

LOCAL GREEN SPACES ASSESSMENT FOR COLEBY NEIGHBOURHOOD PLAN

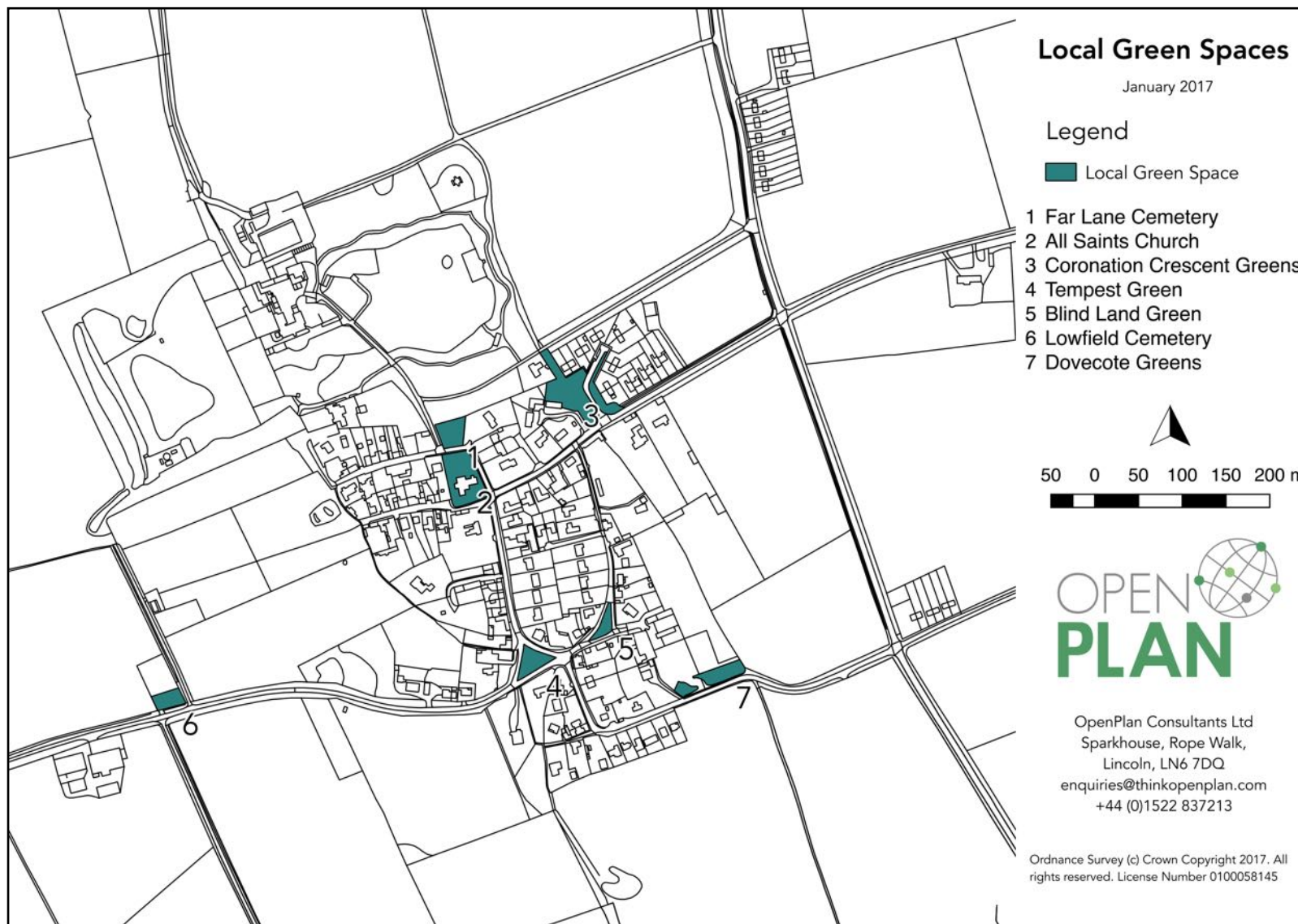
The following document is an assessment of several sites identified during the preparation of the Coleby Neighbourhood Plan (CNP) for Local Green Space Designation.

The Local Green Space Designation is defined in paragraph 76 to 78 of the National Planning Policy Framework, and it ensures that designated sites are subject to managing development policies consistent with policies for Green Belts. Paragraph 77 define the criteria to designate a specific site, namely:

