

## ASSESSMENT OF OPEN SPACES IN OUR NEIGHBOURHOOD

### Durham City Neighbourhood Planning Forum

This document contains an assessment of open spaces within Our Neighbourhood.

#### **Note:**

There have been slight amendments to the text:

- checking against the NPPF Feb 2019 version
- addition to the Observatory Hill LGS as an outcome of the 2019 Pre-submission consultation

**Definition of open spaces:** Any open piece of land that is undeveloped (i.e. has no buildings or other built structures on it): it can be both public or private (with or without public access allowed). Open spaces can be green or hard, or a bit of both, as shown in the table below:

Green Open Spaces	Mix of Green and Open Spaces	Hard Open Spaces
Natural / semi- natural spaces (such as wildlife sites, woodland)	Civic spaces with soft landscaping (e.g. grass, trees, flowerbeds, water features)	Civic spaces (hard) (such as town squares, public seating areas)
Green corridors (including riverbanks, cycle paths and footpaths, road verges)		Play spaces (for children and young people)
Waterways (including rivers, streams)	Outdoor sports facilities (with grass surfaces)	Outdoor sports facilities (including playing fields, open air courts) (with hard surfaces)
Parks and gardens	Roundabouts (with soft landscaping)	Roundabouts (with hard surfaces)
Churchyards, cemeteries and burial grounds (open or closed to burials)	Amenity green spaces (most commonly, but not exclusively in housing areas - including informal recreation spaces, greenspaces in and around housing, domestic gardens and village greens)	
Allotments and community gardens	Road verges	
	Vacant lot (with vegetation)	Vacant lot (with hard surfaces)

The table below lists the open spaces currently identified by the Forum. Other open spaces may exist that need identification and prioritisation, see companion document 'Looking Forwards - Durham as a Creative and Sustainable City'.

The open spaces have been prioritised see the 'Priority Code Key' below. For codes used to describe other characteristics of the open spaces see the 'Other Key' below. This assessment was carried out by the Forum based on the priority survey results, feedback from residents' groups, and documentary evidence, e.g. the saved policies from the City of Durham Local Plan.

This prioritisation resulted in the small number of designated 'Local Green Spaces' in the 2017 Pre-submission draft Plan. 'Local Green Spaces' are a very special type of green open space. The NPPF (para 99 - 100) states that "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. The Local Green Space designation should only be used where the green space is: a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land." These NPPF criteria are covered in the Table below.

### **Priority Code Key**

1 = high priority for protection as a Local Green Space

- the highest level of the NPPF criteria is required; coverage of multiple criteria is required; consideration that individually, and in their entirety, the Local Green Spaces should not comprise an extensive tract of land

2 = priority for protection via other planning policies in the Neighbourhood Plan. The Policy number is given in brackets e.g. 2 (G3)

3 = low priority for protection as a Local Green Space

4 = not suitable for protection as a Local Green Space

5 = protection not required already covered

- As development proposals on Green Belt land have been approved within Our Neighbourhood, and nearby, Green Belt status is not considered sufficient protection for this priority level

6 = protection addressed by initiative in the companion document to the Neighbourhood Plan 'Looking Forwards - Durham as a Creative and Sustainable City' <http://npf.durhamcity.org.uk/the-plan/looking-forwards/>

### **Other Key:**

ASNW = Ancient Semi-Natural Woodland

BH = Burn Hall Conservation Area

CA = Durham City Conservation Area

GB = Green Belt

LB = contains Listed building / structure

LNR = Local Nature Reserve

LWS = Local Wildlife Site

N/A = Not applicable, where location of site is too large, and/or area of site is too difficult to assess

NK = Not known to the Forum

OSNA = Open Space Needs Assessment (carried out by the DCC. See summary of current report at end of this document)

- The Forum has identified additional open spaces in Our Neighbourhood to those in the OSNA

PROW = Public rights of way

RB = Registered battlefield

RPG = Registered park and garden

SAM = contains Scheduled Ancient Monument

TBA = To be added

WHS = World Heritage Site

Cath = Cathedral

DCC = Durham County Council

DU = Durham University

The priority code and related policies are specified as the situation at the Plan stage, i.e.

14R = regulation 14 draft stage (2017 pre-submission consultation)

NxtR = amended draft

S14R = second regulation 14 draft stage (2019 pre-submission consultation)

## Table of Open Spaces

**Note:** NPPF criteria 'a) in reasonably close proximity to the community it serves' and 'c) local in character and is not an extensive tract of land.' are 'Yes' for all the sites in the table.

Grid Ref	Description	Size (ha) (approx)	Demonstrably special to a local community and holds a particular local significance, beauty, historic significance, recreational value, tranquillity or richness of its wildlife	Land ownership	Priority code
N/A	Green Belt in the Aykley Heads, Sidegate and Frankland Lane areas Specific areas in the Green Belt are listed individually	N/A	See specific sections listed individually. The community places high value on the protection of the Green Belt: see Priority survey results, and existence of 'Friends of Durham Green Belt' <b>2017 Pre-submission consultation:</b> WC129 (Aykley Heads area); Q76 (Policy G2 doesn't include the Frankland area), L9b (not necessary)	See specific sites	<b>14R and NxtR</b> 2 (G1, G4)
N/A	Riverbanks Specific areas of the riverbanks are listed else	29.4 ha	Of variable wildlife value, some sections are purely urban (e.g. pavements and seating areas in the City Centre), others comprise woodland, farmland etc. Important for walking and recreation and as a tourist attraction. Home of Durham Regatta. The community places high value on the protection of the riverbanks: see Priority survey results. Protected under saved policy E5 of the City of Durham Local Plan See also specific areas of the riverbanks: i.e. Peninsular Woodlands, The Sands, The Racecourse <b>2017 Pre-submission consultation:</b> L9b (not necessary as in GB, or restrict to particular areas not within GB that have strong local connection, particularly Peninsula Woodlands)	See specific sites	<b>14R and NxtR</b> 1 (G2), 2 (G1, G3)
NZ272442	Hopper's Wood (LWS, ASNW, GB) North of railway line OSNA450 'Natural Green Space	Total: 10.9 ha 6.4 ha	Wildlife value. Recreational value, though limited access	DCC	<b>14R and 15 R</b> 2 (G1, G3), 6 (for upgrading)

