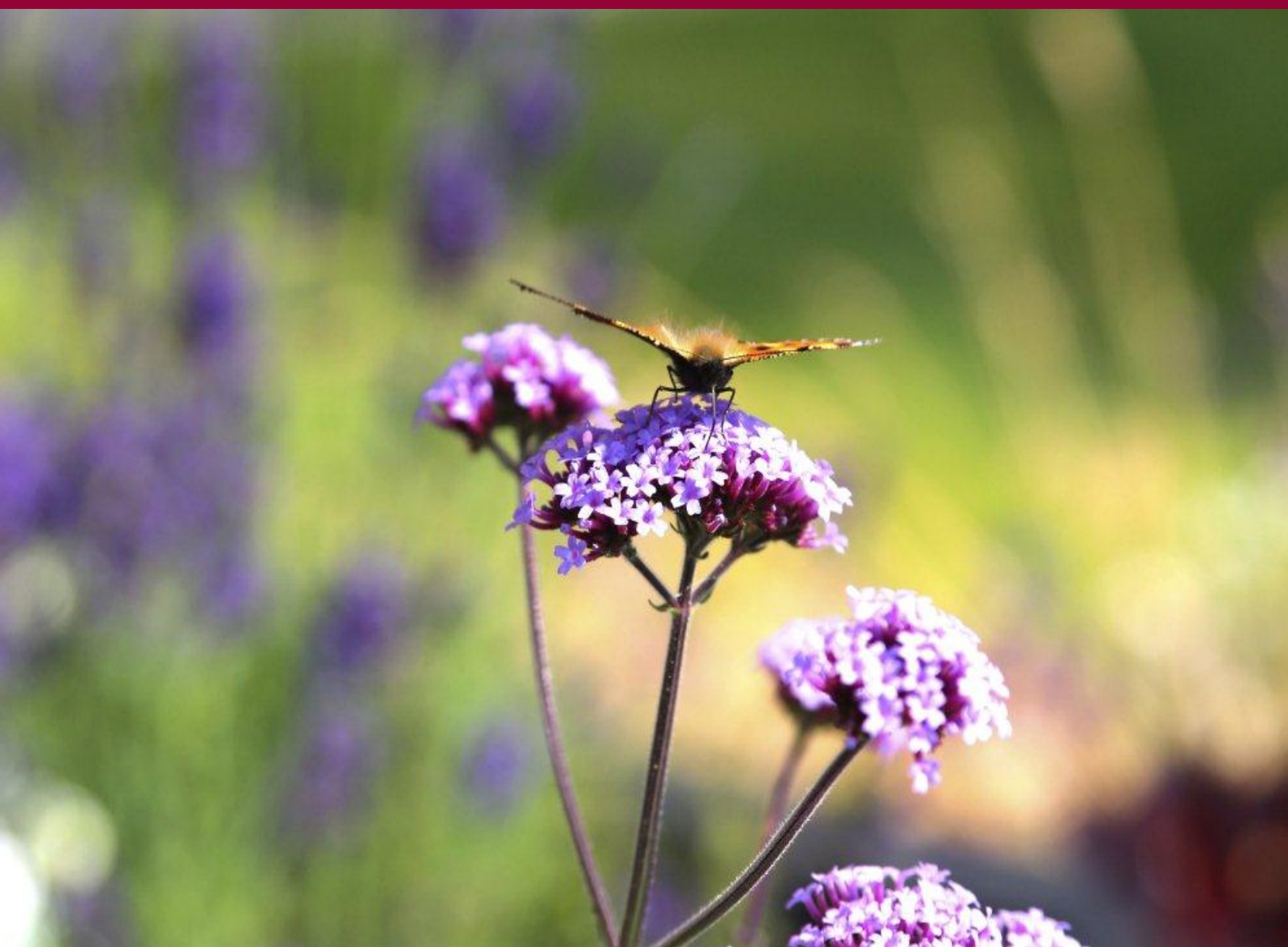


# LOCAL GREEN SPACES: EVIDENCE PAPER UPDATE

February 2017



**COTSWOLD**  
DISTRICT COUNCIL

# Contents

## Region

<b>1 Introduction</b> .....	<b>4</b>
<b>2 Methodology</b> .....	<b>6</b>
2.1 Stage 1: Site Selection - Local Community Input .....	6
2.2 Stage 2: Site Selection - Core Officer Team .....	8
2.3 Stage 3: Submission Assessment - Critical Friend Panel .....	9
2.4 Stage 4: Submission Assessment - Local Plan Consultation Reg.18 .....	9
2.5 Criteria and Scoring .....	10
<b>3 Site Assessments</b> .....	<b>16</b>
3.1 Ampney Crucis - Local Green Space Map .....	16
3.2 Ampney Crucis - Central Green Space .....	17
3.3 Blockley - Local Green Space Maps .....	20
3.4 Blockley - Allotments, Station Road .....	22
3.5 Blockley - Colonel's Piece .....	26
3.6 Blockley - Coneygree Mill .....	29
3.7 Blockley (Aston Magna) - Timber Yard and Woodland .....	33
3.8 Bourton-on-the-Water - Local Green Space Map .....	36
3.9 Bourton-on-the-Water - Manor Fields .....	37
3.10 Church Westcote - Local Green Space Map .....	41
3.11 Church Westcote - Land adjacent to Close Cottage .....	42
3.12 Cirencester - Local Green Space Map .....	46
3.13 Cirencester - The Humpty Dumps .....	47
3.14 Down Ampney - Local Green Space Map .....	51
3.15 Down Ampney - Duke's Field .....	52
3.16 Kemble - Local Green Space Map .....	55
3.17 Kemble - The Green West Lane .....	56
3.18 Kemble - Playing Field at Clayfurlong .....	60
3.19 Kemble - Community Gardens .....	64

## Contents

3.20	Lechlade - Local Green Space Map .....	69
3.21	Lechlade - Eric Richardson and Phyllis Amey Nature Reserve .....	70
3.22	Poultton - Local Green Space Map .....	73
3.23	Poultton - Ranbury .....	74
3.24	Poultton - The Butts .....	77
3.25	Siddington - Local Green Space Map .....	80
3.26	Siddington - Playing Fields .....	81
3.27	Siddington - Allotments .....	85
3.28	South Cerney - Local Green Space Map .....	88
3.29	South Cerney - Box Bush Farm .....	89
3.30	South Cerney - Edwards College Parkland .....	92
3.31	South Cerney - Church Allotments .....	95
3.32	South Cerney - Upper Up Playing Field .....	98
3.33	Weston Sub Edge - Local Green Space Map .....	101
3.34	Weston Sub Edge - Area surrounding Village Hall .....	102
<b>4</b>	<b>Conclusions .....</b>	<b>105</b>

## Appendices

<b>1</b>	<b>Extract from the National Planning Practice Guidance .....</b>	<b>107</b>
<b>2</b>	<b>Local Green Space Toolkit .....</b>	<b>110</b>
<b>3</b>	<b>Request for Local Green Space Submissions .....</b>	<b>128</b>
<b>4</b>	<b>Local Green Space Designation Timeline .....</b>	<b>130</b>
<b>5</b>	<b>References .....</b>	<b>132</b>

# 1 Introduction

## I Introduction

### Background

**1.1** In 2011 the Government published the Natural Environment White Paper (The Natural Choice: securing the value of nature), which highlighted 'the importance of green spaces to the health and happiness of local communities'. Green spaces, particularly natural green spaces, located close to local people provide a range of social, environmental and economic benefits, including:

- improved mental and physical health;
- increased social activity;
- increased physical activity;
- reduced crime;
- improvements to children's learning;
- increased voluntary action;
- improved community cohesion and sense of belonging;
- potential for local food growing;
- more attractive places to live, work, play, visit and invest;
- enhanced opportunities for wildlife habitats and wildlife corridors; and
- climate change adaptation for example by flood alleviation.

**1.2** The White Paper recommended that a new Green Areas designation should be introduced that gives local people an opportunity to protect green spaces that have significant importance to their local communities. The White Paper proposed that 'green spaces should be identified in neighbourhood plans and local plans which complement and do not undermine investment in homes, jobs and other essential services. Given the importance of green spaces to the health and happiness of local communities the Government considers the new designation should offer suitably strong protection to localised areas that are demonstrably special ....'. The recommendation was incorporated into the National Planning Policy Framework (NPPF) as a new Local Green Space designation.