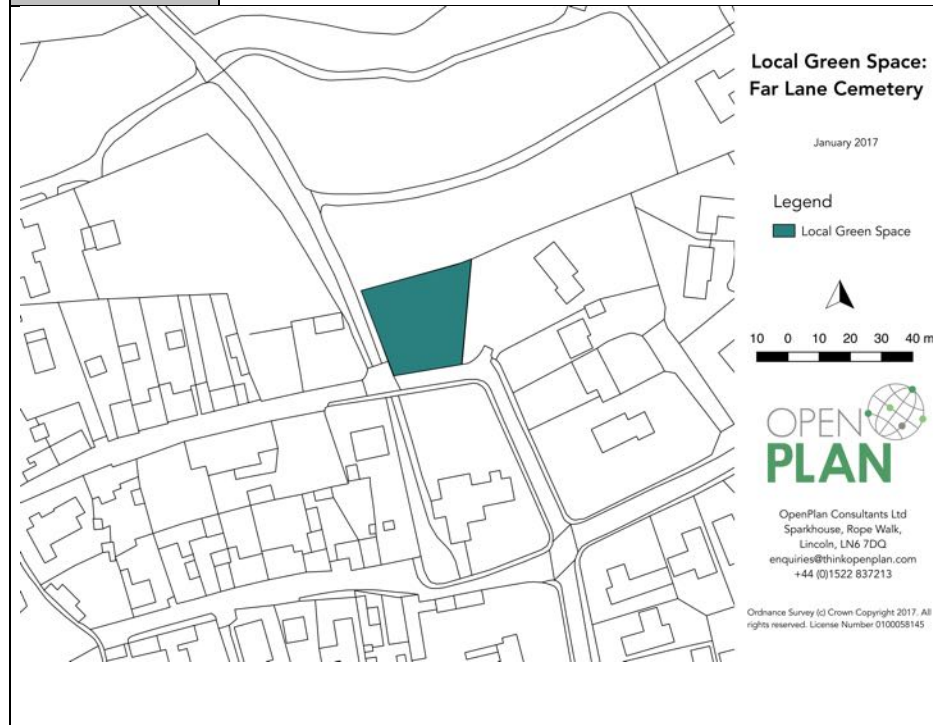
- the green space is in reasonably close proximity to the community it serves;
- the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity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



The following document applies a sequential test for all the sites proposed, and presents conclusions on whether or not the area is suitable for designation. Sites have been identified through a number of consultation and engagement activities with local residents, including a survey and two workshops (see Consultation Statement for further details).

In conclusion, nine sites have been identified for evaluation. Seven of them have been designated as Local Green Spaces by Policy 5 of the Coleby Neighbourhood Plan, as shown in the Local Green Spaces map. Two of them, the Area of Separation and the Area West of Developed Footprint, have been discounted due to being extensive tracts of land; however, due to their contribution to the village character and setting they have been mentioned in the CNP as important pieces of land that should be maintained undeveloped. One of them, the Area of Separation, is explicitly referred to as per Policy 3 of the CNP.



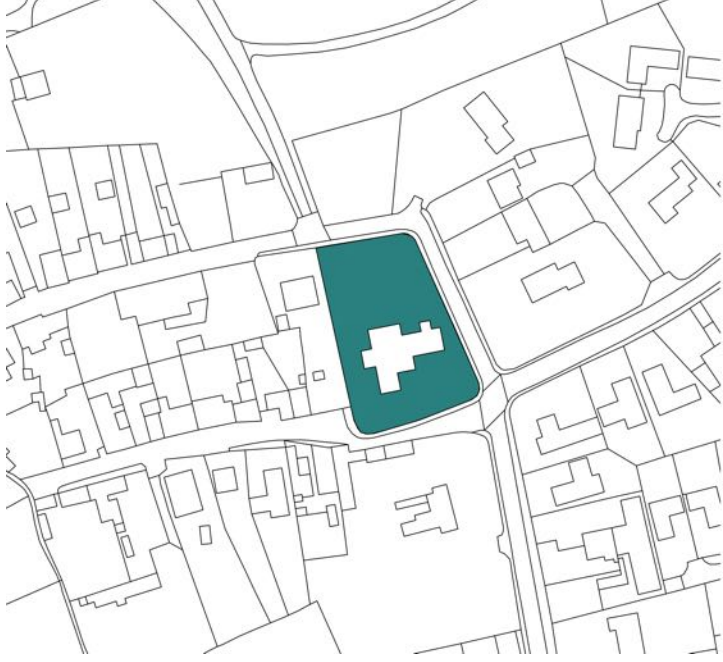
Site Name and Address	Far Lane Cemetery Far Lane	Organisation Proposing Site for Designation	Coleby Parish Council
Planning Status	None	Land Allocation	The site is not allocated for development in either the Central Lincolnshire Local Plan or in the Coleby Neighbourhood Plan



					
<p><i>Area of Proposed site</i></p>	<p>886 square meters</p>	<p><i>Is the Site an “Extensive Tract of Land”</i></p>	<p>The site covers a small area, and it is of comparable size with nearby private gardens and sits comfortably within the village core</p>		
<p><i>Is the Site “Local in Character”</i></p>	<p><i>The site is one of the historic burial grounds of the village, and represents an extension of the burial site surrounding the All Saints Church on the other side of Far Lane. The site has an open access on Far Lane and it is open to all residents willing to visit it. The site is one of the most recognisable place in the village, a pleasant grassed space surrounded by mature trees and bordered by a vernacular stone wall. The main access to the Historic Garden is located next to the site, and the Far Lane Cemetery represents a gateway to this tree-bordered route.</i></p>				
<p><i>Is the Site “in Close Proximity to the Community it serves”?</i></p>	<p>The site is located in the very centre of the village core, next to the main Church.</p>				
<p><i>Is the Site “Special to a Local Community”</i></p>	<p>The site has been identified by the majority of respondents/attendees in all consultation exercises and workshops (see Consultation Statement for further information on specific activities) as an important spiritual and visual amenity. The residents also valued the site as a space to enjoy nature and for its tranquility</p>				

