustle of daily life
The proposed space is of particular local significance because of its richness of wildlife	✓	An important habitat for many species of small mammals, birds and insects, including: hawks, breeding birds, great crested newts, butterflies, owls and bats.
<b>Conclusion</b>		
<p>Well cared for allotments which are used on a daily basis by allotment holders and their families. It provides significant physical and mental health benefits, as well as the provision of flowers, fruit and vegetables. It is a haven of tranquillity away from the hustle and bustle of daily life despite being located within the built-up area. The allotments are an important habitat for many species of small mammals, birds and insects, including hawks, breeding birds, great crested newts, butterflies, owls and bats. Used for community events such as the annual flower show. Located within a central and accessible position within the village, with no barriers to entry. The allotments are accessible to people with disabilities. Raised beds provide the ability for wheelchair users to enjoy the allotments. The allotments are an important part of the character of the local area.</p>		

Site Ref	LGS 14	
Site Name	<b>Killinghall Row Allotments, Killinghall Row</b>	
		
<b>All the following criteria must be met</b>		<b>Comments</b>
Land is not subject of a planning permission for development.	✓	
Space is not allocated or proposed for development in the Local or Neighbourhood Plan.	✓	
The space is not an extensive tract of land and is local in character	✓	Small site within the built-up area.
The space is within close proximity of the community it serves	✓	Located within the heart of the village, therefore accessible by the whole community.
The space is demonstrably special to the local community and holds particular local significance.	✓	See below.
<b>At least one criterion must be met</b>		<b>Comments</b>
The proposed space is of particular local significance because of its beauty	✓	Important to the character of the local area.
The proposed space is of particular local historic significance	x	
The proposed space is of particular local significance because of its recreational value	✓	Used by allotment holders and their families daily and accessible by the whole community. Providing significant physical and mental health benefits as well as healthy food which is shared across the local community.
The proposed space is of particular local significance because of its tranquillity	✓	Despite being located adjacent to a busy road, the allotments are a quiet and peaceful haven, particularly as a result of the surrounding hedgerow.
The proposed space is of particular	✓	Provides habitat for breeding birds, small mammals,


---

local significance because of its richness of wildlife		butterflies and insects. With evidence of hawk and owl activity.
<b>Conclusion</b>		
<p>The allotments are located within the heart of the village and accessible to the whole community. They are used by allotment holders and their families daily. It provides significant physical and mental health benefits, as well as healthy food which is shared across the local community. The allotments are a quiet and peaceful haven which provide habitat for local wildlife and are important to the character of the local area.</p>		

Site Ref	LGS 15	
Site Name	<b>Sadberge Road Allotments</b>	
<b>All the following criteria must be met</b>		<b>Comments</b>
Land is not subject of a planning permission for development.	✓	
Space is not allocated or proposed for development in the Local or Neighbourhood Plan.	✓	
The space is not an extensive tract of land and is local in character	✓	Small allotments located within the centre of the village
The space is within close proximity of the community it serves	✓	Located within the heart of the village, therefore accessible by the whole community.
The space is demonstrably special to the local community and holds particular local significance.	✓	See below.
<b>At least one criterion must be met</b>		<b>Comments</b>
The proposed space is of particular local significance because of its beauty	✓	Important to the character of the local area.
The proposed space is of particular	x	




local historic significance		
The proposed space is of particular local significance because of its recreational value	✓	Used by allotment holders and their families daily and accessible by the whole community. It provides significant physical and mental health benefits as well as healthy food which is shared across the local community.
The proposed space is of particular local significance because of its tranquillity	✓	Despite being located adjacent to a busy road, the allotments are a quiet and peaceful haven, particularly as a result of the surrounding hedgerow.
The proposed space is of particular local significance because of its richness of wildlife	✓	Provides habitat for breeding birds, small mammals, butterflies and insects. With evidence of hawk and owl activity.
<b>Conclusion</b>		
<p>The allotments are located within the heart of the village and accessible to the whole community. They are used by allotment holders and their families daily. It provides significant physical and mental health benefits, as well as healthy food which is shared across the local community. The allotments are a quiet and peaceful haven which provide habitat for local wildlife and are important to the character of the local area.</p>		

Site Ref	LGS 16	
Site Name	<b>Land off Middleton Lane, after Pine Tree Grove</b>	
		
<b>All the following criteria must be met</b>		<b>Comments</b>
Land is not subject of a planning permission for development.	✓	Two planning applications for residential development have been refused (2013 and 2015)
Space is not allocated or proposed for development in the Local or Neighbourhood Plan.	✓	
The space is not an extensive tract of land and is local in character	✓	Compact site, which is local in nature
The space is within close proximity of the community it serves	✓	On the edge of the residential area
The space is demonstrably special to the local community and holds particular local significance.	✓	See below
<b>At least one criterion must be met</b>		<b>Comments</b>
The proposed space is of particular local significance because of its beauty	✓	This rural gap is important to maintain a separation between the two settlements of Middleton St George and Middleton One Row. Area of beauty with views into the wider countryside.
The proposed space is of particular local historic significance	✓	Identified in the Middleton One Row Character Appraisal as providing open countryside as part of a range of green areas prominent within the conservation area and part of the character of it and the wider village.
The proposed space is of particular local significance because of its recreational value	✓	Used by the local community and visitors to the area for recreation.
The proposed space is of particular local significance because of its tranquillity	✓	The site offers an area of beauty and tranquillity along Middleton Lane with views into the wider countryside.
The proposed space is of particular	✓	The site includes mature hedgerows and provides a

---

local significance because of its richness of wildlife		habitat for small birds and mammals. There have been sightings of tawny owls, bats, swallows, swifts and house martins.
<b>Conclusion</b>		
A rural gap which is important to maintain a separation between the two settlements of Middleton St George and Middleton One Row and it is important to the character of Middleton One Row Conservation Area. The site offers an area of beauty and tranquillity along Middleton Lane with views into the wider countryside.		