NZ276437	(Limited Access) South of railway line OSNA823 'Accessible Natural Green Space'	3.6 ha			all access to PROW)
NZ276434	Frankland Pond OSNA1251 'Natural Green Space (Limited Access)	0.9 ha			
NZ283432	Kepier Farm (LB) (CA, GB) OSNA1372 'Private space'	1.3 ha	Only part in Our Neighbourhood. Historic remains with restricted access. Private dwellings	Northern Electric Distribution Ltd private owners	<b>14R</b> 4, 2 (H5 for LB)  <b>NxtR</b> 4, 2 (H4 for LB)
NZ281435	Frankland Farm (part in Our Neighbourhood) (GB)  OSNA331 'Amenity Green Space'	3 ha	Working farm	Church Commissioners	<b>14R and NxtR</b> 4
NZ277432	Frankland Lane (GB, CA)	N/A	Comprises agricultural land, green open space, various commercial properties, sewage works	Various NK	<b>14R and NxtR</b> 2 (G4)
NZ274431	Crook Hall Gardens, Frankland Lane (CA, GB, LB)	1.7 ha	Private house and gardens run as a tourist and commercial enterprise. Historic value. <b>2017 Pre-submission consultation:</b> Q76: Policy G2 doesn't include Crook Hall and land beyond	The Bell family	<b>14R</b> 2 (G1, H5 for LB)  <b>NxtR</b> 2 (G1, H4

					for LB)
NZ277430	The Sands (CA, GB) OSNA904 'Amenity Green Space'	2.7 ha  riverbank strip 0.65 ha	Common land. Historic value. Grassed area. Recreational value and venue for events, e.g. annual Easter Fair. Rights held by 'The Trustees and Wardens of the Freeman of the City of Durham' <b>2017 Pre-submission consultation:</b> EQ26 (concern over The Sands), Q76 (Policy G2 doesn't include The Sands, Kepier site and land beyond), L9 (Riverside LGS: restrict to particular areas not within GB that have strong local connection)	Common land, DCC, Durham City Freeman	<b>14R and NxtR</b> 1 (G2 riverbank corridor only) 2 (G1, G3)
NZ272436	Aykley Heads, comprising a range of different types of space as shown below. (All GB)	DLI grounds 1.2 ha	Popular walking area. The DLI grounds have a high community value because of the association with the DLI (museum now closed) and as a resting place for ashes of soldiers. <b>2017 Pre-submission consultation:</b> Q16 (maintain as a green space), Q76 (Policy G2 doesn't include trees and vegetation adjacent to Akyley Heads), EQ41 (The Local Green Spaces to the north of the city should be enlarged - all non-agricultural green areas), L9b (not necessary)	DCC	<b>14R and NxtR</b> Most of area 2 (G1, G3), DLI grounds 1 (G2), 6 (for upgrading access to PROW)
NZ267436	Durham Aykley Heads Estate Amenity Park Land (CA) (most of rest, i.e. DLI gardens, wood circling County Hall, land between rec ground and LNR) OSNA123 'Accessible Natural Green Space'	18.2 ha			

NZ270434	OSNA1115 'Park and Recreation Ground' (middle area)	5.2 ha			
NZ269432	Land surrounding St Leonards playing field (CA) OSNA2202 'Amenity Green Space'	0.9 ha			
NZ268432	St Leonards playing field (CA) OSNA2671 'Amenity Green Space'	0.4 ha	No longer used as playing field		
NZ268431	St Cuthbert's Anglican Church Cemetery, Framwellgate Peth (CA, LB) OSNA1517 'Churchyards and Cemeteries'	1.4 ha	Cemetery, closed to further burials?	Diocese of Durham	<b>14R</b> 2 (H5 for LB), 6  <b>NxtR</b> 2 (H4 for LB), 6
NZ265430	St Leonards School (CA) OSNA919 'Education'	3.0 ha	Private playing fields	Diocese of Hexham & Newcastle	4
NZ267430	The Obelisk and surrounding land (CA, LB)	0.4 ha	Private land with no access. Obelisk is LB	St Leonards School (Diocese of Hexham & Newcastle)	<b>14R</b> Not included  <b>NxtR</b> 2 (G1, H4 (for LB))

	Wharton Park, park, various playgrounds, community garden (CA)		Urban park recently reopened after a £3M restoration programme. High value to the community as a recreational space. A formal park at the site since 1857 <b>2017 Pre-submission consultation:</b> Q76 (Policy G2 doesn't include Wharton Park)	DCC	<b>14R</b> 5, 2 (G1, G3, C4)  <b>NxtR</b> 5, 2 (G1, G3, C3)
NZ268429	OSNA3055 'Play Space (Children)'	0.1 ha			
NZ268428	OSNA3040 'Play Space (Youth)'	0.03 ha			
NZ268427	OSNA988 'Park and Recreation Ground'	4.7 ha			
NZ269429	Wharton Park Outdoor Gym OSNA988 'Outdoor Sport (Fixed)'	0.009 ha			
NZ268428	OSNA3047 'Play Space (Children)'	0.03 ha			
NZ269429	OSNA3025 'Assault course'	0.006 ha			
NZ267427	Flass Vale (LNR, CA, GB) OSNA1 'Accessible Natural Green Space'	17.1 ha	LNR. Recreational value. Contains ASM. High community value, e.g. successful campaign to prevent development in 1973. Site managed by the 'Friends of Flass Vale'. New adjacent developments put this area potentially at risk. Local Green space includes North End Allotments and leisure gardens <b>2017 Pre-submission consultation:</b> L9b (not necessary)	NK	<b>14R and NxtR</b> 1 (G2), 2 (G3)
NZ264430	North End Allotments and leisure gardens (GB, CA)	0.6 ha	Allotments adjacent to Flass Vale LNR and run in collaboration. Local Green space included with Flass Vale Nature Reserve	NK	<b>14R and NxtR</b> 1 (G2), 2 (G3)