<i>The Sites Holds a Particular local significance because of its</i>					
<i>Beauty</i>	<i>Historic Significance</i>	<i>Recreational Value</i>	<i>Tranquillity</i>	<i>Richness of its Wildlife</i>	<i>Any Other Reason</i>
<p>The site is part of the Lincoln Cliff Landscape Area.</p> <p>The combination of the stone wall boundaries, elaborated iron gate and ancient tombstones in the site create a peculiar and beautiful setting, which greatly contribute to the character of the areas and to Coleby as an historic rural settlement.</p> <p>The site complements the nearby All Saints Church and allows a particularly beautiful sight on the north side of the church.</p>	<p>The site is the historic cemetery of the village. It is part of the Conservation Area and it is in close proximity to the All Saints Church (Grade I listed building) and the Historic Garden. Its stone wall is a fine example of a traditional boundary, and its grassed space covered by ancient tombstones contributes to the historic character of the village.</p>	<p>The site it is not used for any sport or social event because of its nature.</p> <p>Social interactions between residents visiting the cemetery are valued by the residents</p>	<p>The site is located on a tranquil cul-de-sac, it faces the All Saints Church courtyard to the south and the Historic Garden to the north, thus being not in close proximity to any busy or noisy site.</p> <p>The cemetery is used by the residents for quiet spiritual and personal reflection, both because of its nature but also for its landscape setting.</p>	<p>The site is surrounded by mature trees and represents a green extension to the Historic Garden, which is known for hosting native birds and small mammals (e.g. squirrels)</p>	
<i>Conclusions</i>	The site is of adequate size and location, local in character and special to the local community for its beauty, historic significance and tranquillity				

Site Name and Address	All Saints Church Churchyard Church Lane	Organisation Proposing Site for Designation	Coleby Parish Council
Planning Status	None	Land Allocation	The Site is not allocated for development in either the Central Lincolnshire Local Plan or in the Coleby Neighbourhood Plan



**Local Green Space:
All Saints Church**

January 2017

Legend


- Local Green Space

10 0 10 20 30 40 m

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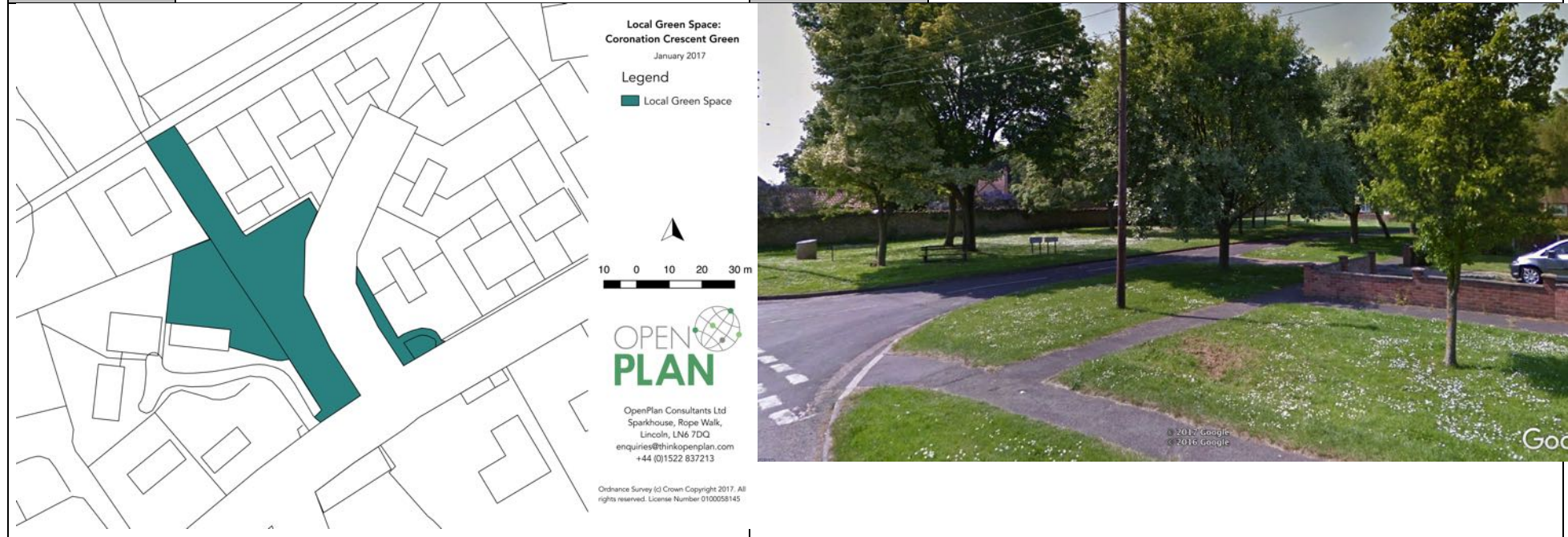




<p><i>Area of Proposed site</i></p>	<p>1861 square meters</p>	<p><i>Is the Site an “Extensive Tract of Land”</i></p>	<p>The Site covers a small area and sits in comfortably in the village core</p>
<p><i>Is the Site “Local in Character”</i></p>	<p><i>The site is the principal historic burial ground of the village, and it complements the main church of the village, All Saints Church. The site is located in the very core of the village, it has an access on Church Lane and it is open to all residents willing to visit it. The site is one of the most recognisable place in the village, a pleasant grassed space with the church at its heart and bordered by a vernacular stone wall.</i></p>		
<p><i>Is the Site “in Close Proximity to the Community it serves”?</i></p>	<p><i>The site is located at the very core of the village, surrounding the main church of the settlement on the top of Lincoln Cliff.</i></p>		