### The Policy Context

#### National Planning Policy Framework

**1.3** The NPPF provides the following information on Local Green Space designations:

## Introduction 1

76. 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 Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore 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 reviewed, and be capable of enduring beyond the end of the plan period.

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 as 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.

**1.4** Additional guidance is provided in the National Planning Practice Guidance (NPPG) section on 'Open space, sports and recreation facilities, public rights of way and local green space'. The relevant extract from the NPPG is provided at Appendix 1

**1.5** Given the inclusion of this new designation in the NPPF, it is considered appropriate to include both a policy and site designations for Local Green Spaces in the Cotswold District Local Plan.

## 2 Methodology

### 2 Methodology

#### 2.1 Stage 1: Site Selection - Local Community Input

**2.1** As stated in the Natural Environment White Paper and paragraph 76 of the NPPF, “*Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them...*”

**2.2** Using the Local Green Space criteria in the NPPF, a Core Officer Team, which was led by the Heritage and Design Manager of Cotswold District Council, put together a toolkit for communities interested in designating Local Green Spaces in their area. The toolkit, which contained an overview of the process, was designed to be a straight forward, clear and consistent mechanism for communities to use.

**2.3** The toolkit, which is presented in full in Appendix 2, was shared for consultation with a number of relevant organisations, including:

- Cotswolds Conservation Board;
- Gloucestershire Wildlife Trust;
- Natural England;
- Gloucestershire Rural Community Council;
- Cotswold Water Park Trust;
- Campaign To Protect Rural England (Gloucestershire);
- Gloucestershire County Council;
- Gloucester City Council;
- Stroud District Council;
- Forest of Dean District Council;
- Cheltenham Borough Council;
- Tewkesbury Borough Council;
- West Oxfordshire District Council;
- Gloucestershire Association of Parish and Town Councils;
- English Heritage; and
- Gloucestershire Local Nature Partnership.

**2.4** All of the 114 Parish and Town Councils within Cotswold District, and Ward Members, were contacted in April 2014 to request the submission of any potential Local Green Spaces. They were provided with further information about Local Green Spaces and a copy of the toolkit. A copy of the email and letter sent to all parishes is included in Appendix 3. A deadline of 14<sup>th</sup> June 2014 was given for submission of sites for potential designation. A timetable for the production of the Local Green Spaces Evidence Paper can be found in Appendix 4.

**2.5** Cotswold District Council Officers provided on-going support for the communities, providing clarity and explaining that the evidence submitted had to show why sites were “demonstrably special to the local community”; for example by suggesting that communities consider how the field they would like to be designated met the NPPF's Local Green Space designation criteria. It was important to clarify that

## Methodology 2

sites could not just be submitted because communities were aware that development might come forward on that site. Advice was also given that where a site was already in beneficial public ownership, for instance by a parish council, that there was probably little benefit in submitting it for designation.

**2.6** Officers reviewed submissions against the assessment criteria and provided feedback, for example, identifying where additional information would be needed. This initial assessment was important in order to help communities put together sound and robust evidence to support their submissions for Local Green Space designations. Using the assessment criteria, Officers were able to consider whether sites met the Local Green Space designation NPPF's tests, while ensuring that designation was 'consistent with the local planning of sustainable development'. The criteria by which a site should be assessed as a "green area of particular importance" to the community are elaborated by paragraph 77 of the NPPF:

- in reasonably close proximity to the community it serves;
- demonstrably special to a local community;
- 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;
- local in character; and
- is not an extensive tract of land.

**2.7** The toolkit provided further clarity, outlining that not every potential site will meet every criteria. However, all sites must meet the following criteria in the checklist as stated in the NPPF:

### All sites must meet the following criteria in the Checklist:

Point 2.1	The site is not with an extant planning permission within which the Local Green Space could not be accommodated
Point 2.2	The site is not allocated for development in the relevant Neighbourhood Plan or the Local Plan, unless it can be shown that the Local Plan housing allocation is not strategic and can be re-located somewhere else in the neighbourhood plan area; or alternatively that the Local Green Space could be incorporated within the site as part of the allocated development
Point 3.2	The site is not an 'extensive tract of land'
Point 3.3	The site is 'local in character'
Point 5	The site is in 'proximity to the community it serves'
Point 6	The site is 'demonstrably special to the local community'

## 2 Methodology

**All sites must meet at least one of the following criteria in the Checklist:**

Point 7	The site is of 'particular local significance ... because of its beauty'
Point 8	The site is of 'particular local significance ... because of its historic significance'
Point 9	The site is of 'particular local significance ... because of its recreational value'
Point 10	The site is of 'particular local significance ... because of its tranquillity'
Point 11	The site is of 'particular local significance ... because of its wildlife'
Point 12	The site is of 'particular local significance ... for any other reason'

**2.8** In order to provide further certainty, Natural England's Accessible Natural Green Space Standards (ANGSt) were used to define the likely size of a suitable Local Green Space and its distance from the local community:

- A Local Green Space should normally be located within 2km (1.25 miles) of the community it serves and a site of 2ha (5 acres) or less should be located within 300m (325 yards) (or a 5 minute walk) of the community it serves.
- A site of over 20ha (50 acres) would be considered to be an extensive tract of land and therefore not suitable for designation as a Local Green Space.

**2.9** The deadline was extended to 18<sup>th</sup> July 2014 to enable communities to gather evidence to support their submissions.

**2.10** A total of 23 sites were submitted by communities for Local Green Space designation.

### 2.2 Stage 2: Site Selection - Core Officer Team

**2.11** To assess the sites and ensure that due process was followed a Core Officer Team was established. The team developed the toolkit and assisted communities. The team was formed of Officers from Cotswold District Council, including the Heritage and Design Manager, an Assistant Planning Policy Officer and the Community Partnerships Officer.

**2.12** The Core Officer Team reviewed:

- the evidence submitted for each individual site;
- information from the Strategic Housing and Economic Land Availability Assessment (SHELAA);
- the planning history for the site; and
- major designations (e.g. Conservation Area, Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI) and so on.



## Methodology 2

**2.13** As part of the assessment, all the sites submitted for designation as Local Green Spaces were visited by Officers. These site visits were undertaken by the Assistant Planner within the Core Officer Team and a Principal Planning Policy Officer, who was not otherwise involved in the site assessment work, to provide a further impartial view.

**2.14** The status of the submitted sites was checked to ascertain if they were already “common land” or “village greens”. The land ownership of the sites recommended for inclusion in the Local Plan was also investigated via the Land Registry.

**2.15** The Core Officer Team met on the 17<sup>th</sup> September 2014 to evaluate the information gathered and to draw conclusions on whether each site should be designated a Local Green Space or not. The detailed site assessments and recommendation from the Core Team went forward to the next stage of the process.

### 2.3 Stage 3: Submission Assessment - Critical Friend Panel

**2.16** To provide challenge to the submission assessment, a Critical Friends Panel was formed to review the information and evidence that had been gathered to date and the assessments that had been undertaken by the Council Officers. Their discussions held on Monday 27<sup>th</sup> October 2014 were supported and facilitated by the Heritage and Design Manager and Assistant Planning Policy Officer from Cotswold District Council. The Panel consisted of:

- A representative from Gloucestershire Rural Community Council
- Community Planning Officer from West Oxfordshire & Cotswold District Council
- Development Management Team Leader, Cotswold District Council

**2.17** Both the Local Green Spaces core officer team and the 'Critical Friends' panel acknowledged that it was not always straightforward to decide if sites were of 'particular importance' and 'demonstrably special' to the local community and therefore met the criteria laid out in the NPPF.

**2.18** Chapter 3 of this document presents a detailed analysis of how each of the submitted sites met or did not meet the criteria in the toolkit for Local Green Space designation.

**2.19** There were 23 sites put forward by 12 different community groups (further details available in Chapter 3). The Critical Friends Panel agreed that 14 of the sites should be put forward to the Local Plan Reg.18 Consultation: Development Strategy and Site Allocations January 2015. The Panel's decision was based on the evidence from the returned toolkits, the officer site visits, the Core Officer Team recommendation as well as discussion at the Critical Friends Panel meeting.

**2.20** The sites recommended for designation as Local Green Spaces in the Cotswold District Local Plan are set out in Chapter 4.

