



MEDBOURNE NEIGHBOURHOOD PLAN

Referendum Version - May 2018 - Updated May 2023

Appendix 8

Environmental Designations

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Medbourne Neighbourhood Plan

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Environmental protections

In the National Planning Policy Framework, the *natural and historic environment* is acknowledged to be an essential component of *sustainable development*, as such it carries equal weight in a balance against social and economic growth, including new development.

This section identifies land and features of environmental significance in Medbourne. It includes policies to protect the best from loss or damage by allocating them to categories, as follows, based on their type, importance, function (as community assets, for example) and intrinsic value.

SUMMARY OF ENVIRONMENTAL PROTECTIONS PROVIDED BY THE PLAN

	Weight	Selection	Protection	Notes
Local Green Space (LGS)	Statutory	NPPF criteria (see below) applied locally. Highest environmental importance in the Plan Area.	Full protection of the site and its features 'other than in exceptional circumstances'	No other obligations or burdens on landowner. No new public rights (e.g. access) are conferred. Policy ENV 1
Statutory Listed Building	Statutory	English legislation National significance Age, rarity, aesthetic merit, best of type.	Demolition, extension, alteration require 'special permission' from HDC. The 'setting' of the feature will also be considered if affected by development nearby.	Already protected – no Policy needed in the Plan.
Other site of environmental or historic significance	Non-statutory, but in compliance with English and EU regulations / directives.	National, county and district designations (existing) for biodiversity and /or history. Sites not eligible for LGS designation but	The sites, significant historic features, habitats and species should be taken into account if development or change of use is planned;	No new public rights (e.g. access) are conferred. Policy ENV 2

	Weight	Selection	Protection	Notes
		with demonstrable high environmental significance in the Plan Area.	presumption against harm or destruction.	
Important Open Space (‘Open Space, Sport & Recreation’ sites, OSSR)	Non-statutory	NPPF and HDC criteria and guidance ‘all open space of public value’ in 9 categories (HDC). Sites not eligible for LGS designation but with demonstrable high community value in the Plan Area. (Some LGS may also be OSSR).	Presumption against redevelopment or loss of value May also be protected by public ownership or covenant	Includes all sites identified by HDC as OSSR, and additional sites identified in the Plan’s environmental inventory. No other obligations or burdens on landowner. No new public rights (e.g. access) are conferred. Policy ENV 3
Wildlife corridor	Non-statutory	NPPF paragraph 179, etc., and conservation good practice. Broadly linear features identified in the environmental inventory for their biodiversity value and for providing connectivity between habitats and species in the Plan Area.	Should be taken into account if development or change of use is planned; presumption against harm or destruction.	No other obligations or burdens on landowner. No new public rights (e.g. access) are conferred. Policy ENV 8
‘Local List’	Non-statutory	NPPF paragraph 203. Identified in the environmental inventory and through	Notification as non-designated heritage assets. Advisory on owners, community and	Less proscriptive than statutory Listing. No other obligations or

Weight	Selection	Protection	Notes
		community consultation.	HDC. burdens on landowner if the building is in a Conservation Area. Otherwise both the structure and its 'setting' will be taken into account in Planning Applications. Policy ENV 5
Ridge and furrow	Non-statutory	NPPF paragraph 203. Historic England encourages LPAs and Neighbourhood Plans to treat sites with ridge and furrow as non-designated heritage assets.	Notification as non-designated heritage assets. Advisory on landowners, farmers, community and HDC. No other obligations or burdens on landowner, although sites receiving DEFRA subsidy as ridge and furrow will be protected for the lifetime of the agreement. No new public rights (e.g. access) are conferred. Policy ENV 6
View	Non-statutory	Identified in inventory, through community consultation and fieldwork.	Recognition, and notification to HDC to identify zones in which careful consideration should be given to regulations (e.g. permitted development in open countryside). Policy ENV 7

Note: The original of this table prepared for the Medbourne Neighbourhood Plan that was issued in 2018 referenced the NPPF 2012. At the Plan Review in 2023, the references have been updated to reflect the relevant parts of the NPPF 2021.