<i>Is the Site "Special to a Local Community"</i>	The Site has been identified by the majority of respondents/attendees in all consultation exercises and workshops (see Consultation Statement for further information on specific activities) as an important spiritual and visual amenity. The residents also valued the site for its tranquility and for its role in complementing and enhancing All Saints Church.
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<i>The Sites Holds a Particular local significance because of its</i>					
<i>Beauty</i>	<i>Historic Significance</i>	<i>Recreational Value</i>	<i>Tranquillity</i>	<i>Richness of its Wildlife</i>	<i>Any Other Reason</i>
<p>The site is part of the Lincoln Cliff Landscape Area. The combination of the stone wall boundary, elaborated iron gate and ancient tombstones in the site create a peculiar and beautiful setting, which greatly contributes to the character of the areas and to Coleby as an historic rural settlement. The open space complements All Saints Church and allows an all-around view of the historic building</p>	<p>The site is the historic cemetery of the village. It is part of the Conservation Area and part of All Saints Church, a 11th century listed building (Grade I). Its stone wall is a fine example of a traditional boundary, and its grassed space covered by ancient tombstones contributes to the historic character of the village.</p>	<p>The site it is not used for any sport or social event because of its nature. Social interactions between residents visiting the cemetery are valued by the residents</p>	<p>The site is surrounded on three sides by quiet cul-de-sacs and road, and it is not in close proximity to any particularly busy site. The cemetery is used by the residents for quiet spiritual and personal reflection, both because of its nature but also for its landscape character.</p>	<p>The site is a grassed parcel of land with few mature trees, but it does not showcase particularly important features in term of biodiversity or wildlife value.</p>	
<p><i>Conclusions</i> The site is of adequate size and location, local in character and special to the local community for its beauty, historic significance and tranquillity</p>					

Site Name and Address	Coronation Crescent Greens Coronation Crescent	Organisation Proposing Site for Designation	Coleby Parish Council
Planning Status	None	Land Allocation	The site is not allocated for development in either the Central Lincolnshire Local Plan or in the Coleby Neighbourhood Plan



			
<p><i>Area of Proposed site</i></p>	<p>3024 square meters</p>	<p><i>Is the Site an "Extensive Tract of Land"</i></p>	<p>The site covers a relatively small area at the core of the village. Due to its shape, in between residential sites and bordering Coronation Crescent, it does not "feel" an extensive tract of land but sits comfortably at the heart of the village</p>
<p><i>Is the Site "Local in Character"</i></p>	<p>The site is an important open space at the heart of the village, the first green area residents and visitors encounter entering the village from the main Rectory Road entrance. The site interrupts the succession of residential developments on Rectory Road and, in doing so, marks the beginning of the village core, contributing to the setting of the village. It contains a board where village events and activities are advertised, a traditional red post box as well as a plaque commemorating the history of the site and of the village.</p>		
<p><i>Is the Site "in Close Proximity to the Community it serves"?</i></p>	<p><i>The site is at the centre of the village.</i></p>		
<p><i>Is the Site "Special to a Local Community"</i></p>	<p>The Site has been identified by the majority of respondents/attendees in all consultation exercises and workshops (see Consultation Statement for further information on specific activities) as an important site where to enjoy nature and tranquillity. Residents use the to walk or sit in the space.</p>		

The Sites Holds a Particular local significance because of its:					
Beauty	Historic Significance	Recreational Value	Tranquillity	Richness of its Wildlife	Any Other Reason
<p>The site is part of the Lincoln Cliff Landscape Area.</p> <p>The site is well maintained, and the grass and trees get cut and trimmed regularly.</p> <p>The two lines of mature trees facing each other beautify Coronation Crescent, turning a small cul-de-sac into a tree-bordered street.</p> <p>The stone well-like supporter of the plaque is sympathetic with the stone walls closing the site to the west, and they contribute to the view towards the Church spire</p>	<p>The site is within the Conservation area and in close proximity to two listed buildings, the Old Rectory and Glebe House</p>	<p>The site is used by residents to sit and chat, to walk dogs, and to get information on village social events thanks to the village board</p>	<p>Notwithstanding closeness to Rectory Road, the site is crossed by a quiet cul-de-sac and the presence of a bench in the middle of the green area contributes to a feeling of tranquillity</p>	<p>The site is a grassed parcel of land with mature trees, providing nesting opportunities for birds and shelter for small mammals (e.g. squirrels)</p>	
Conclusions	The site is of adequate size and location, local in character and special to the local community for its beauty, historic significance and tranquillity				

Site Name and Address	Tempest Green Between High Street and Hill Rise	Organisation Proposing Site for Designation	Coleby Parish Council
Planning Status	None	Land Allocation	The Site is not allocated for development in either the Central Lincolnshire Local Plan or in the Coleby Neighbourhood Plan



