

Warborough and Shillingford Revised Neighbourhood Plan



Appendix 3.0 Local Green Space Assessment 2024

1.1. Local Green Space Assessment 2024

Bluestone Planning were commissioned by the WSRNP steering group to provide and Local Green Space Assessment.

The following methodology was used to assess potential Local Green Spaces, with the process also described in detail, and the results are shown in the table below:

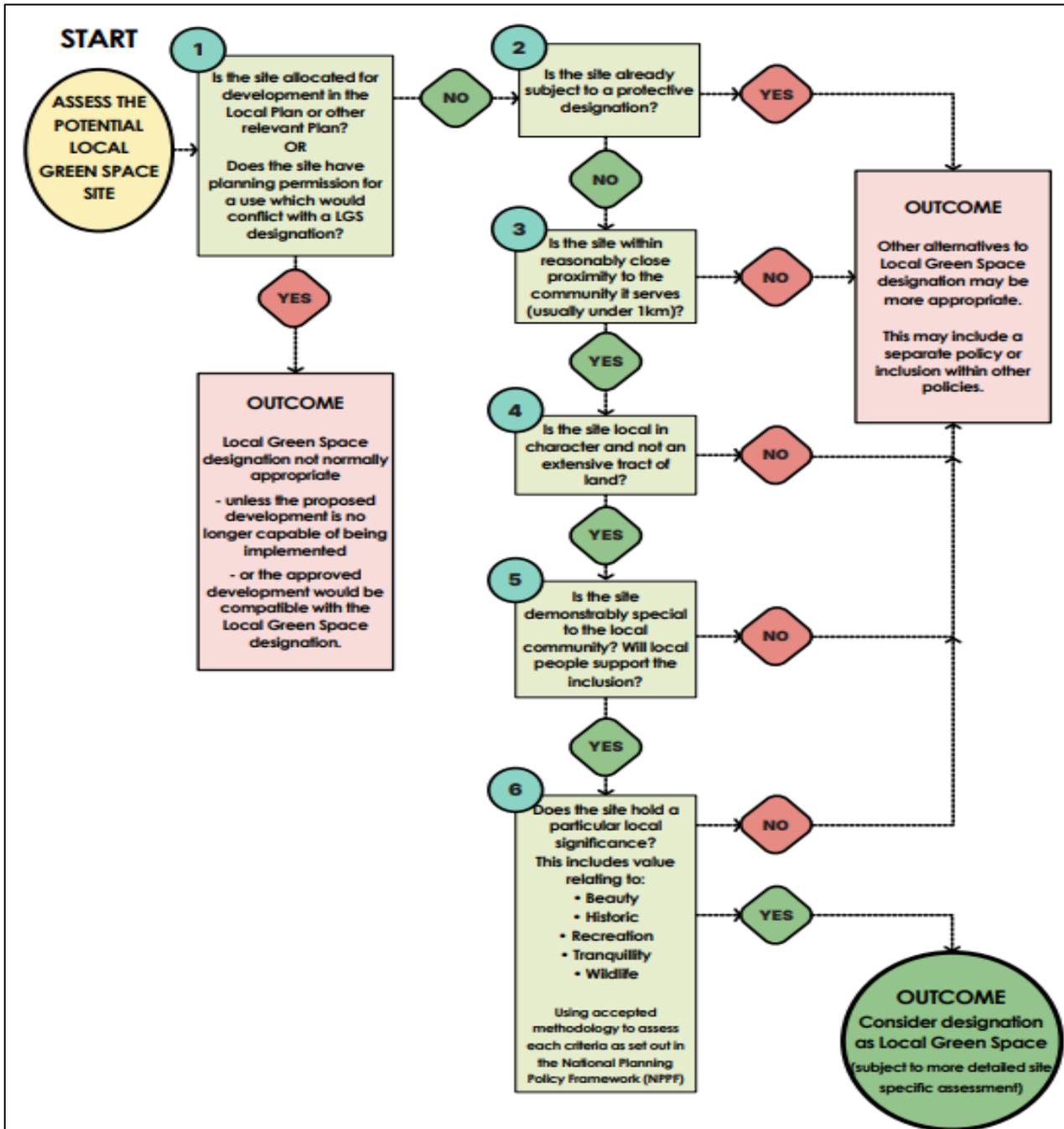


Figure 1 Methodology for assessing LGS candidates

Assessments 1- 4 determine whether submitted sites are suitable for designation based on their planning status, their proximity to the community which they serve, whether they are protected under alternative designations and whether they are considered to be an extensive tract of land