### 2.4 Stage 4: Submission Assessment - Local Plan Consultation Reg.18

**2.21** During the Local Plan Reg.18 Consultation: Development Strategy and Site Allocations January 2015, a total of 169 representations were received to the Local Green Spaces element of the document (sites and policy). Amongst the representations, three Town/Parish Councils put forward 11 new potential Local Green Space sites for consideration.

## 2 Methodology

**2.22** The three Town/Parishes were given an opportunity to complete toolkits for each of the sites they wanted to put forward. Of the 11 sites put forward two toolkits were returned and completed (Duke Fields and DA\_1A Down Ampney). This meant that only two additional sites could be considered further in the assessment process.

**2.23** As in the original process, the new sites submitted for assessment for their appropriateness for designation as Local Green Spaces were visited by Officers. These site visits were undertaken by the Assistant Planner, member of the Local Green Spaces Core Team and a Principal Planner (Planning Policy) who was not otherwise involved in the site assessment work to provide a further impartial view. These site visits took place in July 2015.

**2.24** The Local Green Space Core Officer Team met again to review the new submissions in September 2015. The Critical Friends Panel was subsequently reconvened for a second meeting in October 2015 to discuss and decide which of the new sites, with completed toolkits put forward during the consultation, should be considered at the next stage of the Local Plan. The 'Critical Friends' were also asked to review the comments made to the Local Green Spaces during the consultation on the Local Plan to ascertain whether their recommendation for any of the sites should be changed.

**2.25** Although, the Local Plan Reg 18 consultation: 'Planning Policies' (November 2015) did not contain any representations relating specifically to Local Green Spaces, comments were received about Local Green Spaces in relation to the Development Boundary of the Local Plan's Principal Settlements, provision of Green Infrastructure and Social Infrastructure. The representations were reviewed and taken into account in the Local Green Space designation process.

**2.26** Following an in-depth process of assessing Local Green Spaces as set out in this evidence paper and consultation on the Local Plan at Regulation 18 stage, the final list of potential sites is set out in Chapter four. The Local Green Spaces were included in the Submission Draft Local Plan (Reg 19) for consultation in 2016, along with an updated policy.

### 2.5 Criteria and Scoring

**2.27** This section provides further detail on the criteria and scoring that was used to access the sites. The sites that were taken through the detailed site assessment process are listed in the following table:

Parish	Site	Date of Toolkit Submission
<b>Ampney Crucis</b>	Central Green Space	2014
<b>Blockley</b>	Little Shoe *	2014
	Blockley Allotments, Station Road	2014
	Colonel's Piece	2014
	Blockley Mill (Coneygree Mill)	2014
	Timber Yard & Woodland, Aston Magna	2014
<b>Bourton-on-the-Water</b>	Manor Fields	2014
<b>Church Westcote</b>	Land adjacent to Close Cottage	2014

## Methodology 2

Parish	Site	Date of Toolkit Submission
Cirencester	Humpty Dumps	2014
Kemble	Community Gardens	2014
	The Green West Lane	2014
	Playing Field at Clayfurlong	2014
Lechlade	Eric Richardson and Phyllis Amey Nature Reserve *	2014
Poulton	Ranbury (3 sites) - Land between Malt House and Ranbury Cottage; Land east of Packhouse Farm; Land south of Old Manor Farmhouse	2014
	The Butts	2014
Siddington	Playing Fields, Park Way	2014
	Allotments, Ashton Road	2014
South Cerney	Box Bush Farm Fields	2014
	Edwards College Farm Land	2014
	Church Lane	2014
	Upper Up Playing Field	2014
Temple Guiting	The Recreation Ground *	2014
Weston Sub Edge	Area surrounding Village Hall	2014
Down Ampney	Duke Fields	2015
	DA_1A *	2015

**Note:** Blockley, Little Shoe site removed from process - received planning permission; Down Ampney, DA\_1A site not included in updated evidence paper – received planning permission; and Temple Guiting, The Recreation Ground – site removed from LGS process at the request of the Parish Council. Lechlade - site designated LGS in Neighbourhood Plan (2016)

**2.28** Using the evidence from the submitted toolkit for each site and the officer site visits, the Core Officer Team evaluated each site using the criteria and coloured coded the sites using the RAG evaluation explained below:

**2.29** Each site was scored accordingly:

- **Red - does not meet the criteria and scores a 0**
- **Amber - not sure or does in part meet the criteria and scores 0.5**
- **Green - meets the criteria and scores 1**

**2.30** The points in the criteria listed below are factual. Each site, either met or did not meet these elements.

- **Point 2.1 - relevant planning history** (the site does not have an extant planning permission within which the Local Green Space could not be accommodated)

## 2 Methodology

- **Point 2.2 - not allocated for development** (in the relevant Neighbourhood Plan or the Local Plan, unless it can be shown that the Local Plan housing allocation is not strategic and can be re-located somewhere else in the neighbourhood plan area; or alternatively that the Local Green Space could be incorporated within the site as part of the allocated development)
- **Point 3.2 - and extensive tract of land** (based on the opinion of the Critical Friends Panel in consideration of the available evidence)

**2.31** Please note that points 2.1, 2.2 and 3.2 all must be green for a site to be considered.

All three must be green for the site to be considered	Red (R)	Green (G)
<b>Point 2.1 - Relevant Planning History</b>	<b>Not suitable</b> - Site has extant planning permission within which the Local Green Space could not be accommodated	<b>Suitable</b> - Site does not have an extant planning permission within which the Local Green Space could not be accommodated
<b>Point 2.2 - Not allocated in the Local Plan</b>	<b>Not suitable</b> - Site is allocated for development in the relevant Neighbourhood Plan or the Local Plan	<b>Suitable</b> - It can be shown that the Local Plan housing allocation is not strategic and can be re-located somewhere else in the neighbourhood plan area; or alternatively that the Local Green Space could be incorporated within the site as part of the allocated development
<b>Point 3.2 - Extensive tract of land</b>	<b>Not suitable</b> - Site is over 20ha (50 acres) and is considered to be 'an extensive tract of land'	<b>Suitable</b> - Site is under 20ha (50 acres) and is not considered to be 'an extensive tract of land'

**2.32** The points in the criteria listed in the tables below are open to interpretation and are based on opinion as well as evidence. Therefore, an amber rating was added to the scoring where there was ambiguity in the scoring.

**2.33** Please note that points 3.3, 5 and 6 must all be green for a site to be considered.

- **Point 3.3 - the site is local in character** (based on opinion of the Critical Friends Panel in consideration of the available evidence)
- **Point 5 - the site is in proximity to the local community** (considered against ANGSt guidance on a reasonable walking distance to a Local Green Space. Further details are set out in Appendix 2: The Local Green Space Tool Kit)
- **Point 6 - the site is demonstrably special to the local community** (based on the opinion of the Critical Friends Panel in consideration of the available evidence)

**2.34** Please note that one of the six points below (points 7, 8, 9,10,11 and 12) must be green for a site to be considered. These points were all determined the on the opinion of the Critical Friends Panel in consideration of the available evidence.