**Local Green Space:
Tempest Green**

January 2017

Legend

- Local Green Space



10 0 10 20 30 40 m

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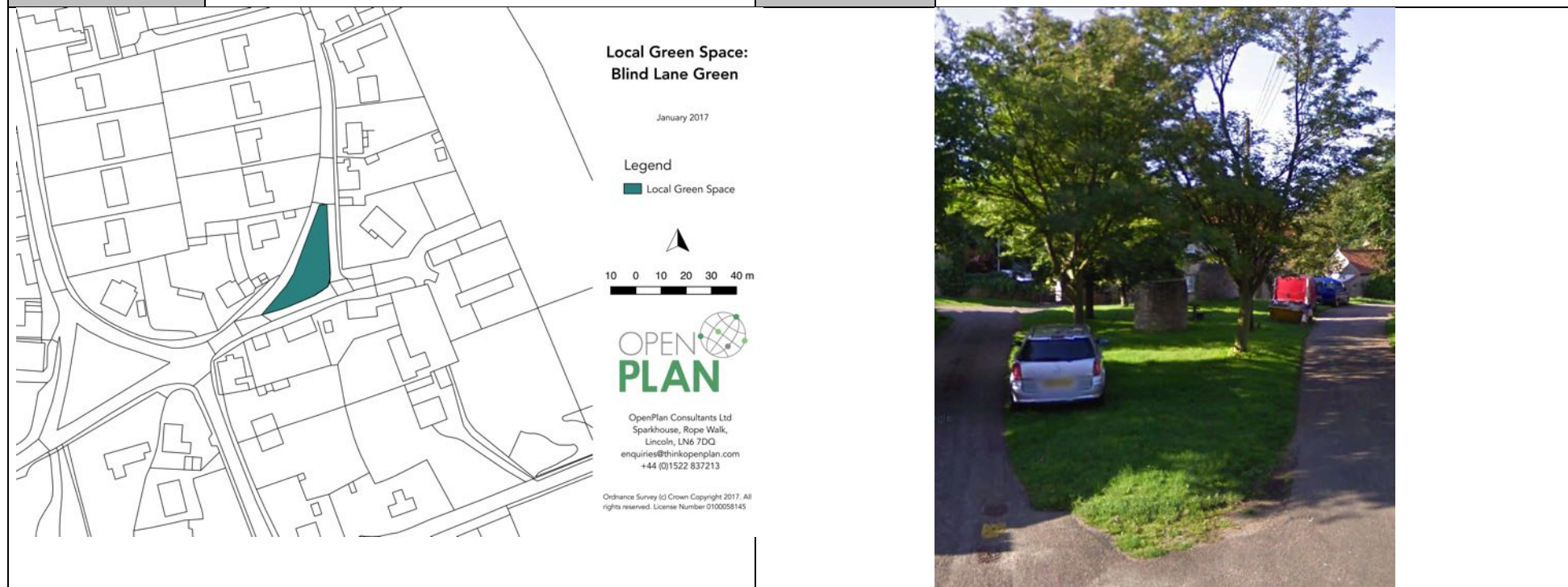
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<p><i>Area of Proposed site</i></p>	<p>802 square meters</p>	<p><i>Is the Site an "Extensive Tract of Land"</i></p>	<p>The site covers a small area close to the edge of the village</p>
<p><i>Is the Site "Local in Character"</i></p>	<p>The site is a green area at the beginning of the village, the first green area residents and visitors encounter coming from Hill Rise, acting as a gateway to the village. The site is one of the two greens (the other being Blind Lane Green) that defines the wide bend of High Street and Blind Lane, contributing to the unique shape of Coleby village's core.</p>		
<p><i>Is the Site "in Close Proximity to the Community it serves"?</i></p>	<p>The site is within the main built up part of the village.</p>		
<p><i>Is the Site "Special to a Local Community"</i></p>	<p>The site has been identified by the majority of respondents/attendees in all consultation exercises and workshops (see Consultation Statement for further information on specific activities) as an important green and visual amenity. It is located in front of the local pub (the Tempest Arms, identified as an important community facility) as well as being an arrival (or starting) point for the Viking Way.</p>		

<i>The Sites Holds a Particular local significance because of its</i>					
<i>Beauty</i>	<i>Historic Significance</i>	<i>Recreational Value</i>	<i>Tranquillity</i>	<i>Richness of its Wildlife</i>	<i>Any Other Reason</i>
<p>The site is part of the Lincoln Cliff Landscape Area.</p> <p>The site is well maintained, and the triangular patch of grass and mature trees, together with the stone wall in the background, welcome those entering the village from Hill Rise, acting as a characteristic gateway to the settlement. The site permits a top-of-the-hill, open view over the Lowfield countryside, which can be enjoyed sitting on the bench at the top of the green space</p>	<p>The Site is within the Conservation Area, and in close proximity to the Old House (listed building Grade II)</p>	<p>The site is located in front of the Tempest Arms, a local pub popular among residents and tourists. It is also the arrival point of the footpath running west of the developed footprint, used by residents to walk, and of the Viking Way, a hiking route of national importance. The bench on the site permits use the site to sit and socialise</p>	<p>The site is located in a relatively busy part of the village, however some residents mentioned using the site to quietly enjoying the view</p>	<p>The site is between two busy roads, with mature trees and hedges on surrounding properties and mature trees supplemented by newer plantings on the green itself. These provide local wildlife habitats.</p>	<p>The site is particularly busy during the Coleby Downhill Challenge, which raises money for local facilities and charities.</p>
<i>Conclusions</i>	The site is of adequate size and location, local in character and special to the local community for its beauty, recreational value and tranquillity				

Site Name and Address	Blind Lane Green Blind Lane	Organisation Proposing Site for Designation	Coleby Parish Council
Planning Status	None	Land Allocation	The Site is not allocated for development in either the Central Lincolnshire Local Plan or in the Coleby Neighbourhood Plan