	OSNA3283 'Allotments'				
NZ272424	Fowler's Yard (CA, )	N/A	Hard urban open space	DCC	<b>14R</b> 4, 2 (E2, C5)  <b>NxtR</b> 4, 2 (G1, E2)
NZ275425	High Street (CA)	0.2 ha	Hard urban open space	NK	<b>14R</b> 4, 2 (C5)  <b>NxtR</b> 4, 2 (G1)
NZ273425	Market Place (CA, LB)	0.2 ha	Hard urban open space	NK	<b>14R</b> 4, 2 (C5, H5 for LB)  <b>NxtR</b> 4, 2 (G1, H4 for LB)
NZ274426	Millennium Place (CA)  Millennium Square Walkergate Place Freeman's Place	0.5 ha total  0.2 ha 0.1 ha 0.2 ha	Hard urban open space	NK	<b>14R</b> 4, 2 (C5)  <b>NxtR</b> 4, 2 (G1)
NZ260428	Durham Johnston School OSNA1422 'Education'	6.4 ha	Private playing fields	DCC	<b>14R and NxtR</b> 4
NZ262424	Redhills Roman	1.1 ha	Cemetery, closed to further burials	Diocese of Hexham &	<b>14R and</b>

	Catholic Cemetery (St Bede's Cemetery), Redhills Lane (CA) OSNA890 Accessible 'Natural Green Space'			Newcastle	<b>NxtR</b> 2 (G1), 6
N/A	Quarry House Farm (GB)	N/A	Agricultural land. (part of the Neville's Cross Battlefield site)	NK	<b>14R</b> not included  <b>NxtR</b> 1 (G2 as part of Nevilles Cross Battlefield LGS), 2 (G3)
NZ255428	Arbour House Farm, Crossgate Moor (GB)	N/A	Working farm	Martin Corney Ltd	<b>14R and NxtR</b> 4
NZ265424	Crossgate Community Garden, at the top of back lane between Laburnum Avenue and Lawson Terrace next to railway (CA)	0.1 ha	Community garden	NK	<b>14R</b> 2 (G1, C4)  <b>NxtR</b> 2 (G1, C3)
NZ264423	Peskies Park (CA) OSNA2801 'Play space (Children)'	0.1 ha	Community park	TBA	<b>14R</b> 2 (G1, C4)

					<b>NxtR</b> 2 (G1, C3)
NZ268424	Allergate Children's Playground (CA) OSNA3170 'Play Space (Children)'	0.09 ha	Public playground	NK	<b>14R</b> 2 (C4)  <b>NxtR</b> 2 (C3)
NZ265421	May Street Allotments (CA)	N/A	Allotments	<a href="http://www.durhamlocalfood.org.uk/?q=node/810">http:// www.durhamlocalfood .org.uk/?q=node/810</a>	<b>14R and</b> <b>NxtR</b> 2 (G1), 6
NZ255421	Baxter Wood, Crossgate Moor (LWS, GB) OSNA564 'Accessible Natural Green Space'	10.3 ha	A green corridor. Recreational, educational and heritage value (part of the Neville's Cross Battlefield site). PROW runs through it.	Church Commissioners	<b>14R and</b> <b>NxtR</b> 1 (G2 as part of Nevilles Cross Battlefield LGS), 2 (G3)
NZ260419	Nevilles Cross Infants School OSNA0 'Education'	1.3 ha	Private playing fields	DCC	<b>14R and</b> <b>NxtR</b> 4
NZ262419	St Johns Church OSNA756 'Churchyards and Cemeteries'	0.2 ha	Ground surrounding the church. Field behind church for community activities. No churchyard	Diocese of Durham	<b>14R</b> 2 (G1, C4)  <b>NxtR</b> 2 (G1, C3)
NZ263417	Banks Playing field plus land falling to	0.6 ha	Community playing field, associated with amenity green space	?Banks	<b>14R</b> Playing

	Archery Rise Playing field OSNA3309 'Outdoor Sport (Private)'				field: 2 (G1, C4) Amenity green space 2 (G1)  <b>14R</b> Playing field: 2 (G1, C3) Amenity green space 2 (G1)
N/A	Land adjacent to Cross Valley Court and railway embankment, W A167, N Neville's Cross traffic lights (GB)	N/A	Amenity green space. Not considered suitable for consideration as a NP housing site because of GB. Also part of the Neville's Cross Battlefield site <b>2017 Pre-submission consultation:</b> L23 (Re: Policy G1 identify green space including Cross Valley Court and the rail embankment)	NK	<b>14R and NxtR</b> 1 (G2) as part of Neville's Cross Battlefield site)
NZ264422	Land down into Crossgate backing Farnley Hey Rd, May St, Byland Close (CA)	1.3 ha	Amenity green space. Note parts very steep. A public footpath goes through the northern part of this land, running from Laburnum Avenue to Farnley Ridge.	NK	2 (G1)
N/A	Nevilles Cross Battlefield (part in Our Neighbourhood) (GB)	34 ha	Historic value of national importance, recreational value. PROW and roads provide views of the battlefield. High community value. Lengthy and eventually successful campaigns (2) against residential development fought some 30 years ago by the Crossgate Moor Action Group formed to oppose residential development on what was known as the Toll House Road site.	Various NK	<b>14R and NxtR</b> 1 (G2)