- **Point 7 - beauty**
- **Point 8 - historical significance**
- **Point 9 - recreational value**
- **Point 10 - tranquillity**

## Methodology 2

- **Point 11 - wildlife**
- **Point 12 - any other reason**

All three must be green for the site to be considered	Red (R)	Amber (A)	Green (G)
<b>3.3 - Local in Character</b>			
Evidence taken from Community Toolkit Submission	<b>Not Suitable</b> - Evidence from Community Toolkit submission is not evident or very weak	Evidence is not conclusive	<b>Suitable</b> - Evidence that the space is local in character.
Officer Site Visit	<b>Not Suitable</b> - No evidence from site visit that the space is local in character	Evidence is not conclusive	<b>Suitable</b> - Site visit reinforces why the space is local in character.
Core Officer Team recommendation in light of toolkit submission and site visit	<b>Not Suitable</b> - No evidence to show that space is local in character from toolkit submission or site visit	Evidence is not conclusive	<b>Suitable</b> - Evidence to show that space is local in character from both the toolkit submission and the site visit.
<b>Point 5 - In proximity to the local community</b>			
Evidence taken from Community Toolkit Submission	<b>Not Suitable</b> - Space is not within reasonable distance to the community it serves	Evidence is not conclusive	<b>Suitable</b> - Space is within reasonable distance to the community it serves
Officer Site Visit	<b>Not Suitable</b> - Space is not within reasonable distance to the community it serves	Evidence is not conclusive	<b>Suitable</b> - Space is within reasonable distance to the community it serves
Core Officer Team recommendation in light of toolkit submission and site visit	<b>Not Suitable</b> - No evidence from toolkit submission or site visit that space is within reasonable walking distance from the community it serves	Evidence is not conclusive	<b>Suitable</b> - Evidence from toolkit submission and site visit that space is within reasonable walking distance from the community it serves
<b>Point 6 - Demonstrably special to the local community</b>			
Evidence taken from Community Toolkit Submission	<b>Not Suitable</b> - No evidence from Community Toolkit submission to show that site is 'demonstrably special' to the local community and no different to any other field in the area	Evidence is not conclusive	<b>Suitable</b> - Evidence from Community Toolkit submission to show that site is 'demonstrably special' to the local community and is different to any other field in the area
Officer Site Visit	<b>Not Suitable</b> - No evidence from site visit that the site is 'demonstrably special' to the local community and no different to any other field in the area	Evidence is not conclusive	<b>Suitable</b> - Evidence from site visit that the site is 'demonstrably special' to the local community and different to any other field in the area

## 2 Methodology

All three must be green for the site to be considered	Red (R)	Amber (A)	Green (G)
<b>3.3 - Local in Character</b>			
Core Officer Team recommendation in light of toolkit submission and site visit	<b>Not Suitable</b> - No evidence from Community Toolkit submission or site visit that the site is 'demonstrably special' to the local community and no different to any other field in the area	Evidence is not conclusive	<b>Suitable</b> - Evidence from Community Toolkit submission and site visit that the site is 'demonstrably special' to the local community and different to any other field in the area

Sites must meet one of the following six criteria in the toolkit checklist	Red	Amber	Green
<b>Point 7 - Beauty</b>			
Evidence taken from Community Toolkit Submission	Does not meet Criteria in view of community	Site does meet, in part, the criteria	Meets Criteria
Officer Site Visit	Does not meet Criteria	Site does meet, in part, the criteria	Meets Criteria
Core Officer Team recommendation in light of toolkit submission and site visit	Does not meet Criteria	Site does meet, in part, the criteria	Meets Criteria
<b>Point 8 - Historic significance</b>			
Evidence taken from Community Toolkit Submission.	Does not meet Criteria in view of community	Site does meet, in part, the criteria	Meets Criteria
Officer Site Visit	Does not meet Criteria	Site does meet, in part, the criteria	Meets Criteria
Core Officer Team recommendation in light of toolkit submission and site visit	Does not meet Criteria	Site does meet, in part, the criteria	Meets Criteria
<b>Point 9 - Recreational Value</b>			
Evidence taken from Community Toolkit Submission	Does not meet Criteria in view of community	Site does meet, in part, the criteria	Meets Criteria
Officer Site Visit	Does not meet Criteria	Site does meet, in part, the criteria	Meets Criteria
Core Officer Team recommendation in light of toolkit submission and site visit	Does not meet Criteria	Site does meet, in part, the criteria	Meets Criteria
<b>Point 10 - Tranquillity</b>			
Evidence taken from Community Toolkit Submission.	Does not meet Criteria in view of community	Site does meet, in part, the criteria	Meets Criteria

## Methodology 2

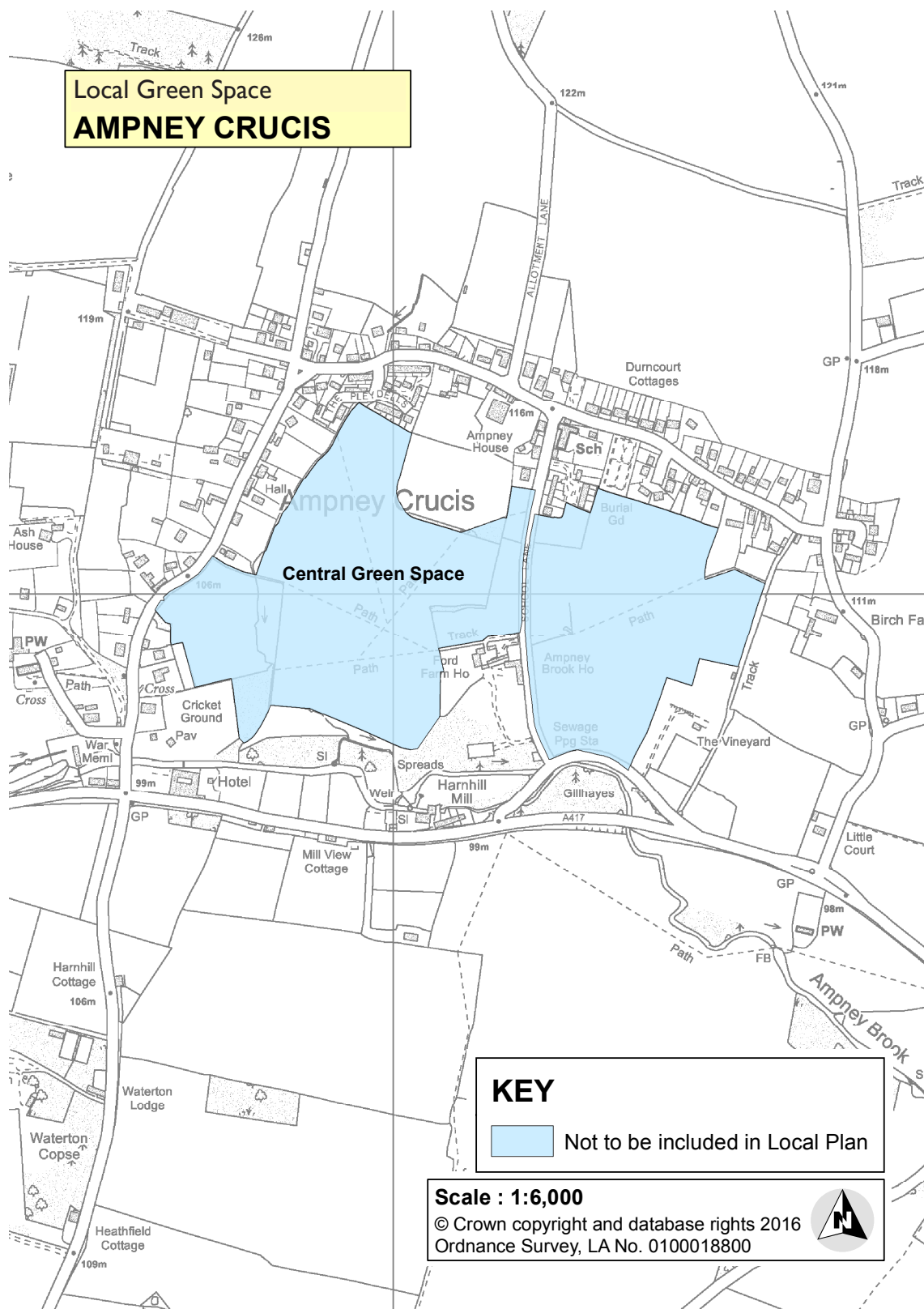
Sites must meet one of the following six criteria in the toolkit checklist	Red	Amber	Green
<b>Point 7 - Beauty</b>			
Officer Site Visit	Does not meet Criteria	Site does meet, in part, the criteria	Meets Criteria
Core Officer Team recommendation in light of toolkit submission and site visit	Does not meet Criteria	Site does meet, in part, the criteria	Meets Criteria
<b>Point 11 -Wildlife</b>			
Evidence taken from Community Toolkit Submission	Does not meet Criteria in view of community	Site does meet, in part, the criteria	Meets Criteria
Officer Site Visit	Does not meet Criteria	Site does meet, in part, the criteria	Meets Criteria
Core Officer Team reconvened in light of toolkit submission and site visit.	Does not meet Criteria	Site does meet, in part, the criteria	Meets Criteria
<b>Point 12 - For any other Reason</b>			
Evidence taken from Community Toolkit Submission	Does not meet Criteria in view of community	Site does meet, in part, the criteria	Meets Criteria
Officer Site Visit	Does not meet Criteria	Site does meet, in part, the criteria	Meets Criteria
Core Officer Team recommendation in light of toolkit submission and site visit.	Does not meet Criteria	Site does meet, in part, the criteria	Meets Criteria

**2.35** The Core Officer Team reviewed all the criteria for each site and agreed, disagreed or questioned it. The majority score was then used to score a green or a red result. If the result was not conclusive an amber score was given. In order to make a decision on the site, the input of the Critical Friends Panel and the responses to the public consultation on the Local Plan were taken into account. The analysis and evaluation of the evidence provided for the sites in relation to the criteria is set out in Chapters 3, along with the field recommendation for each site.