			
<p><i>Area of Proposed site</i></p>	<p>438 square meters</p>	<p><i>Is the Site an “Extensive Tract of Land”</i></p>	<p>The site covers a small area at the centre of the village</p>
<p><i>Is the Site “Local in Character”</i></p>	<p>The site is a green area at the core of the village, with historical remains of two well heads dating 18th century. The site is one of the two greens (the other being Tempest Green) that defines the wide bend of High Street and Blind Lane, contributing to the peculiar shape of Coleby village’s core.</p>		
<p><i>Is the Site “in Close Proximity to the Community it serves”?</i></p>	<p>The site is located in the centre of the village core.</p>		

<i>Is the Site "Special to a Local Community"</i>	The site has been identified by the majority of respondents/attendees in all consultation exercises and workshops (see Consultation Statement for further information on specific activities) as an important green and visual amenity. It hosts the historic remains of two wells (Grade II)
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<i>The Sites Holds a Particular local significance because of its</i>					
<i>Beauty</i>	<i>Historic Significance</i>	<i>Recreational Value</i>	<i>Tranquillity</i>	<i>Richness of its Wildlife</i>	<i>Any Other Reason</i>
<p>The site is part of the Lincoln Cliff Landscape Area.</p> <p>The site is well maintained, and the triangular patch of grass and mature trees, together with the well heads contribute to the pleasantness of Blind Lane and to enhance the character of Coleby as an historic rural settlement</p>	<p>The Site is within the Conservation Area, and contains two 18th century Well Heads (Grade II)</p>	<p>The site is very small in size and it is not suited to many recreational activities, but is used for community barbecues in summer.</p>	<p>The site is located on a road, but the presence of a green patch of land with mature tree and the stone wells contribute to its tranquillity</p>	<p>The site is very small and in the middle of the village, deploying little traces of wildlife.</p> <p>The mature trees may provide nesting opportunities for birds</p>	
<i>Conclusions</i>		The site is of adequate size and location, local in character and special to the local community for its beauty, historic significance and tranquillity			

Site Name and Address	Lowfield Cemetery Hill Rise	Organisation Proposing Site for Designation	Coleby Parish Council
Planning Status	None	Land Allocation	The Site is not allocated for development in either the Central Lincolnshire Local Plan or in the Coleby Neighbourhood Plan



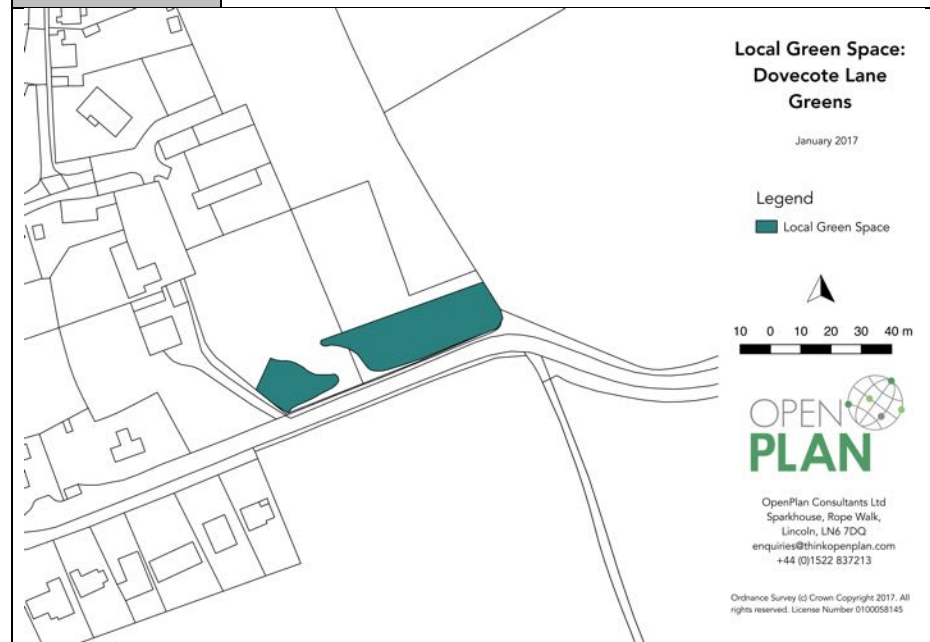




<i>Area of Proposed site</i>	886 square meters	<i>Is the Site an "Extensive Tract of Land"</i>	The site covers a small area in the countryside west of the village
<i>Is the Site "Local in Character"</i>	<i>The site is an important burial ground for the whole parish. Being the most recently established burial ground, several tombs have been laid out in recent times and are regularly visited by parishioners.</i>		
<i>Is the Site "in Close Proximity to the Community it serves"?</i>	<i>The site is slightly detached from the village core, being at the bottom of Hill Rise (10 min walking for village core). However, it works as a cemetery for the whole parish, and its location next to a route crossing the whole of the Lowfield area (Hill Rise), makes it easily accessible for all parishioners.</i>		