			<b>2017 Pre-submission consultation:</b> L9b (not necessary)		
NZ274428	Durham Sixth Form Centre, includes all weather pitches (CA) OSNA865 'Education'	1.4 ha	Private playing fields	DCC	<b>14R and NxtR</b> 4
NZ276428	St Nicholas Cemetery, Providence Row (CA) OSNA2929 'Churchyards and Cemeteries'	10 ha	Cemetery, closed to further burials	?Diocese of Durham	<b>14R</b> 2 (G1, H6 for built structures), 6  <b>NxtR</b> 2 (G1, H4 for built structures), 6
NZ273422	Palace Green (CA, WHS)	0.3 ha	Open grassed space between Cathedral and Castle. Venue of DU events and many other events. Key component of the WHS. <b>2017 Pre-submission consultation:</b> Q76 ( Policy G2 doesn't include Palace Green)	DU	<b>14R and NxtR</b> 2 (H1), 5
NZ273420	The College (CA, WHS)	0.6 ha	The open green space in the Cathedral Precinct, with grass, trees and flowerbeds. Key component of the WHS. <b>2017 Pre-submission consultation:</b> Q76 ( Policy G2 doesn't include The College)	Cath	<b>14R and NxtR</b> 2 (H1), 5
NZ271418	Peninsular Riverbanks (CA, WHS)  West: OSNA2657 'Accessible Natural Green Space'	12.6 ha	Woodland of wildlife value. Historic value. Historic riverbank gardens and walks, forming part of an 18th century designed landscape. High community value as a walking area and a location for events, e.g. Lumiere. Key tourist attraction. Iconic views to and from the Cathedral and Castle <b>2017 Pre-submission consultation:</b>	Council, University, Cathedral	<b>14R and NxtR</b> 1 (G2 section as part of riverbanks LGS), 2

			L28 Riverbank gardens, L9b (specify peninsula woodlands as part of the riverbank LGS)		(H1, G3)
NZ271422	St Margaret's Cemetery, Margery Lane (CA, LB) OSNA2946 'Churchyards and Cemeteries'	2.8 ha	Cemetery, closed to further burials. Wildlife refuge, walking, historic value. Protected, in combination with St Margaret's allotments, under saved policy E5 of the City of Durham Plan	Diocese of Durham	<b>14R</b> 1 (G2)  <b>NxtR</b> 1 (G2), 2 (G3)
NZ268420	St Margaret's Allotments (CA) OSNA238 'Allotments'	2.4 ha	Gardening, leisure, historic value. Successful public campaign to stop development over 25 years ago. Protected, in combination with St Margaret's cemetery, under saved policy E5 of the City of Durham Plan	NK	<b>14R</b> 1 (G2)  <b>NxtR</b> 1 (G2), 2 (G3)
NZ265420	St Margaret's School, Crossgate Peth (CA) OSNA3032 'Education'	2.8 ha	Private playing fields	Cath, Diocese of Durham (3858)	<b>14R and NxtR</b> 4
NZ266418	Durham Archery Lawn Tennis Club	1.1 ha	Private sports club	DU	<b>14R and NxtR</b> 4
NZ268416	Durham School (CA) OSNA2492 'Education'	11.6 ha	Private playing fields <b>2017 Pre-submission consultation:</b> Q76 ( Policy G2 doesn't include Durham School)	Durham School	<b>14R and NxtR</b> 4
NZ276426	Quaker Burial Ground, off Claypath (CA)	NK	Historic burial ground in garden of private house.	Owner of house	<b>14R</b> not included  <b>NxtR</b> 6
NZ278427	Bakehouse Lane	0.02 ha	Play ground within a grassed area of amenity green space	NK	<b>14R</b>

NZ277427	Children's playground (CA) OSNA542 'Play Space (Children)'  Land surrounding playground Claypath (CA) OSNA804 'Amenity Green Space,	0.07 ha			2 (C4 for playground), 2 (G1 for grassed area)  <b>NxtR</b> 2 (C3 for playground), 2 (G1 for grassed area)
NZ285427	Gilesgate Green (CA, LB)	0.4 ha	Historic communal green space with grass, trees, flower beds and seating. Value to local residents, and providing an attractive entry to the City centre	DCC south side Private north side	<b>14R</b> 2 (G1, H5 (for LB))  <b>NxtR</b> 2 (G1, H2, H4 (for LB))
NZ282428	Land N, NW of Travelodge Durham, A690 (CA) OSNA2009 'Amenity Green Space'	1.2 ha	Amenity green space	?DCC	<b>14R and NxtR</b> 2 (G1)
NZ280427	Gilesgate roundabout (CA) OSNA3125 'Amenity Green Space'	0.2 ha	Amenity green space	?DCC	<b>14R and NxtR</b> 2 (G1)
NZ279427	West of Gilesgate roundabout, north of	0.3 ha			

	A690 (CA) OSNA2143 'Amenity Green Space'				
NZ284426	St Giles churchyard (CA, LB)  Original churchyard of St Giles and the green areas near the church: OSNA2779 'Churchyards and Cemeteries'	1.0 ha	Cemetery, closed to further burials?	Diocese of Durham	<b>14R</b> 2 (G1, H5 for LB), 6  <b>NxtR</b> 2 (G1, H4 for LB), 6
NZ285426	Churchyard extension behind Vane Tempest Hall: OSNA1943 'Churchyards and Cemeteries'	0.8 ha			
NZ277425	Woodland between Leazes Road (A690) and the River (CA)	0.6 ha	Amenity green space	?DCC	<b>14R and NxtR</b> 2 (G1)
NZ286421	Pelaw Wood (GB, CA, ASNW) (part in Our Neighbourhood) OSNA1795 'Accessible Natural Green Space'	8.9 ha (whole)	Only part in Our Neighbourhood	DCC	<b>14R and NxtR</b> 2 (G1, G3)
	Racecourse (GB, CA) comprising a number of different sections	riverbank strip 2.1 ha	Narrow portion of Riverbank in this location designated as a Local Green Space. Racecourse is of high community value. Site of events, particularly the Durham Gala. Iconic views to WHS <b>2017 Pre-submission consultation:</b> Q76 (Policy G2 doesn't	River path DCC, rest of racecourse DU	<b>14R</b> 1 (G2 riverbanks , 2 (C4) (bowling