### 3 Site Assessments

### 3 Site Assessments

### 3.1 Ampney Crucis - Local Green Space Map





## Site Assessments 3

### 3.2 Ampney Crucis - Central Green Space

3.1 Sites must meet all of the following six criteria in the toolkit checklist:

Point 2.1 - Relevant planning history	Point 2.2 - Not allocated in the Local Plan	Point 3.2 - Extensive tract of land
None	NA	21 hectares
<b>Green</b>	<b>Green</b>	50.16 acres
		Yes - large site
		<b>Red</b>

	3.3 - Local in character	Point 5 - In proximity to the local community	Point 6 - Demonstrably special to the local community
<b>Evidence from Community Submission (Toolkit)</b>	Yes, the site is intrinsic to the character of the village, it can be seen between dwellings as one travels through the village streets and appreciated by users of the footpaths which criss-cross the site.  <b>Green</b>	Immediately available, less than 2km  <b>Green</b>	No evidence available  <b>Red</b>
<b>Officer Site Visit</b>	Big open space, broken up by a road, unsure  <b>Amber</b>	Yes, close to community – central  <b>Green</b>	No evidence submitted  <b>Red</b>
<b>Core Officer Group</b>	<b>Green</b>	<b>Green</b>	<b>Red</b>

3.2 Sites must meet at least on of the six following criteria in the toolkit checklist:

Particular Local Significance	Point 7 - Beauty	Point 8 - Historic significance	Point 9 - Recreational value
<b>Evidence from Community Submission (Toolkit)</b>	<b>Red</b>	<b>Red</b>	Yes - there are Public Rights of Way across the site  <b>Green</b>
<b>Officer Site Visit</b>	Pretty, but not especially beautiful  <b>Amber</b>	<b>Red</b>	Public rights of way – dog walking seen  <b>Amber</b>
<b>Core Officer Group</b>	<b>Amber</b>		Yes, but no public access other than PROWs across site

### 3 Site Assessments

Particular Local Significance	Point 7 - Beauty	Point 8 - Historic significance	Point 9 - Recreational value
		Amber	Amber

Particular Local Significance	Point 10 - Tranquility	Point 11 - Wildlife	Point 12 - For any other reason
Evidence from Community Submission (Toolkit)	Red	Red	Red
Officer Site Visit	Red	Red	Red
Core Officer Group	Red	Red	Red

#### Ampney Crucis, Central Green Space - Toolkit Score:

All sites must meet the following six criteria in the toolkit checklist	4/6	All sites must meet at least one of the six criteria	1.5/6
Point 2.1 - Relevant Planning History	Green	Point 7 - Beauty	Amber
Point 2.2 - Not allocated in the Local Plan	Green	Point 8 - Historic significance	Amber
Point 3.2 - Extensive tract of land	Red	Point 9 - Recreational value	Amber
Point 3.1 - Local in Character	Green	Point 10 - Tranquility	Red
Point 5 - In proximity to the local community	Green	Point 11 - Wildlife	Red
Point 6 - Demonstrably special to the local community	Red	Point 12 - For any other reason	Red

#### Ampney Crucis, Central Green Space - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	None supplied Red
	Community Support – petitions	None supplied Red
	Letters of support from other organisations	None supplied

## Site Assessments 3

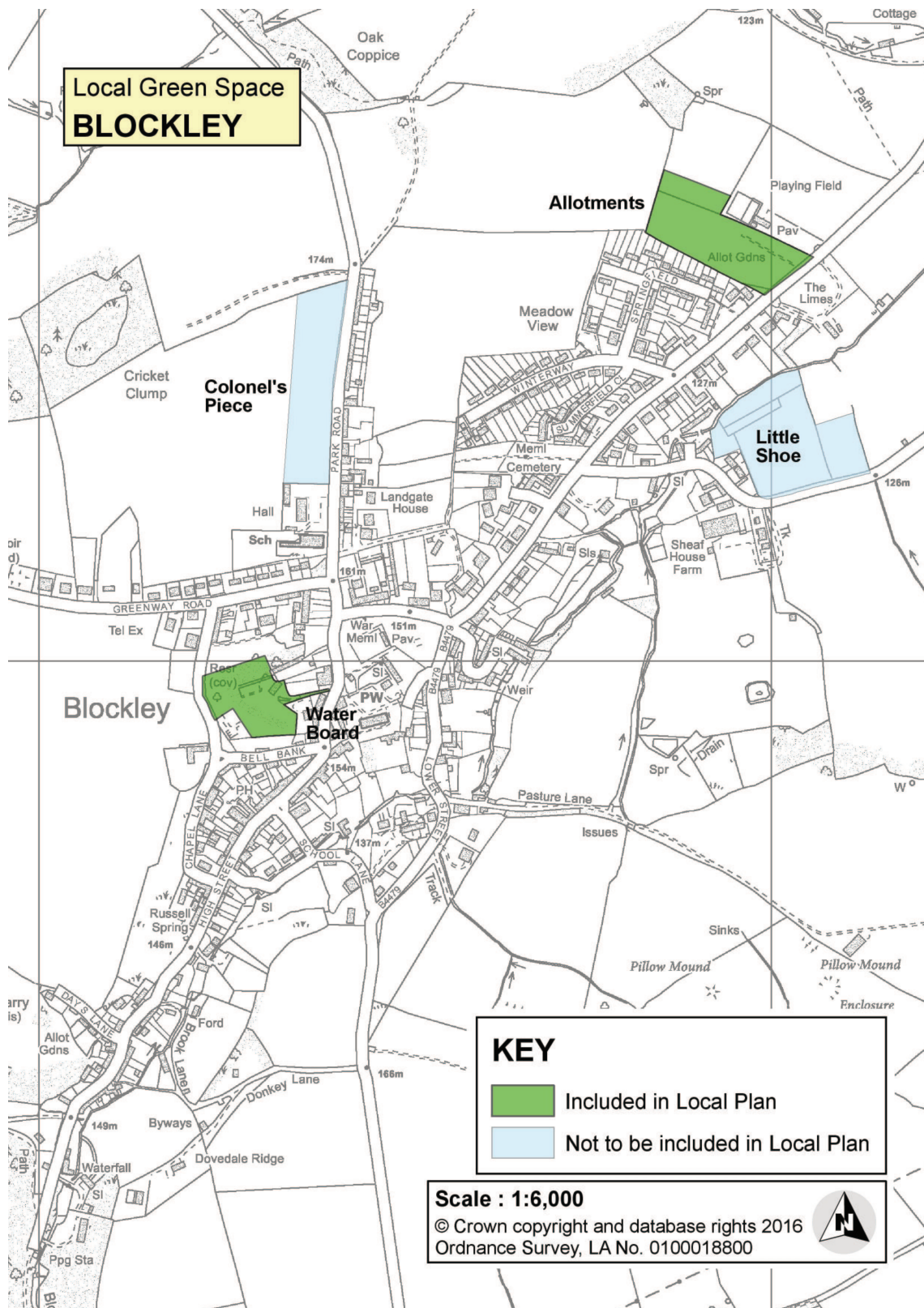
Evidence from Community Submission  (Toolkit)		
		Red