Sites which pass Assessments 1- 4 will progress to detailed Assessment 5 to determine whether the site has been shown to be demonstrably special to a local community.

Sites passing assessments 1- 6 will be considered for designation within the context of wider local planning objectives.

The NPPF states that identifying 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.

The NPPG also states that Local Green Space designations should not be used in a way that undermines the aims of plan making.

The decision to designate areas for Local Green Space requires a balanced approach, considering all relevant criteria and needs - assessment details below and criteria

Assessment 1:

Does the site have an extant planning permission for an alternative use that would be incompatible with a Local

Green Space designation?

Is the site allocated within an existing Local Plan for an incompatible alternative use?

Is the site likely to be allocated for an incompatible alternative use within an emerging plan?

Assessment 2: Is the site already subject to a designation (if so unlikely that LGS is appropriate)?

Special Protection Areas: protected under the EC Birds Directive (79/409/EEC).

Special Areas of Conservation: protected under the EC Habitats Directive (92/43/EEC), transposed into UK law by the 'Conservation of Habitats and Species Regulations 2010'.

Sites of Special Scientific Interest: protected under Section 28 of the Wildlife and Countryside Act 1981

Local Nature Reserves: protected by the National Parks and Access to the Countryside Act 1949.

Registered village greens and common land: protected by the Commons Act 2006

Assessment 3: Is the site within reasonably close proximity to the community it serves?

Parks and Gardens: 1 km

Natural and Semi Natural Greenspaces (includes Urban Woodlands): 2 kms

Outdoor Sports Facilities: 3 kms

Amenity Greenspace (includes green corridors): 1 km

Provision for children and young people: 1 km

Allotments and community gardens: 1 km

Assessment 4: Is the site local in character and not an extensive tract of land?

Extensive tracts of land on the edge of settlements and blanket designations of open countryside will not be appropriate.

Whilst there is no size limit on how small or large a Local Green Space can be, a judgement will need to be made to ensure that the proposed space is of a size that reasonably relates to the community that it serves.

As such, we would expect the areas submitted to be self-contained and to have clearly defined boundaries.

Larger areas of the open countryside, woodland and long-distance green ways/river corridors will not generally be considered appropriate for Local Green Space designation.

Assessment 5: Is the site demonstrably special to the local community?

How was site identified?

Was it instigated by the community or Parish council? Or an individual? Was it raised at a meeting or through a survey?

Has the site been subject to discussion or planning processes before?

Is there a petition? Are the signatures from local people? Does the petition relate to just this one site? Is the purpose of the petition clear?

Do the letters of support show that they clearly understand the justification for designating the site as a local green space?

Was the site received favourably during Issues and Options Consultation?

Does the evidence show that a large proportion of the community use or value the site?

Have there been any objections to the designation? Who are these from and on what grounds is the objection made? Do their comments undermine or cast doubt on how special the site may be to the wider community?

Is there a need for Local Green Space in this location?

Is there a shortage of accessible green space in the area? Is there evidence of a need for this kind of space in particular? Could the use of the green space be replicated elsewhere in the vicinity?

Assessment 6: Does the site hold a particular local significance? - See detailed criteria

The proposed designation must be based on evidence to demonstrate why the green area is demonstrably special to a local community and is of particular local significance.

Is the site discernibly beautiful or more beautiful than the surrounding areas?

Site visibility - Is the site visible from a public place?

Are there views of the site from any key locations?