<i>Is the Site "Special to a Local Community"</i>	The site has been identified by the majority of respondents/attendees in all consultation exercises and workshops (see Consultation Statement for further information on specific activities) as an important spiritual site and visual amenity. The residents also value the site for its tranquility and proximity to the countryside
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<i>The Sites Holds a Particular local significance because of its</i>					
<i>Beauty</i>	<i>Historic Significance</i>	<i>Recreational Value</i>	<i>Tranquillity</i>	<i>Richness of its Wildlife</i>	<i>Any Other Reason</i>
<p>The site is part of the Lincoln Cliff Landscape Area.</p> <p>The site is noted for its natural features, being surrounded by mature trees and hedgerow.</p> <p>The site can be seen from the footpath on the top of the hill, sitting comfortably in the rural countryside and contributing to the landscape</p>	The site sits adjacent to the Conservation Area, even though it is not part of it	<p>The site it is not used for any sport or social event because of its nature.</p> <p>Social interaction between residents visiting the cemetery is valued by the residents</p>	<p>The site is in the middle of a quiet rural area, isolated from Hill Rise by a thick mature hedgerow and trees</p> <p>The cemetery is used by the residents for quiet spiritual and personal reflection, both because of its nature but also for its landscape character.</p>	<p>The NKDC Open Space Assessment identified presence of bird nests and traces of deers, rabbit and other small mammals.</p> <p>The site is surrounded by native trees and hedgerows and represents a wooded area in an otherwise mostly open countryside</p>	
<i>Conclusions</i>		The site is of adequate size and location, local in character and special to the local community for its beauty, wildlife value and tranquillity			

Site Name and Address	Dovecote Lane Greens Dovecote Lane	Organisation Proposing Site for Designation	Coleby Parish Council
Planning Status	The site is part of a development of 4 dwellings which secured outline planning permission on the 18th October 2016 (16/0772/OUT). The retention and maintenance of the two greens are planning conditions for the development of the site	Land Allocation	The site is not allocated for development in either the Central Lincolnshire Local Plan or in the Coleby Neighbourhood Plan





			
<p><i>Area of Proposed site</i></p>	<p>1100 square meters</p>	<p><i>Is the Site an “Extensive Tract of Land”</i></p>	<p>The Site covers a small area at the beginning of the village</p>
<p><i>Is the Site “Local in Character”</i></p>	<p><i>The site is currently an open space paddock between the built up area of the village and the A607, with little local character. Once development is completed, however, it will be the first village greens residents and visitors encounter coming from the Dovecote Lane gateway to the village.</i></p>		
<p><i>Is the Site “in Close Proximity to the Community it serves”?</i></p>	<p>The site is located in the very edge of the village and will act as a gateway to the village</p>		
<p><i>Is the Site “Special to a Local Community”</i></p>	<p>Even though the site is currently an open paddock, the residents of the Coleby demonstrated they highly value the site as a pleasant piece of open countryside and for its role in separating the village from the A607. This commitment has been demonstrated by the number of letters of objection and the Parish Council’s response to the application. This interest remained unchanged when development was approved. Once developed, the two open spaces will represent a landscaped gateway coming into the village (existing mature trees and hedgerows will be retained). It will also screen the sight of the 4 new dwellings from Dovecote Lane, helping to retain the feeling of passing through the countryside when leaving the village towards the A607. These elements will contribute to the character of Coleby and its a rural setting, highly valued by residents</p>		

<i>The Sites Holds a Particular local significance because of its</i>					
<i>Beauty</i>	<i>Historic Significance</i>	<i>Recreational Value</i>	<i>Tranquillity</i>	<i>Richness of its Wildlife</i>	<i>Any Other Reason</i>
<p>The site is currently an open paddock with mature trees and hedgerows and bordered by a traditional stone wall. Even though the wall will be removed as part of development, a new one will be erected between the open green spaces and the site, likely retaining the traditional design characteristics of the existing one. Mature trees and hedgerows will be retained, beautifying the entrance to the village and reducing the visual impact of new dwellings</p>	<p>The site is currently an open paddock with little historic relevance, even though it is adjacent to the conservation area</p>	<p>The site it is currently not used for any sport or social event The site will have a pedestrian link to reach the nearby footpath running north-south from Coleby to Boothby Graffoe</p>	<p>The site is in front of Dovecote Lane, a relatively busy road</p>	<p>The site borders the open countryside between the village and the A607, so it is particularly relevant as a green space for small mammals and other native species. The mature trees represents a nesting space for birds as well.</p>	<p>The site is important to reduce the impact of the new developments at the edge of the village's built-up area and to retain a feeling of a countryside gap between the village and the A607. Residents agree that such feeling is pivotal in perceiving Coleby as a rural settlement and avoiding a form of ribbon development.</p>
<i>Conclusions</i>	<p>The site is of adequate size and location, local in character and special to the local community for its beauty, wildlife value and as contribution to retain the rural character of the village</p>				

<p><i>Site Name and Address</i></p>	<p>Area of Separation Between Rectory Road, A607, Dovecote Lane, and the Developed Footprint</p>	<p><i>Organisation Proposing Site for Designation</i></p>	<p>Coleby Parish Council</p>
<p><i>Planning Status</i></p>	<p>A planning application on part of the area alongside Rectory Road was refused on 20 October 2016</p>	<p><i>Land Allocation</i></p>	<p>The site's open character is to remain to ensure separation between the developed footprint and the A607, as per Policy 3 of the Coleby Neighbourhood Plan</p>