### Ampney Crucis, Central Green Space - Decision:

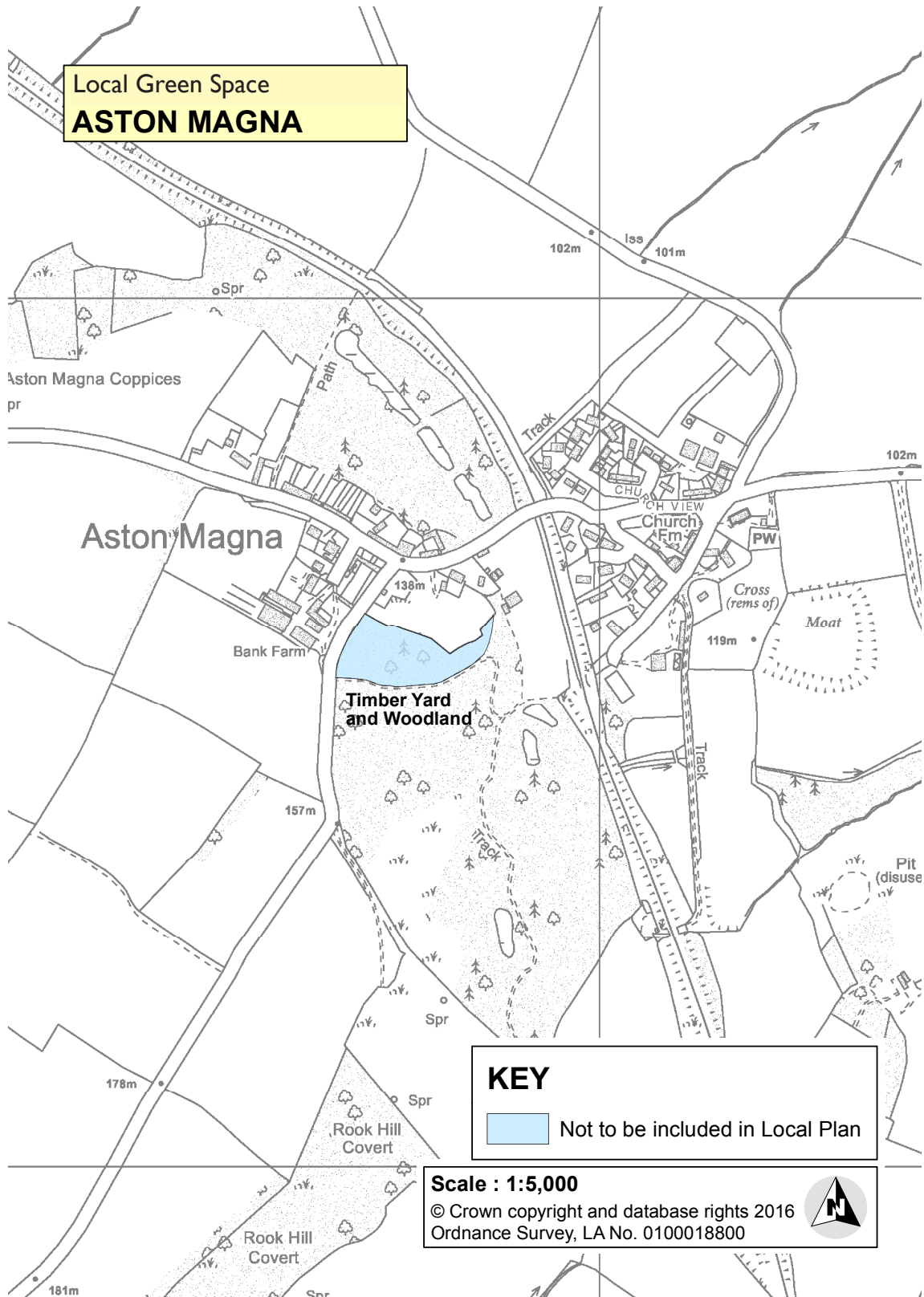
First Panel Meeting  Critical Friends Panel Decision	Site not recommended for LGS designation - quite large and insufficient evidence that the site is 'demonstrably special'  Red
Representations made to Local Plan Reg.18 Consultation: Development Strategy and Site Allocations January 2015	No further comments received
Second Panel Meeting  Critical Friends Panel Decision	Decision made at panel one – still stands no evidence submitted to justify change in original panel decision.  Red
Reps made to Local Plan Reg.18 Consultation: Policies (November 2015)	No further comments received
Local Green Space Evidence Paper Update (February 2017) recommendation	Site not recommended for LGS designation  Red

### 3 Site Assessments

### 3.3 Blockley - Local Green Space Maps



# Site Assessments 3



## 3 Site Assessments

### 3.4 Blockley - Allotments, Station Road

**3.3** Sites must meet all of the following six criteria in the toolkit checklist:

Point 2.1 - Relevant planning history	Point 2.2 - Not allocated in the Local Plan	Point 3.2 - Extensive tract of land
Site submitted for potential residential use in the Local Plan Reg 18. Consultation: Development Strategy and Site Allocations and to the SHELAA	Rejected by Parish Council in site allocations work for Reg 18.	1.8ha
<b>Green</b>	<b>Green</b>	<b>Green</b>

	Point 3.3 - Local in character	Point 5 - In proximity to the local community	Point 6 - Demonstrably special to the local community
<b>Evidence from Community Submission (Toolkit)</b>	Utterly local. All the allotment holders live in Blockley parish. The site adjoins housing to the north end of Blockley because the allotments preceded the houses, defining the village's visual limit. <b>Green</b>	<b>Green</b>	Yes - letters Petition <b>Green</b>
<b>Officer Site Visit</b>	On outer edge of village, but does feel local in character <b>Green</b>	In walking distance <b>Green</b>	Looks well used and cared for <b>Green</b>
<b>Core Officer Group</b>	<b>Green</b>	<b>Green</b>	<b>Green</b>

**3.4** Sites must meet at least one of the six following criteria in the checklist:

Particular Local Significance	Point 7 - Beauty	Point 8 - Historic significance	Point 9 - Recreational value
<b>Evidence from Community Submission</b>	Probably not, though a well-run allotment site is a thing of beauty and Blockley Allotments have been judged the best in the district for the last two years. The site does meet, in part, the criteria. <b>Amber</b>	<b>Red</b>	Yes – Recreational digging and gardening are integral to allotment holders' well-being <b>Green</b>
<b>Officer Site Visit</b>	Not beautiful but pretty <b>Amber</b>	Nothing obvious from site visit <b>Red</b>	Well used <b>Green</b>

## Site Assessments 3

Particular Local Significance	Point 7 - Beauty	Point 8 - Historic significance	Point 9 - Recreational value
Core Officer Group	Amber	Red	Green

Particular Local Significance	Point 10 - Tranquillity	Point 11 - Wildlife	Point 12 - For any other reason
Evidence from Community Submission (Toolkit)	<p>Yes, the site is next to a road but traffic causes no disturbance. Tranquil? See the number of deck chairs, seats and benches next to huts...</p> <p><b>Green</b></p>	<p>Yes. This criterion is relevant in that the fruit trees and bushes and some of the vegetables and wild flowers provide food for the wildlife. Blackbirds, Thrushes, Robins, Goldfinches, Greenfinches, Bullfinches, Woodpeckers, Flycatchers etc. are at least abundant as in nearby gardens. Butterflies and moths abound too.</p> <p><b>Green</b></p>	<p>The 'particular local significance' of food-growing on the allotments cannot be matched by any other local feature: more than 60 allotment-holders keeping fit and healthy in mind and body. More than 60 households receiving locally grown vegetables and fruit, in season and fresh. Seasonal surplus given freely to neighbours. Seasonal contributions to community events – fetes, flower shows etc. Supplying Blockley Co-operative shop. School visits encouraging interest and perpetuating the skills of food-growing 100 (+/-) fruit trees (apples, pears, cherries, plums, damsons etc.). Socially, a unique network: people from all parts of the village/parish, of all ages, backgrounds and societal groups, newcomers and well-established, in regular, frequent, informal contact; help, advice and co-operation in maintaining the skills of cultivation, and a strong sense of the wider Blockley community – all at no cost to the public purse. There are no other allotments in Blockley and no comparable site.</p> <p><b>Green</b></p>
Officer Site Visit	<p>Tranquil from within site</p> <p><b>Green</b></p>	<p>Allotments known to increase biodiversity.</p> <p><b>Green</b></p>	<p>Well used and obviously cared for</p> <p><b>Green</b></p>
Core Officer Group	<b>Green</b>	<b>Green</b>	<b>Green</b>