Is the site (or type of landscape) specifically mentioned in any relevant landscape character assessments, conservation area appraisals or similar documents?

Is the site covered by any landscape or similar designations?

Does the site bring interest from further afield to the local area?

Is the site formally designated for its wildlife value?

If the site is not formally designated, is there any evidence that there are important habitats or species found on the site?

Have ecological surveys been undertaken on or close to the site? Could it form part of an ecological network? Is the site adjacent to a designated site? Has the site (or is it likely to be identified as being of local importance in the Local BAP or Local GAP?

Is there any evidence, or is it likely that other wildlife of interest has been found on the site?

For example, is there habitat on site which would support the presence of wildlife - are there ancient hedgerows, woodland, veteran trees on the site?

Is the site the focus of local community interest and concern for its wildlife/are the community involved in steering the sites development and management?

Is the site reasonably close to schools/nurseries who may visit the site?

Is there any on-site interpretation of the wildlife on site?

Is the site in an area generally lacking in publicly accessible natural heritage?

Are there any historic buildings, features or remains on the site? For example, listed buildings, scheduled ancient monuments, war memorials.

Are there any historic landscape features on the site? For example, old hedgerows, ancient trees, historic ponds, historic garden features.

Did the site play an important role in the historic development of the village? For example, part of the grounds for the manor house, site of an old railway station, village green etc

Did any important historic events take place on the site?

Is there a longstanding event which takes place on the site? For example, maypole dancing / summer fair, plays, market etc.

There must be evidence to show that the space has local significance for recreation and is of value to the community.

Whilst a large number of green spaces will offer some form of recreational value, it will be necessary to identify why a particular space offers something unique that could not realistically be accommodated on other spaces that would serve the same community

Is there evidence or is it feasible that the site is used for playing sport?

Which sport? Is this sports provision free or is club membership required?

Is it good quality? Are there better facilities nearby?

Is there evidence or is it feasible that the site is used for informal recreation? Can the site be accessed easily?

Is the site considered to be tranquil?

What features make it feel tranquil?

Does it enhance the feeling of tranquillity within the local area through a feeling of remoteness?

Does it provide an area of tranquillity within a busy setting by hiding man-made structures such as roads, powerlines or lighting?