NZ279422	West: DU cricket ground and pitches OSNA3090 'Education'	5.7 ha	include the cricket field and surrounding areas), L8a (cricket ground, a Local Green Space worthy of protection), L9b (Riverside LGS restrict to particular areas not within GB that have strong local connection), Q13 (bowling green as park), Q38 (bowling green as park), Q76 (Policy G2 doesn't include the cricket field and surrounding areas; include in Policy G3 [is included as a public right of way along the riverbanks])		green), 2 (G1) (rest of racecourse)
NZ279424	Far West: Children's play ground (now disused) OSNA1587 Play Space (Children)	0.01 ha			
NZ278424	Far West: Bowling Green, Elvet Waterside (now disused)	0.1 ha			
NZ285422	East: Durham City Bowls Club, DCCC, DU Rugby Field OSNA423 'Outdoor Sport (Private)'	3.7 ha			
NZ284420	Green Lane allotments (GB, CA)	0.2 ha	Private allotments	NK	<b>14R and NxtR</b> 2 (G1), 6
NZ283418	Durham City Rugby Football Club GB, CA	5.5 ha	Private sports facilities	Rugby Club	<b>14R and NxtR</b> 4
	Hollow Drift, field adjacent to Durham City Rugby Club ground (CA)	0.27 ha	Amber site in SHLAA so not suitable for consideration as a NP housing site. Assessed by AECOM as a PBSA site: not suitable	DU	<b>14R and NxtR</b> 2 (G1)
	All the flat land at				

	the bottom of Whinney Hill, up to the river, including an extremely narrow strip following the footpath up to Green Lane, but <b>not</b> the rest of the woodland between that and the other path that leads to Green Lane alongside the allotments OSNA2968 'Outdoor Sport (Private)'				
NZ275419	St Oswald's Church, Church Street (CA, LB) OSNA2674 'Churchyards and Cemeteries'	1.0 ha	Cemetery, closed to further burials	Diocese of Durham	<b>14R</b> 2 (G1, H5 for LB), 6  <b>NxtR</b> 2 (G1, H4 for LB), 6
NZ276417	St Oswald's School playground (CA) OSNA301 'Education'	0.2 ha	Private playground	NK	private playground  <b>14R and NxtR</b> 4
NZ277418	Oswald Church old churchyard E of Church St adjacent to school (CA) OSNA2095 'Amenity Green Space' playground	0.4 ha	Public access park containing children's playground		Public park and playground  <b>14R</b>

NZ276418	OSNA3187 'Play Space (Children)	0.04 ha			2 (G1, C4)  <b>NxtR</b> 2 (G1, C3)
NZ277416	Stockton Road Cemetery (CA) OSNA2731 'Churchyards and Cemeteries'	0.9	Cemetery, closed to further burials	?Diocese of Durham	<b>14R and NxtR</b> 2 (G1), 6
NZ270414	Bow Cemetery, Potters Bank OSNA2395 'Churchyards and Cemeteries'	0.6 ha	Cemetery, closed to further burials, except in exceptional circumstances. Wildlife value. Adjacent LB. Included as part of the E5.2 open space (Mount Oswald-Elvet Hill Parkland Landscape Area) in the City of Durham Local Plan (saved policy E5). <b>2017 Pre-submission consultation:</b> L9 (include in Observatory Hill LGS)	?Diocese of Durham	<b>14R</b> 3, 2 (G1, H5 for LB), 6  <b>NxtR</b> 3, 2 (G1, H4 for LB), 6  or <b>NxtR</b> 1 (G2), 2 (G1, H4 for LB)
NZ271414	Fields off Potters Bank  (i) bottom of Potters Bank NW of St Mary's College (CA)	1.3 ha	Agricultural land. Not suitable for consideration as NP housing sites: (i) CA considerations would need considerable mitigation, access; (ii) WHS views, access, topography. Included as part of the E5.2 open space (Mount Oswald-Elvet Hill Parkland Landscape Area) in the City of Durham Local Plan (saved policy E5). <b>2017 Pre-submission consultation:</b> L9 (include in Observatory Hill LGS)	DU	<b>14R</b> 2 (G1)  <b>NxtR</b> 1 (G2)
NZ268412	(ii) falling down from	1.6 ha			

	Elvet Hill / St Aidan's College, S of Potters Bank		Assessed by AECOM in the sustainability assessment: include		
NZ271416	Chorister's School Playing Field, W Potter's Bank roundabout	0.7 ha	Private playing field. Included within Observatory Hill LGS	NK	<b>14R and NxtR</b> 1 (G2)
NZ268416	Observatory Hill (CA)	12 ha	Wildlife value. Recreational value. Highly valued by local community. Identified as a key green open space by the Nevilles Cross Community Association. Preservation of WHS views. Protected under saved policy E5 of the City of Durham Local Plan <b>2017 Pre-submission consultation:</b> L9b (add Bow Cemetery, field behind Aidan's College S of Potters Bank, field NW of St Mary's college, L12 (remove field to West), L23 (include in G3) Assessed by AECOM in the sustainability assessment: include the additional areas (L9), keep the field to the West (L12)	Cath, DU	<b>14R</b> 1 (G2)  <b>NxtR</b> 1 (G2), 2 (G3)
	Land in Durham School grounds plus Clay Lane (PROW) (CA)		Wildlife value. Biodiversity, views to and from WHA. Historic value. <b>2019 Pre-submission consultation</b> L10,L14,L13: Add to Observatory Hill LGS Assessed by AECOM in the sustainability assessment: include		<b>S14R</b>
N/A	Green belt at Maiden Castle, land south/south east of the A177 and east of the A167, land west of the A167	N/A	Specific sections listed individually. The community places high value on the protection of the Green Belt: see Priority survey results, and existence of 'Friends of Durham Green Belt' <b>2017 Pre-submission consultation:</b> L9b (not necessary)	See specific sites	<b>14R</b> 2 (G1, G4)  <b>NxtR</b> 2 (G1, G4 (for land west of the A167 only))
NZ262408	Fields bordering W	N/A	Agricultural land. Not suitable for consideration as a NP housing	?Persimmon	<b>14R and</b>

	of A167 in Merryoaks (GB)		site as GB		NxtR 4
	Long woodland strip (GB) Maiden Castle Wood (CA, LWS, ASNW), Houghall Wood (CA, LWS), Great High Wood (ASNW), Hollingside Wood (ASNW), Blaid's Wood (LWS, ASNW) Little High Wood (LWS)	Maiden Castle Wood: 8.1 ha. Great High Wood: 19 ha. Hollingside Wood: 11 ha. Blaid's Wood: 5.3 ha	Near continuous block of woodland with public access. Wildlife value (see designations). Leisure, recreation, high community value, e.g. the bluebells in Great High Wood. Historic value. Note: Little High Wood not in the LGS. <b>2017 Pre-submission consultation:</b> L9b (not necessary, if included add extra i.e. dene south of Blaid's Wood and connecting with Hollingside Wood and Low Burnhall Wood)	TBA	<b>14R and NxtR</b> 1 (G2), 2 (G3)
NZ282416 NZ279413 NZ276409 NZ275405 NZ273405	Maiden Castle Wood Houghall Wood Great High Wood Hollinside Wood and 'Native Trees and Woodland' area of the Botanic Gardens (Houghall, Maiden Castle & Little Woods) OSNA3141 'Accessible Natural Green Space'	36.7 ha       6.3 ha 3.5 ha			
NZ274412	Little High Wood (Houghall, Maiden Castle & Little Woods - [only part of Little High Wood])				