### Blockley, Allotments - Toolkit Score:

All sites must meet the following six criteria in the toolkit checklist	6/6	One of the six criteria should be met	4.5/6
Point 2.1 - Relevant planning history	<b>Green</b>	Point 7 - Beauty	<b>Amber</b>
Point 2.2 - Not allocated in the Local Plan	<b>Green</b>	Point 8 - Historic significance	<b>Red</b>
Point 3.2 - Extensive tract of land	<b>Green</b>	Point 9 - Recreational value	<b>Green</b>
Point 3.1 - Local in character	<b>Green</b>	Point 10 - Tranquillity	<b>Green</b>
Point 5 - In proximity to the local community	<b>Green</b>	Point 11 - Wildlife	<b>Green</b>

### 3 Site Assessments

All sites must meet the following six criteria in the toolkit checklist	6/6	One of the six criteria should be met	4.5/6
Point 6 - Demonstrably special to the local community	Green	Point 12 - For any other reason	Green

#### Blockley, Allotments - Additional Evidence:

Evidence from Community Submission	Support from other Organisations (Point 6)	
	<b>Parish/Town Council</b>	Parish Council - District Councillor - County Councillor <b>Green</b>
	<b>Community Support – petitions</b>	236 signatures on petition 32 letters specifically regarding Blockley Allotments 18 letters supporting the Allotments as well as other Local Green Space nominations in Blockley <b>Green</b>
	<b>Letters of support from other organisations</b>	Blockley Environment Action Group <b>Green</b>
	<b>Further support from Reg 18 (January 2015) consultation</b>	84 representations received in support <b>Green</b>

#### Blockley, Allotments - Decision:

<b>First Panel Meeting</b> <b>Critical Friends Panel Decision</b>	Recommended for LGS designation. Strong evidence that the site is 'demonstrably special' and is heavily used by the community. The site is included in the SHLAA, but it is considered that there is scope on site to enable development to come forward while still retaining part of the LGS
<b>Representations made to Local Plan Reg.18 Consultation: Development Strategy and Site Allocations (January 2015)</b>	<ul style="list-style-type: none"> <li>● 80 reps received for Blockley Allotments to be designation as a Local Green Space from the local community</li> <li>● 1 rep from Blockley – concerns regarding boundary of allotments</li> <li>● 1 rep support for designation with boundary changes to accommodate housing</li> </ul>
<b>Second panel Meeting</b> <b>Critical Friend Panel Decision</b>	Review of evidence clarified that the site has historic importance, in use for over 100 years and that moving the allotments to the far end of the site would make access to the new allotments difficult for present users, of all ages. Decision to allocate all of the site and not move allotments.



## Site Assessments 3

<p><b>Representations made to Local Plan Reg.18 Consultation: Policies (November 2015)</b></p>	<ul style="list-style-type: none"> <li>● Parish Council and others - Support for exclusion from the development boundary</li> <li>● Landowner – objection to development boundary excluding the allotments</li> <li>● Three comments received regarding benefits of Blockley Allotments and Policy INF3 Social and Community Infrastructure</li> <li>● One comment received to INF8 Green Infrastructure - reference to allotments should be strengthened (Blockley Allotment Association)</li> </ul>
<p><b>Evidence Paper Update Decision (February 2017)</b></p>	<p><b>Recommended for Local Green Space designation</b></p> <p><b>Green</b></p>

## 3 Site Assessments

### 3.5 Blockley - Colonel's Piece

3.5 Sites must meet all of the following six criteria in the toolkit checklist:

Point 2.1 - Relevant Planning History	Point 2.2 - Not allocated in the Local Plan	Point 3.2 - Extensive tract of land
Site not put forward for housing in the Local Plan Reg 18. Consultation: Development Strategy and Site Allocations  <b>Green</b>	NA  <b>Green</b>	1.7 ha  No  <b>Green</b>

	Point 3.3 - Local in Character	Point 5 - In proximity to the local community	Point 6 - Demonstrably Special to the Local Community
<b>Evidence from Community Submission (Toolkit)</b>	The site is a significant visual amenity for the houses on the opposite side of Park Road and the hedgerow provides habitat for wildlife immediately adjacent to these houses.  <b>Green</b>	The site is immediately adjacent to and overlooked by some 40 mainly terraced houses on Park Road  <b>Green</b>	Support from Parish Council  District Councillor  County Councillor  <b>Green</b>
<b>Officer Site Visit</b>	No – site is a field  <b>Red</b>	<b>Green</b>	No on site evidence  <b>Red</b>
<b>Core Officer Group</b>	<b>Amber</b>	<b>Green.</b>	<b>Red</b>

3.6 Sites must meet at least one of the six following criteria in the checklist:

Particular Local Significance	Point 7 - Beauty	Point 8 - Historic significance	Point 9 - Recreational Value
<b>Evidence from Community Submission (Toolkit)</b>	<b>Green</b>	<b>Green</b>	<b>Red</b>
<b>Officer Site Visit</b>	No, but lovely views from  <b>Amber</b>	<b>Amber</b>	No public access although, public footpath to the north of the site  <b>Red</b>
<b>Core Officer Group</b>	<b>Amber</b>	<b>Amber</b>	No – no public access  <b>Red</b>

## Site Assessments 3

Particular Local Significance	Point 10 - Tranquillity	Point 11 - Wildlife	Point 12 - For any other Reason
Evidence from Community Submission (Toolkit)	Red	Green	Red
Officer Site Visit	Quiet, but not tranquil Red	Amber	Red
Core Officer Group	Red	Amber	Red

## Blockley, Colonel's Piece - Toolkit Score:

All sites must meet the following 6 criteria in the toolkit checklist	4.5 /6	One of the six criteria should be met	1.5 /6
Point 2.1 - Relevant Planning History	Green	Point 7 - Beauty	Amber
Point 2.2 - Not allocated in the Local Plan	Green	Point 8 - Historic significance	Amber
Point 3.2 - Extensive tract of land	Green	Point 9 - Recreational Value	Red
Point 3.1 - Local in Character	Amber	Point 10 - Tranquillity	Red
Point 5 - In proximity to the local community	Green	Point 11 -Wildlife	Amber
Point 6 - Demonstrably special to the local community	Red	Point 12 - For any other Reason	Red

## Blockley, Colonel's Piece - Additional Evidence:

Evidence from Community Submission	Support from other Organisations (Point 6)	
	Parish/Town Council	Parish Council District Councillor County Councillor Green
	Community Support – petitions/letters	18 letters supporting Colonel's Piece as well as other Local Green Space nominations in Blockley 46 letters supporting Colonel's Piece as a Local Green Space Designation Green

### 3 Site Assessments

Evidence from Community Submission	Support from other Organisations (Point 6)	
	Letters of support from other organisations	Blockley Environment Action Group  Green

#### Blockley, Colonel's Piece - Decision:

First Panel Meeting Critical Friends Panel Decision	Site not recommended for LGS designation, insufficient evidence to show why this site is more 'demonstrably special' than other fields around the village, (other than potential development pressures). No physical access to site. No clear delineation of site on the ground.  Red
Reps made to the Local Plan Reg.18 Consultation: Development Strategy and Site Allocations January 2015 document	14 objections, from the community, to site not putting forward to next stage as a Local Green Space
Second Panel Meeting Critical Friends Panel Decision	Decision made at panel one – still stands no evidence submitted to justify change in original panel decision.  Red
Reps made to the Local Plan Reg.18 Consultation: Policies November 2015	No comments received
Evidence paper update decision (February 2017)	Decision not changed. Site not recommended for LGS designation  Red

## Site Assessments 3

### 3.6 Blockley - Coneygree Mill

3.7 Sites must meet all of the following six criteria in the toolkit checklist:

Point 2.1 - Relevant Planning History	Point 2.2 - Not allocated in the Local Plan	Point 3.2 - Extensive tract of land
None - Site not put forward for housing in the Local Plan Reg 18. Consultation: Development Strategy and Site Allocations  <b>Green</b>	NA  <b>Green</b>	1.2 ha  No  <b>Green</b>

	Point 3.3 - Local in Character	Point 5 - In proximity to the local community	Point 6 - Demonstrably Special to the Local Community
<b>Evidence from Community Submission (Toolkit)</b>	Yes. It is a mainly wooded, generally sloping site with some majestic, tall mature trees, some open grassland and much dense undergrowth. It fits easily and discretely into its location just west of the centre of the village and just inside the village Conservation Area. The small road, Back Ends (see earlier photo), forms the western boundary of the site, resulting in a delightful, quiet lane around the western perimeter of the village.  <b>Green</b>	The site is within the village, very close to the centre.  <b>Green</b>	Application made by Parish Council  Letters of support from community  Letters of support from local organisations.  <b>Green</b>
<b>Officer Site Visit</b>	Not obvious from site visit as no access, but central to village.  <b>Amber</b>	<b>Green</b>	<b>Green</b>
<b>Core Officer Group</b>	<b>Green</b>	<b>Green</b>	<b>Green</b>