			
<p><i>Area of Proposed site</i></p>	<p>8 hectares</p>	<p><i>Is the Site an “Extensive Tract of Land”</i></p>	<p>The site covers an extensive tract of land</p>
<p><i>Is the Site “Local in Character”</i></p>	<p>The site is composed of a playing field facing the Village Hall north of Rectory Road and a series of open agriculture fields south of it. The fields can be defined local in character since they are a fine example of agriculture land characterising the countryside around the village’s developed footprint, while the playing field is a integral part of the Coleby Village Hall</p>		
<p><i>Is the Site “in Close Proximity to the Community it serves”?</i></p>	<p>The site is located on the east side of the developed footprint. While the playing field is easily accessible from the village centre, most of the area south of Rectory Road is not accessible to the public (even though there is a public right of way crossing the fields in north-south direction).</p>		

<i>Is the Site "Special to a Local Community"</i>	The playing field is important to the residents as complementary to the Village Hall and as a venue for several events, and has been included among the community facilities protected by Policy 7 of the Coleby Neighbourhood Plan. On the other hand, the fields south of Rectory Road are neither used nor considered particularly special, except in terms of the role they play in separating the village from the A607.
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<i>The Sites Holds a Particular local significance because of its</i>					
<i>Beauty</i>	<i>Historic Significance</i>	<i>Recreational Value</i>	<i>Tranquillity</i>	<i>Richness of its Wildlife</i>	<i>Any Other Reason</i>
The site is part of the Lincoln Cliff Landscape Area. The playing field is a pleasant spot, completely shaded from the street by mature trees and high hedgerows. The agricultural fields are a fine example of the open countryside typical of the Parish and contribute to improve the setting to the village from the A607	Part of the site is currently an open paddock with little historic relevance, even though it is adjacent to the conservation area	The playing field is used to play sport and for a variety of social events The agricultural fields are crossed by a public right of way running north-south from Coleby to Boothby Graffoe	The playing field is a quiet piece of land, screened from the main road by mature trees and high hedgerows The agricultural fields border the A607, a very busy road.	The combination of areas of dense vegetation (the surroundings of the playing field) and open spaces makes the area particularly valuable for native animals, and work as a green corridor between the area north and south of the village	The site contributes to the gap between the village and the A607. Residents agree that this is very important to maintain the character of Coleby as a rural settlement.

<i>Conclusion</i>	The site is not of adequate size, being an extensive tract of land, thus not feasible for Local Green Space Designation. However, in view of its contribution to characterising Coleby as a rural settlement separated from the A607, it is believed that this area must be remain open and undeveloped. Policy 3 of the Coleby Neighbourhood Plan ensures this provision is implemented
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Site Name and Address	Area of West of Developed Footprint Steep slope west of the Developed Footprint	Organisation Proposing Site for Designation	Coleby Parish Council
Planning Status	None	Land Allocation	The site is not allocated for development in either the Central Lincolnshire Local Plan or in the Coleby Neighbourhood Plan



West Side Open Area
January 2017

Legend
■ Open Area
■ Developed Footprint



50 0 50 100 150 200 m

OPEN PLAN

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<p><i>Area of Proposed site</i></p>	<p>8 hectares</p>	<p><i>Is the Site an “Extensive Tract of Land”</i></p>	<p>The Site covers an extensive tract of land</p>
<p><i>Is the Site “Local in Character”</i></p>	<p><i>The site covers the steep slope enclosed between the developed footprint and the Lowfield. The area is covered in open paddocks and divided into different fields by vernacular stone walls, kissing gates and stiles.</i></p>		
<p><i>Is the Site “in Close Proximity to the Community it serves”?</i></p>	<p>The site is located on the west side of the developed footprint, and it is well connected to the village centre being crossed by two public rights of way, one running uphill and the other on the top of the hill, connecting Far Lane with the Tempest Green .</p>		
<p><i>Is the Site “Special to a Local Community”</i></p>	<p>The two footpaths crossing the site are used and valued by the residents as green infrastructure. The openness of the site is valued by residents as it allows a terrific view down over the Lowfield, and up to the village from Hill Rise. The openness and steepness of the area is considered by residents pivotal in maintaining the character of Coleby as a top-of-the hill settlement</p>		

<i>The Sites Holds a Particular local significance because of its</i>					
<i>Beauty</i>	<i>Historic Significance</i>	<i>Recreational Value</i>	<i>Tranquillity</i>	<i>Richness of its Wildlife</i>	<i>Any Other Reason</i>
<p>The site is part of the Lincoln Cliff Landscape Area.</p> <p>The site is particularly beautiful since its openness permits a wide view on the surrounding landscape from the top of the hill and a view to the village and church spire from Hill Rise.</p> <p>The orchard and vernacular stone walls bordering each field contribute to its beauty as a characteristic countryside area.</p>	<p>The site is part of the Conservation area</p>	<p>The site is crossed by two footpaths used by residents to walk and relax</p>	<p>The site is far from any major road and development, and the open view down on the countryside contribute to the tranquillity felt by the people walking and standing here.</p>	<p>The site is an open grassed area with mature trees and hedgerows, encouraging presence of small mammals and birds. It also works as a green corridor between the Historic Garden and the fields south of the village</p>	<p>The site features an orchard and it is used as a grazing area for breeding animals such as horses and sheep.</p>
<i>Conclusion</i>	<p>The site is not of adequate size, being an extensive tract of land, thus not feasible for Local Green Space Designation. However, in view of its contribution to Coleby's character as a top-of-the-hill rural settlement, it is believed that this area must remain undeveloped.</p>				