Site Ref	LGS 17	
Site Name	<b>Almora Hall field, off Middleton Lane</b>	
		
<b>All the following criteria must be met</b>		<b>Comments</b>
Land is not subject of a planning permission for development.	✓	
Space is not allocated or proposed for development in the Local or Neighbourhood Plan.	✓	
The space is not an extensive tract of land and is local in character	✓	Central site within the village.
The space is within close proximity of the community it serves	✓	Located within walking distance of residential properties within the village.
The space is demonstrably special to the local community and holds particular local significance.	✓	See below.
<b>At least one criterion must be met</b>		<b>Comments</b>
The proposed space is of particular local significance because of its beauty	✓	The site has been left relatively untouched for around 150 years and is a longstanding, intrinsic green space within the village. It is an essential part of the local character of the village
The proposed space is of particular local historic significance	✓	The land was originally part of Almora Hall, a large detached Victorian villa built c1860-1880 on the west side of Middleton Lane. It was built for Jonathan Westgarth Wooler and takes its name from a town in northern India that reflected the Wooler family's trading connections in the east. The land has a large number of mature long established trees dating back to this period when the field was presumably landscaped as part of the hall site.
The proposed space is of particular	x	

local significance because of its recreational value		
The proposed space is of particular local significance because of its tranquillity	x	
The proposed space is of particular local significance because of its richness of wildlife	✓	The land provides a valuable wildlife space in the village, attracting a wide range of wildlife including foxes, badgers, grey squirrels and rabbits, together with extensive different bird including, pheasants, cuckoos, woodpeckers, sparrow hawks, barn owls, tawny owls, robins, blue tits, coal tits, blackbirds, thrushes, wrens.
<b>Conclusion</b>		
<p>The site has been left relatively untouched for around 150 years and is a longstanding, intrinsic green space within the village, an essential part of its local character. The land was originally part of Almora Hall, a large detached Victorian villa built c1860-1880 on the west side of Middleton Lane. The land has a large number of mature long established trees (many of which are covered by tree preservation orders). It provides a valuable wildlife space in the village, attracting a wide range of wildlife.</p>		

## Appendix 3 Maps of proposed LGS designations

**LGS1 Water Park, Station Road**



**LGS2 The Whinnies**



**LGS3 Former Stockton and Darlington Railway Route and Trackbed in MSG**

**LGS4 Land at the Platform 1 pub LGS5 Haxby Road Play Area and former cornmill site**



**LGS6 Tower Hill to The Front, Middleton One Row**



**LGS7 64 Middleton Lane (Mown Meadows)**



**LGS8 The War Memorial and Garden**



**LGS9 The Front, Middleton One Row**



**LGS10 Station Road Playing Field and Playground**



**LGS11 The Fields Behind The Greenway and north of the railway line**



**LGS12 St George's Church and Grounds**





**LGS13 Belle Vue Allotments, Belle Vue Terrace**

**LGS14 Killinghall Row Allotments, Killinghall Row**



**LGS15 Sadberge Road Allotments**



**LGS16 Land off Middleton Lane, after Pine Tree Grove**



**LGS17 Almora Hall field, off Middleton Lane**



## Appendix 4 Protected Open Space Assessment

Ref	Site	Description of amenity value
POS1	The green at the Greenway	Amenity open space, which is important to the character of the local area.
POS2	The green at Grendon Gardens	Amenity open space, which is important to the character of the local area.
POS3	The green at Hunters Green	Amenity open space, which is important to the character of the local area.
POS4	The green at Woolsington Drive	Amenity open space, which is important to the character of the local area.
POS5	The green at Ropner Gardens	Amenity open space, which is important to the character of the local area.
POS6	The Cricket Field and Pavillion	Sports facilities and playing field
POS7	Oak Tree Estate	Areas of grassed amenity open space which are important to the character of the area.
POS8	St Georges' C of E Academy playing fields	Playing fields.
POS9	North of Alexandria Drive, Virginia Estate	Area of amenity open space with a small area for playing football. The site is important to the character of the local area and used for information recreation.

## Appendix 5 Protected Open Space Maps

POS1 The green at the Greenway POS2 The green at Grendon Gardens



POS3 The green at Hunters Green



**POS4 The green at Woolsington Drive**



**POS5 The green at Ropner Gardens**



**POS6 The Cricket Field and Pavillion**



**POS7 Oak Tree Estate**



**POS8 St Georges' C of E Academy playing fields**



**POS9 North of Alexandria Drive, Virginia Estate**