NZ268402	OSNA1064 'Accessible Natural Green Space'  Blaid's Wood OSNA3111	5.1 ha			
NZ280416 NZ279415	Whinney Hill and Mount Joy Hill Both (CA, GB)	4.1 ha  3.4 or 4.4 ha	Fields, agricultural land, PROW along part of edge of these areas <b>2017 Pre-submission consultation:</b> WC158 (add both to LGS), WC175 (add Whinney Hill to LGS)	Whinney Hill DCC Mount Joy Hill NK	<b>14R and NxtR</b> 2 (G1)
N/A  NZ271404	Durham University, including college grounds (some in CA, LB) Durham Hill colleges, various sports facilities and open green spaces  Very large area of DU open space OSNA708 'Education'	  59 ha	Private. Many colleges limited public access by invite only, e.g. Heritage Open Days. Some colleges have public footpath through access. <b>2017 Pre-submission consultation:</b> Q76 ( Policy G2 doesn't include the University colleges)	DU most colleges, some colleges independent, e.g. Grey College = Church Commissioners	<b>14R</b> 4, 2 (G1, H5 for LB), 6 (for upgrading access to PROW)  <b>NxtR</b> 4, 2 (G1, H4 for LB), 6 (for upgrading access to PROW)
NZ284414	Durham University, Graham Sports Centre (GB) OSNA731 'Education'	13.8 ha	Private inside and outside sports facilities, some community access	DU	<b>14R and NxtR</b> 4
NZ281410	East Durham	31.5 ha	Private, some public footpath access, e.g. to Arboretum and	East Durham College	<b>14R and</b>

	College, Houghall Campus, sports pitches, working farm, equine centre, arboretum and pinetum (GB) OSNA3103 'Education'		Pinetum		<b>NxtR</b> 4, 2(G1), 6 (for upgrading access to PROW)
NZ273407	Botanic Gardens, Durham University, South Road (GB)	9.4 ha	Private garden, with public paid access as a tourist, leisure and University outreach activity <b>2017 Pre-submission consultation:</b> Q24 (add to local green spaces), Q76 (Policy G2 doesn't include the Botanic Gardens and surrounding areas), WC133 (add as LGS), WC209 (add as LGS)	DU	<b>14R and NxtR</b> 2 (G1, G3)
NZ269402	Durham Cemetery and Crematorium, South Road (GB) OSNA1293 'Churchyards and Cemeteries'	5.5 ha	Operational	DCC	<b>14R and NxtR</b> 5, 6
NZ265401	Durham High School for Girls (GB) OSNA1914 'Education'	5.2 ha	Private playing fields	D High School	<b>14R and NxtR</b> 4
NZ263406	Elvet Moor Farm (GB)	N/A	Working farm	?DCC	<b>14R and NxtR</b> 4
NZ264398	Farewellhall West Farm (GB)	N/A	Working farm	DCC	<b>14R and NxtR</b> 4
NZ261417	Former orchard (apparently)	0.6 ha	Amenity green space. Not considered suitable for consideration as a NP housing site because of lack of access.	NK	<b>14R and NxtR</b>

	surrounded by developed land. (North from The Downs, roughly across the road from Enterprise Car hire)				2 (G1)
NZ261414	Private undeveloped land surrounding Lowes Barn housing (going north from Lowes Barn Bank road)	1.8 ha	Amenity green space. Not suitable for consideration as a NP housing site because of access and topography problems.	NK	<b>14R and NxtR</b> 2 (G1)
NZ260410	St Cuthbert's Hospice	1 ha	Private garden <b>2017 Pre-submission consultation:</b> L23 (Re Policy G1 green space be identified including land at St Cuths Hospice)	?Hospice	<b>14R and NxtR</b> 2 (G1)
NZ261410	Parkhouse Road, various sections (GB)		Community facilities	NK	<b>14R</b> 2 (C4)
NZ261410	Playground OSNA2238 'Play Space (Children)'	0.04 ha	Public playground		<b>NxtR</b> 2 (C3)
NZ261410	Multi-purpose court OSNA33 'Play space (Youth)'	0.02 ha			
NZ262410	Bowls club OSNA1720 'Outdoor Sport (Fixed)'	0.1 ha			
NZ262409	Land encircling football pitch OSNA749 'Park and	1.1 ha			



NZ262408	Recreation Ground' Football pitch OSNA2719 'Outdoor Sport (Pitches)'	0.5 ha			
NZ260412	Lowesbarn, land falling down from Merryoaks towards the River Browney (GB) including North Wood (LWS, ASNW, GB) OSNA2617 'Natural Green Space (Limited Access)'	13 ha	Wildlife value North Wood (part in Our Neighbourhood) not accessible by public footpath in Our Neighbourhood <b>2017 Pre-submission consultation:</b> WC154: Lowesbarn - Not accessible by public footpath.	NK	<b>14R</b> Lowesbarn - 2 (G1, G3) North Wood - 2 (G1)  <b>NxtR</b> Lowesbarn and North Wood 2 (G1, G4), 6 (for upgrading access to PROW and future inclusion in G3)
NZ260402	Moorhouse Wood (LWS, ASNW, GB)	2.3 ha	Wildlife value. <b>2017 Pre-submission consultation:</b> WC154: Moorhouse Wood - Not accessible by public footpath.	NK	<b>14R</b> 2 (G1, G3)  <b>NxtR</b> 2 (G1, G4), 6 (for upgrading