Table 1: Local Green Spaces Assessment Matrix

	Name of site (as popularly known)	NPPF 1 - Close proximity to community (yes/no)	NPPF 2 - Demonstrably special to a local community					NPPF 3 - Extensive Tract of land?	Is this site allocated for any other use (yes/no)	Public access	Score	Recommendation	Comments
			Beauty/ Amenity value (yes/no)	Recreation (yes/no)	Historical (yes/no)	Tranquillity (yes/no)	Wildlife (yes/no)						
Warborough													
LG.W01	The Green	Y	5	5	4	4	2	N	N	Y	24	DESIGNATE	This is an 11-acre site saved for the village in the late 1840s by the vicar of the time, Rev H White. Registered on the Parish Asset list as acquired c1895
LG.W02	The Allotments	Y	2	4	2	3	2	N	N	Y	17	DESIGNATE	These 50 plots are popular, heavily subscribed (with a modest waiting list) and used every day. They contain not only the expected vegetables and flowers but also some livestock is kept there.
LG.W03	Rod Eyot	Y	3	2	3	2	2	N	N	Y	16	DESIGNATE	Small triangle of land. Given to the village at the same time as the adjacent Greet Hall in the early 1900's. Key focal space and part of the area of wider verges
LG.W04	Thame Road verges (north of the Church)	Y	3	2	3	2	1	N	N	Y	15	DESIGNATE	The area of extensive verges along Thame Road are of key importance and contribute significantly to the character of the area. The verges are a positive asset presenting every spring a magnificent display of daffodils which spread along much of the length of the village. At risk of loss from parking.
LG.W05	Churchyard	Y	4	2	3	3	2	N	N	Y	18	DESIGNATE	Provides visual amenity and a quiet reflection space for personal reasons to the community. It also provides a biodiversity function with native hedgerows and mature lime, oak and yew trees alongside its managed grassland
LG.W06	Additional land surrounding The Green	Y	4	2	4	3	2	N	N	Y	19	DESIGNATE	The original boundary of The Green was limited and did not include all of the land available. This additional space is key to the overall contribution and provides an essential functional area as well the biodiverse ditches, mature trees and hedgerows
LG.W07	War memorial	Y	3	1	4	2	1	N	N	Y	15	DESIGNATE	Situated in the middle of the village at the entrance to The Green. It provides a key focal point for the village and important space to allow the community to pay their respects.
LG.W08	Land opp. War memorial	Y	3	2	4	3	1	N	N	N	17	DESIGNATE	Land at the entrance to Middle Farm and adjacent to the War Memorial. Owned by the Parish and forms one of the important open areas within the Conservation Area. It is a focal point for dwellings and forms part of one of the key unmade lanes which are characteristic of the area
LG.W09	Book Exchange	Y	3	2	4	2	2	N	N	N	17	DESIGNATE	Is a small landscaped area around the old telephone box which now acts as a book exchange and stopping point for the community. It contains a focal Willow tree as well as the Thame Road Ditch which flows through the site.
LG.W10	Thame Road Ditch and Verge (south of the Church)	Y	4	2	3	2	2	N	N	Y	17	DESIGNATE	These spaces form an important north-south wildlife corridor through the village. In addition, they provide visual amenity value when entering the village from the south and leaving Warborough to the open countryside, they have recreation value with benches and informal play.
LG.W11	Poplars and Forest School Copse	Y	4	3	1	5	3	N	N	Y	20	DESIGNATE	A well used space by the community, with public access and permissive use. A biodiversity assets due to presence of a variety of hedgerows species, mature trees, including Oak, as well as species rich grassland

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			Beauty/ Amenity value (yes/no)	Recreation (yes/no)	Historical (yes/no)	Tranquillity (yes/no)	Wildlife (yes/no)						
LG.W12	Whitehead Plot	Y	3	0	2	4	2	N	N	N	15	DESIGNATE	Bequeathed to the Parish and forms one of the important open areas within the Conservation Area and of key visual amenity with the mature Copper Beech tree as its focal feature. It is now managed and maintained for biodiversity.
Shillingford													
LG.S01	The Wharf	Y	5	4	4	4	5	N	N	Y	26	DESIGNATE	On the river Thames in Shillingford, this is the only access for the community to the river and is well used, especially in the summer months by fishermen, people launching canoes and small boats, or simply enjoying the view or a good book. It also provides access for watching of local aquatic wildlife and kingfishers can frequently be seen there.
LG.S02	Land adj. to Shillingford Bridge	Y	5	4	2	4	3	N	N	N	22	DESIGNATE	A formal avenue of mature Beech trees which provides a key setting to the listed Shillingford Bridge which is adjacent. It marks the entrance to the Parish.
LG.S03	Thame Road Ditch and Verge (south of Gravel Lane)	Y	4	2	3	2	2	N	N	Y	17	DESIGNATE	These spaces form an important north-south wildlife corridor through the village. In addition, they provide visual amenity value when entering the village from the south and leaving Warborough to the open countryside, they have recreation value with benches and informal play.
LG.S04	Plough Field	Y	5	0	3	2	1	N	N	N	15	DESIGNATE	Space of key local importance, not only as a public vantage point providing uninterrupted views of the Chilterns National Landscape, but also historically and culturally as the home to the World Ploughing Competition in 1954. A monument exists on the wider site to commemorate and the site is demonstrably special to the community.
LG.S05	Hazeley Meadow	Y	3	2	2	4	3	N	N	Y	18	DESIGNATE	Forms part of a wider Local Green Space with the neighbouring site in Benson Parish. In its own right however this is a key biodiversity space which is in part a Conservation Target Area. It is part of the long distance Thames Path and well used as a result.
LG.S06	Warwick Spinney	Y	2	3	2	4	3	N	N	Y	18	DESIGNATE	This site is close to the community of Benson and is well used by its residents. It is a local wildlife site and well maintained and looked after by the community.

