



Brading

Neighbourhood Plan

2014 – 2027

**Local Green Spaces and
Important Views**

Supporting Document 14

LOCAL GREEN SPACES

Paragraph 76 of the NPPF states that local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Spaces local communities will be able to rule out new development other than in very special circumstances. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the period plan.

TABLE OF BRADING LOCAL GREEN SPACES

Site	In reasonably Close Proximity	Demonstrably Special	Local in Character
Beechgrove Green	It lies among noted and listed buildings and off the Mall an ancient road in the town	Part is kitted out as a children's playing field and the rest is used by the town for large events, festivals and shows	Yes it covers an area about the size of two football pitches
Broadstone Crescent	It is in the centre of an oval development of 20 th century houses opposite the St Mary's Church	Designed as part of the oval crescent of houses and acts as their local green	Yes it covers an area of 20 yards by 50 yards
Lower Furlong	It lies behind the Methodist Chapel and is in the heart of the settlement	Mainly a wild area of a variety of plants and bushes home to a wide variety of birds, butterflies and insects it verges on very low lying marshy ground. Part is mown to provide a local green space for the surrounding residential area	Yes it covers an area of 20 yards by 50 yards

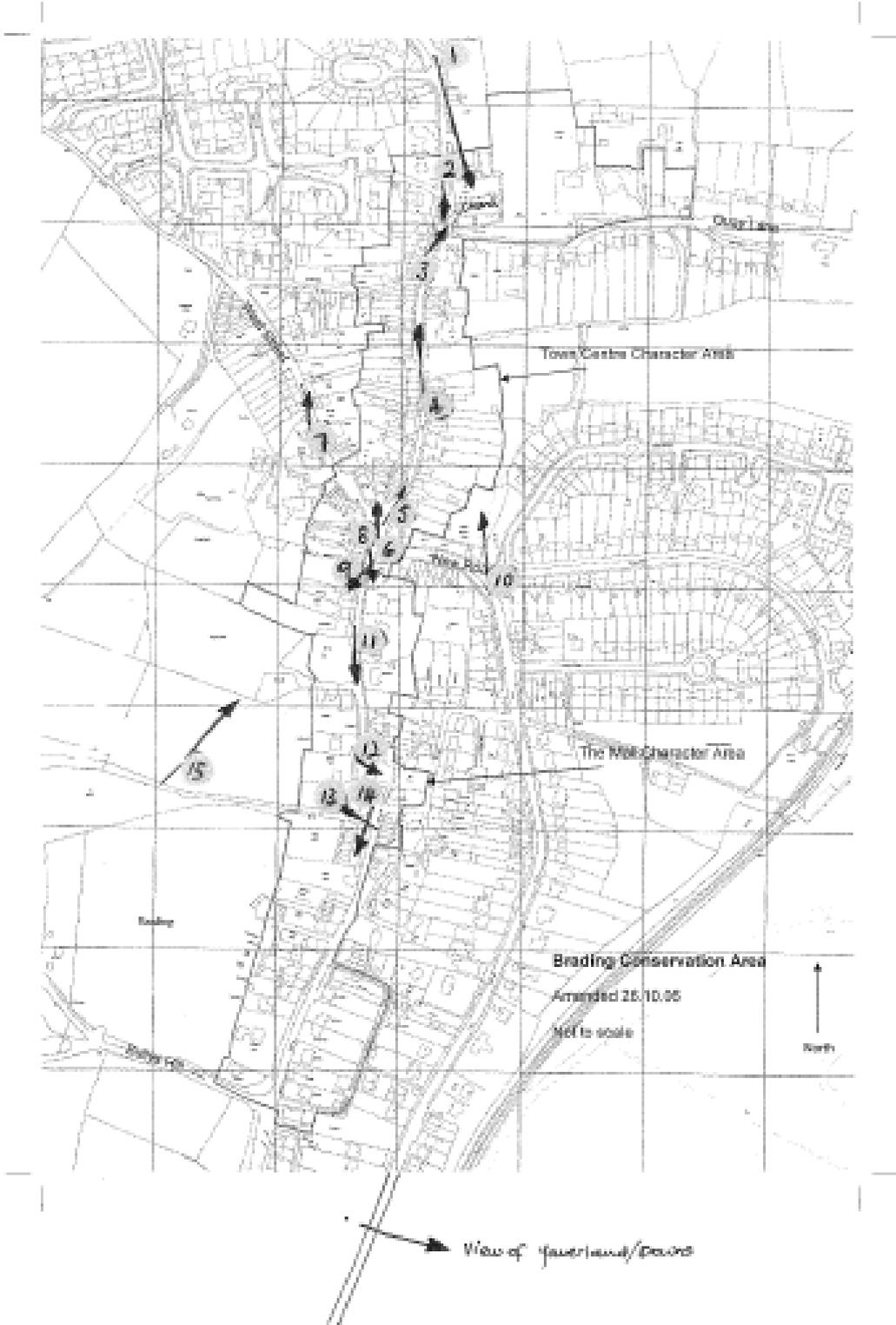
These Local Green Spaces meet the Criteria set down in FPPF paragraphs 77-78 as follows:

77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

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

78. Local Policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

IMPORTANT VIEWS MAP



From
Photos of these
Sights (beyond end of
arrow)

View of farmland/downs

IMPORTANT VIEWS IN BRADING

There are several views that are deemed important for the preservation of Brading and its heritage. They help to create its identity which is based on its historic context and its environmental situation.

As one arrives at Brading the view indicates the car park, bus stop and in the distance the Church. This is the welcome to visitors as they enter the town, introducing them to the church and the old Town Hall. It indicates the parking area also.



The next photograph shows the entry to the High Street from the church and the Old Town Hall with the vista of the old buildings lining the High Street



The next photograph offers a view from the High Street looking back up the hill towards the Church. Again this shows the range of historic buildings which are part of Brading's historic asset



The next picture shows the main High Street including one Brading's four pubs, The Bugle. This is another view of the historic houses and other buildings of Brading



The next picture shows the Bull Ring with Bull Baiting carving, and more of Brading's old historic houses. Together the last four photographs show the whole length of the High Street, the historic centre of Brading



The next picture shows the New Town Hall also in the Bull Ring and the entry to West Street. The Town Hall is the Centre of Brading's social and business activities hosting Council Meetings as well as concerts, tea dances, jumble sales and horticultural displays



In West Street we can see the Brading Centre, the Town Clerk's office and Primary school entrance. These are further examples of the administrative centre of Brading. West Street is one of the oldest streets in Brading



From the Town Hall we see the Jubilee garden and the beginning of New Road which was built to take heavy traffic away from The Mall. The Jubilee Garden celebrates the Queen's Jubilee.



Looking to the right we can also see the entry to The Mall, the old main road before New Road. This has a mixture of very old buildings and some newer ones reflecting the age of the road.



Continuing along New road, and looking back past Station Road, we see the Methodist chapel which plays an important part in the social life of the town particularly with regard to young people



Up The Mall from Beechgrove, the Health Centre we see more of Brading's older buildings a mixture of Victorian and Edwardian



Even further up The Mall we have Hill House, a Victorian feature of Brading, overlooking Brading Town.



Round the corner up the hill we see Little Jane's Cottage, a 17th century thatched building. This is a major tourist attraction and is situated at the beginning of one of Brading's many walks



From Jane's Cottage lane we see the row of Linden Terrace cottages on the right, and on the left a row of red brick cottages with Linden House at the top of the hill.



Another important view of Brading is gained from Beechgrove field. This is an important green space in Brading valuable for the children and for village activities such as fetes. The view shows the rural setting of Brading quite clearly.