					access to PROW and future inclusion in G3)
NZ259400	Borehole Wood (ASNW, GB)	1.1 ha	Wildlife value. <b>2017 Pre-submission consultation:</b> WC154: Borehole Wood - Not accessible by public footpath.	NK	<b>14R</b> 2 (G1, G3)  <b>NxtR</b> 2 (G1, G4), 6 (for upgrading access to PROW and future inclusion in G3)
NZ260396	Farewellhall Wood (ASNW, GB)	3.6 ha	Wildlife value	NK	<b>14R and NxtR</b> 2 (G1, G3)
NZ269388	Low Burnhall Wood, Woodland Trust (GB) OSNA1840 'Accessible Natural Green Space'	67.3 ha	Recently developed woodland on previously agricultural land. Becoming a popular walking space. The Forum has received a written guarantee from the Woodland Trust that the wood will be maintained in perpetuity so its protection and enhancement is assured.	Woodland Trust	<b>14R and NxtR</b> 5, 2 (G3)
NZ274397	Saltwell Gill Wood (woodland south of footpath 31 and west of footpath 29) (LWS, ASNW, GB)	6.7 ha	Not accessible by a public footpath in Our Neighbourhood. <b>2017 Pre-submission consultation:</b> L9b (add to woodland LGS - dene south of Blaid's Wood and connecting with Hollingside Wood and Low Burnhall Wood)	?Woodland Trust ?DU	<b>14R and NxtR</b> Saltwell Gill Wood - 2 (G1), 6

					(for upgrading access to PROW and future inclusion in G3)  <b>14R</b> dene not included  <b>NxtR</b> dene 2 (G1, G3)
NZ257382	Burnhall West of A167 (GB, BH, LPG, LB) OSNA2970 'Private Space'	70.6 ha	Private house and gardens	Burn Hall Estates	<b>14R</b> 2 (G1, H5 for LPG, LB)  <b>NxtR</b> 2 (G1, H2, H4 (for LPG, LB))
N/A	Footpaths	N/A	The DCC's definitive map shows the PROW in Our Neighbourhood <a href="https://www.durham.gov.uk/definitivemap">https://www.durham.gov.uk/definitivemap</a> Additional footpaths, many long standing and traditional, include: Flass Vale Redhills Cemetery Wharton Park Aykley Heads Part of Hoppers Wood Frankland Lane area	Various	<b>14R and NxtR</b> 2 (G1), 6

		<p>Sidegate area  The Sands  St Nicholas cemetery  Hilds and Bede College  St Oswald Churchyard  St Oswald's park and children's playground  Whinney Hill  Durham University Science Site  Little High Wood and Upper Mountjoy  Grey College  Collingwood College  Durham University Botanic gardens  Hollinside Wood  Josephine Butler and old Ustinov Colleges  Crematorium  Woods connecting Blaid's Wood and Saltwell Gill  Low Burnhall Wood  Burn Hall area  Borehole and Moorhouse Woods  Durham Business School  Van Mildert College  St Aidans College  Oriental Museum  Trevelyan College  Lovesbarn  St Mary's College  Observatory Hill  Durham School  St Margaret's School</p> <p><b>2017 Pre-submission consultation</b>  WC154 (improve footpaths within Emerald Network (G3); upgrade permissive paths to PROW; make all new paths PROW), L3 (improve footpath links within and leading out of Our Neighbourhood), Q07 (footpaths need improving; PROW need improving and better signage), Q18 (restore river and</p>		
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			rampart walkways), WC165 and WC191 (reopen closed footpath to railway station from North Rd public toilets), WC191 (path improvements), Q68 (make riverside footpaths accessible to people with disabilities), EQ31 (improve accessibility of footpaths in Emerald Network (Policy G3) for people with disabilities)		
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**Note:** on 4th May 2017 the DCC provided the Forum with parts of the latest OSNA that were relevant to Our Neighbourhood. These were provided with the proviso: "This version of the OSNA and SHLAA have not yet had any formal signoff and are not yet published. I will inform you as soon as the full documents are available on the council's website. Be aware however that given the time since they were prepared they may require some updating, therefore the published versions could differ from what I have provided you. The documents provided are extracts from a web based geo database that are related to the DCNP area. However given the way in which the databases can be interrogated there are some sites that fall beyond the NP area." In the list of green spaces above the OSNA codes and typology are given if they were available from the above data. There has been some slight updating of OSNA sites with map information provided by the DCC on 23rd May 2018.

## Open Space Needs Assessment (OSNA) - Summary

Durham County Council (2018). Open Space Needs Assessment 2018. Part 1 of 2: Main Report.  
<http://durhamcc-consult.limehouse.co.uk/file/4957343>

### Definitions:

5.1.1 Allotments: "an allotment not exceeding 40 poles in extent which is wholly or mainly cultivated by the occupier for the production of vegetable or fruit crops for consumption by himself or his family"

5.1.2. Amenity green space; "The category is considered to include those spaces (minimum 0.20 ha in size) open to free and spontaneous use by the public, but neither laid out nor managed for a specific function such as a park, public playing field or recreation ground; nor managed as a natural or seminatural habitat. These areas of open space will be of varied size, but are likely to share the following characteristics:

- Unlikely to be physically demarcated by walls or fences.
- Predominantly lain down to (mown) grass.
- Unlikely to have identifiable entrance points (unlike parks).
- They may have shrub and tree planting, and occasionally formal planted flower beds.
- They may occasionally have other recreational facilities and fixtures (such as play equipment or ball courts)."

5.1.3 Park and Recreation Grounds: "This comprises the general open space surrounding play areas, sports facilities etc. used for general recreation.

- Outdoor Sports Space (Pitches). This comprises publicly accessible sports pitches (including football and rugby).
- Outdoor Sports Space (Fixed). This comprises all other non-pitch based provision including publicly accessible tennis courts and bowling greens."