Criteria for Assessment

BEAUTY

5	Excellent visual attractiveness, excellent variety of natural features and of good quality, provides an excellent contribution to the setting of the local area
4	Very good visual attractiveness, good variety of natural features and of good quality, provides a very good contribution to the setting of the local area
3	Good visual attractiveness, variety of natural features and of good quality, provides a good contribution to the setting of the local area
2	Good visual attractiveness, limited variety of natural features and of good quality, provides a good contribution to the setting of the local area
1	Limited visual attractiveness, limited variety of natural features and of good quality, provides a limited contribution to the setting of the local area

RECREATION

5	Public access, evidence of a good range of informal and formal uses, excellent facilities (good/excellent condition and range) and information on/evidence of frequent use.
4	Public access, evidence of good range of informal uses, good facilities(fair condition and range) and/or information on/evidence of frequent use.
3	Public access, evidence of good range of informal uses, some limited facilities and/or information provided on/evidence of reasonably frequent use.
2	Public access but no evidence submitted of informal or formal use. No notable recreation facilities, and no information provided/evidence of frequent use.
1	Site is accessible to the public if an entrance fee is paid/or site is privately accessible to a limited group of people.
0	Site has no public access and is therefore considered to have no/very limited recreational value.

Additional weight to be added if no other similar spaces are within 800m (10 mins) of the space being assessed to ensure that spaces which are more isolated but provide recreational value are recognised for their importance

TRANQUILITY

5	No notable sources of disturbance. No visual or audible intrusion. High degree of self-contain limit noise and disturbance.
4	Limited disturbance in at least part of site. e.g. site is located within residential area with low levels of noise and visual intrusion from associated residential or recreational activities. Degree of selfcontainment and screening limit noise disturbance in site.
3	Some disturbance. The site is located on a major and/or minor road with some neighbouring uses causing disturbance. Limited self-containment and screening. Scale of site may mean there are undisturbed parts.
2	Frequent disturbance. The site has some disturbance by a main and/or multiple roads and/or by neighbouring uses with regular disturbance. Limited self-containment and screening.
1	Major and constant disturbance. The site is heavily affected by a main road/or by neighbouring uses with regular disturbance. Total lack of selfcontainment and screening.

HISTORY

5	The site meets more than four sub-criteria
4	The site meets four of the sub-criteria
3	The site meets three of the sub-criteria
2	The site meets two of the sub-criteria
1	The site meets one of the sub-criteria
0	The site meets none of the sub-criteria

Sub-criteria

Site is located within an area of high archaeological potential

Site makes a positive contribution to the setting of a locally listed building (NDHA)

- Site makes a positive contribution to the setting of a nationally listed building.
- Site makes a positive contribution to the setting of a scheduled ancient monument.
- Site makes a positive contribution to the setting of a conservation area.
- Site within area of local historical importance or character
- Site contains a nationally listed building
- Site contains a locally listed building (NDHA)

WILDLIFE

4	National or International Designated site either on site or adjacent
3	Good level of evidence submitted in relation to wildlife on site, and open space is located in close proximity to or is designated as an area of local ecological importance of Local Nature Reserve.
2	Good evidence submitted in relation to wildlife observed on site but open space is not in or close proximity to any designated area of ecological significance.
1	Limited evidence submitted in relation to wildlife observed on the site, and the open space is not in, or in close proximity to any designated area of ecological significance. There is however an assumed level of wildlife value to the site (habits or species).
0	No evidence submitted in relation to wildlife observed on the site and limited potential for improvement

SCORE

21+	Designate unless any other preventative reason
13-15	For Discussion - further assessment require or demonstrate significant standalone reason for designation
12	and below not allocated

50% is the normal threshold for being considered for designation (there are a total of 27 points available)



Figure 2 Existing Local Green Spaces in 2018 WSNP