5.1.4 Play Space (Children and Youth):

- "Children's Play Space – Areas of play that cater for the needs of children up to and around 12 years.
- Youth Play Space - informal recreation opportunities for, broadly, the 13 to 16/17 age group, and which might include facilities like skateboard parks, basketball courts and 'free access' Multi Use Games Areas (MUGAs)."

5.1.5 Natural Green Space: "For the purpose of this assessment, natural and semi-natural green space covers a variety of partly or wholly accessible spaces including meadows, woodland and copses all of which share a trait of having natural characteristics and wildlife value, but which are also open to public use and enjoyment."

5.1.6 Outdoor Sport (Private): "Outdoor sports space with limited public access (e.g. private sports grounds and golf courses)"

5.1.8 Education: "Many schools and colleges have open space and sports facilities within their grounds. This may range from a small playground to large playing fields with several sports pitches."

"5.2.2.1 Quantity Statistics: The following tables shows the average existing provision of open space in hectares (table 5) and ha/1000 population (table 6) for each of the LPMAs in the County."

"6.7 Summary of open space standards"

"Area Profile: Durham City Part 2 of 2"

"Figure 2 Durham City Assessment Area" Map (poor resolution)

"Figure 3 Overview of open space provision in the Durham City Assessment Area" Map (poor resolution)

"Table 2 Existing supply of green space across Durham City assessment area"

Typology	Existing Provision (ha)	Existing Provision (ha/1000)	Required Provision (ha)	Required Provision (ha/1000)	Supply (ha)	Supply (ha/1000)	Provision
Allotments	6.16	0.13	42.32	0.9	-36.16	-0.77	Under Supply
Amenity Green Space	29.96	0.64	70.54	1.5	-40.58	-0.86	Under Supply
Park and Recreation Ground (Combined)	27.44	0.58	65.84	1.4	-38.40	-0.82	Under Supply
Play Space (Children)	2.09	0.04	2.35	0.05	-0.26	-0.01	Under Supply
Play Space (Youth)	0.81	0.02	1.88	0.04	-1.07	-0.02	Under Supply

Note: The figures of 'Park and Recreation Grounds (Public Combined)' includes a combination of the following typologies: Park and Recreation Ground; Outdoor Sport (Pitches); Outdoor Sport (Fixed).

p.6

"Although meeting this shortfall is unlikely to be achievable, it highlights that there are significant shortfalls in open space provision, and demonstrates the need for on-site provision of open space with new development. It also highlights the importance of improving the access to and quality of existing open spaces to improve capacity."

"Table 3 Provision of open space for typologies with no standards"

<b>Typology</b>	<b>Existing provision (Ha)</b>	<b>Existing provision (Ha/1000)</b>
Outdoor Sport (Private)	11.12	0.24
Accessible Natural Green Space	356.11	7.57
Education	242.79	5.16
Churchyards and Cemeteries	17.53	0.37

"Table 4 Durham City access standards"

"Table 5 Summary of existing access issues for Durham City Assessment Area"

<b>Typology</b>	<b>Current Access</b>
Allotments	Very sporadic access with large gaps in access
Amenity Green Space	Relatively good access within the centre of the assessment area, although some gaps in access.
Parks and Recreation Grounds	Sporadic access with large gaps in access.
Play Space (Children)	Relatively good access, although gaps in access in the central part of the assessment area where there is high population density.
Play Space (Youth)	Sporadic provision with large gaps in access.
Natural Green Space	Good access to 20ha sites with a small gap in access in the north west of the assessment area.



	Also relatively good access to 100ha sites, with a gap in access in the east of the assessment area. There are no 500 Ha sites within 10km.
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"Figure 11 Existing quality rank of open space" map (poor resolution)

"Figure 12 Sites with potential for improvement" map (poor resolution)

## **"6.0 Summary of priorities for the area**

This section brings together the analysis of the existing quality, access and quantity of open space and considers future requirements for open space from population growth, and considers the following priorities:

- Existing provision to be enhanced;
- Opportunities for re-location/re-designation of open space;
- Identification of areas for new provision;
- Facilities that may be surplus to requirement.

### **6.1 Existing provision to be enhanced**

Section 5.3 provides a summary of the existing quality ranks drawn from the quality audit (figure 11). Figure 12 then highlights those sites which have 'potential for improvement' i.e. are ranked A, B or C. Those sites ranked D, generally have very little potential for improvement. The audit has identified a total of 7 open spaces and 7 play spaces which are ranked B-C (none were ranked A), with sites ranked B the highest potential/priority for improvement. It is expected that when allocated sites are brought forward, consideration would be given to the potential to improve the priority sites.

### **6.2 Opportunities for re-location/re-designation of open space**

Opportunities to relocate or re-designate open spaces draws on both the quantity and access analysis. In the case of Durham City, there is little opportunity in terms of quantity, as there is an existing shortfall across all typologies. In terms of access, there is limited opportunity due to the quantitative issues, however, there is generally good access to natural green space which could provide potential for meeting shortfalls in allotments and children's play space e.g. through the provision of community food growing areas or natural children's play items if appropriate.

Although meeting the large shortfalls identified (table 2) is unlikely to be achievable, it demonstrates the need the for on-site provision of open space with new development. It also highlights the importance of improving the access to and quality of existing open spaces to improve capacity.

The level of required open space resulting from the relatively high levels of proposed development (table 6) [doesn't appear to provided this information] is considered to be deliverable and achievable through development.

### **6.3 Identification of areas for new provision**

The assessment has identified that there is already an existing quantitative shortfall in the provision of all types of open space in the Durham City assessment area. The impact of any future housing growth is also likely to exacerbate this situation. Therefore, the need to protect existing open space and provide open space on site in new development is a key priority for the area.

Consideration could also be given to allowing public access to facilities within school grounds, in order to reduce gaps in access.

### **6.4 Facilities that may be surplus to requirement**

Due to the existing quantitative shortfall in the provision of open space across all types of open space, it is recommended that there are no open space facilities that are surplus to requirement. Consideration could be given to the potential for natural green spaces to be surplus, however, the assessment has identified the value of these spaces in terms of green infrastructure, biodiversity and access. These factors are considered to provide over riding benefit to any other potential uses or demands."