3.8 Sites must meet at least one of the six following criteria in the checklist:

Particular Local Significance	Point 7 - Beauty	Point 8 - Historic significance	Point 9 - Recreational Value
<b>Evidence from Community Submission (Toolkit)</b>	The tall, mature trees can be seen from a considerable distance, and the western boundary with Back Ends lane is extremely attractive and enhances the "Quiet Lane" concept of Back Ends.  <b>Green</b>	YES – old water works and main water mill building.  <b>Green</b>	<b>Red</b>
<b>Officer Site Visit</b>	Yes, from external viewing position  <b>Green</b>	Not obvious from site visit, but evidence submitted	No access to site  <b>Red</b>

### 3 Site Assessments

Particular Local Significance	Point 7 - Beauty	Point 8 - Historic significance	Point 9 - Recreational Value
		Green	
Core Officer Group	Green	Green	No (no public access)  Red

Particular Local Significance	Point 10 - Tranquillity	Point 11 - Wildlife	Point 12 - For any other Reason
Evidence from Community Submission (Toolkit)	Very. The only local road, alongside the western site boundary, is a "Quiet Lane" (see earlier photo), which is not heavily used by vehicles and is frequently used by walkers. At night, the only sounds near the site are likely to be from owls or deer, together with the frequent sound of the westerly wind whispering through the trees.  Green	Yes. Of the 27 species of birds identified during an informal survey of the site, at least seven red-listed birds and eight orange-listed birds were seen or heard: also a cuckoo in 2014. Red kites and buzzards have been seen perching on the tall black pines on occasions and tawny and little owls seen or heard. In addition, other priority species, eg hedgehogs, toads, frogs and various bats have been encountered.  Green	The site forms the lower end of a long, sloping upland catchment area, starting well above the village to the west. The presence of considerable undergrowth on much of the steeply sloping centre of the site, which will tend to hold back any surface water, provides an important barrier to flash flooding in the centre of Blockley village, immediately below the site. Blockley suffered significant flooding in the July 2007 floods, almost all caused by runoff from very localised rainfall. Development of this site would almost certainly reduce its natural capacity to retain rainfall run-off. Also, the tall trees on the site, apart from looking attractive and providing a much-needed sanctuary for birds and other forms of wildlife, act as a very effective wind-break to the centre of Blockley village. At about 600 ft, with open exposure to westerly gales, this is quite a benefit to the community immediately below.  Green
Officer Site Visit	Green	Green	Green
Core Officer Group	Green	Green	Green

#### Blockley, Coneygree Mill - Toolkit Score:

All sites must meet the following 6 criteria in the toolkit checklist	6/6	One of the six criteria should be met	5/6
Point 2.1 Relevant Planning History	Green	Point 7 - Beauty	Green
Point 2.2 - Not allocated in the Local Plan	Green	Point 8 - Historic significance	Green
Point 3.2 - Extensive tract of land	Green	Point 9 - Recreational Value	Red
Point 3.1 - Local in Character	Green	Point 10 - Tranquillity	Green

## Site Assessments 3

All sites must meet the following 6 criteria in the toolkit checklist	6/6	One of the six criteria should be met	5/6
Point 5 - In proximity to the local community	<b>Green</b>	Point 11 -Wildlife	<b>Green</b>
Point 6 - Demonstrably special to the local community	<b>Green</b>	Point 12 - For any other Reason	<b>Green</b>

## Blockley, Coneygree Mill - Additional Evidence:

Evidence from Community Submission (Toolkit)	Support from other Organisations (Point 6)	
	<b>Parish/Town Council</b>	Application made by Parish Council <b>Green</b>
	<b>Community Support – petitions</b>	18 letters supporting Coneygree Mill as well as other Local Green Space nominations in Blockley <b>Green</b>
	<b>Letters of support from other organisations</b>	Blockley Environment Action Group Blockley Heritage Society (membership exceeds 220) <b>Green</b>

## Blockley, Coneygree Mill - Decision:

<b>First meeting of Critical Friends Panel Decision</b>	Recommended for LGS designation. Evidence that the site is demonstrably special, notwithstanding no public access to the site. Also noted as important culturally and visually to the community.  <b>Green</b>
<b>Reps made to the Local Plan Reg.18 Consultation: Development Strategy and Site Allocations January 2015 document</b>	1 Objection from landowner – part of site does have heritage value, but does not apply to all of the site. Part of the site could be developed, the south west corner of the site which is brown field. In doing so would contribute to OAN and CDC housing need.
<b>Second Meeting Critical Friends Panel Decision</b>	Decision made at panel one – still stands, but acknowledge that part of the site, the brownfield south west corner could accommodate a small amount of housing.  <b>Green</b>
<b>Reps made to the Local Plan Reg.18 Consultation: Policies November 2015</b>	Support for exclusion of the Coneygree Mill from the Development Boundary for Blockley and support for Coneygree Mill (Thames Water Site) to be designated as a Local Green Space. (CPRE, Parish Council plus others)

### 3 Site Assessments

	Many 'rebuttals' disputing the contents of the Thames Water submission to the Blockley Local Green Space proposals in the January 2015 Reg 18 Local Plan Consultation.
Evidence paper update decision (February 2017)	Decision made at panel one – still stands, but acknowledge that part of the site, the brownfield south west corner could accommodate a small amount of housing.  <b>Green</b>



## Site Assessments 3

### 3.7 Blockley (Aston Magna) - Timber Yard and Woodland

3.9 Sites must meet all of the following six criteria in the toolkit checklist:

Point 2.1 - Relevant Planning History	Point 2.2 - Not allocated in the Local Plan	Point 3.2 - Extensive tract of land ?
None - Site not put forward for housing in the Local Plan Reg 18. Consultation: Development Strategy and Site Allocations  <b>Green</b>	NA  <b>Green</b>	0.9 ha  No  <b>Green</b>

	Point 3.3 - Local in Character	Point 5 - In proximity to the local community	Point 6 - Demonstrably Special to the Local Community
<b>Evidence from Community Submission (Toolkit)</b>	The site is a significant visual amenity and walking area for the local residents of Aston Magna and other walkers. There is substantial wildlife including deer, badgers, adders, crested newts and numerous species of birds. These include owls, woodpeckers, crested woodpeckers, and kingfishers (some of which we are advised are protected species) Boar have also been seen.  <b>Green</b>	Yes  <b>Green</b>	Support from Parish  <b>Green</b>
<b>Officer Site Visit</b>	<b>Green</b>	<b>Green</b>	Not obvious from visit  <b>Red</b>
<b>Core Officer Group</b>	<b>Green</b>	<b>Green</b>	No evidence from wider community  <b>Red</b>

3.10 Sites must meet at least one of the six following criteria in the checklist:

Particular Local Significance	Point 7 - Beauty	Point 8 - Historic significance	Point 9 - Recreational Value
<b>Evidence from Community Submission (Toolkit)</b>	Yes. Because of the available walking and significant wildlife.  <b>Green</b>	<b>Red</b>	<b>Red</b>
<b>Core Officer Group</b>	<b>Amber</b>	<b>Red</b>	<b>Amber</b>
<b>Officer Site Visit</b>	<b>Amber</b>	<b>Red</b>	<b>Amber</b>

### 3 Site Assessments

Particular Local Significance	Point 10 - Tranquillity	Point 11 - Wildlife	Point 12 - For any other Reason
Evidence from Community Submission	Green	Not formally significant, but there is substantial wildlife including deer, badgers, minx, adders, crested newts and numerous species of birds. These include owls, woodpeckers, crested woodpeckers, and kingfishers (some of which we are advised are protected species) Boar have also been seen.  Green	Red
Officer Site Visit	Amber	Amber	Red
Core Officer Group	Amber	Green	Red

#### Blockley, Timber Yard and Woodland at Aston Magna - Toolkit Score:

All sites must meet the following 6 criteria in the toolkit checklist	5/6	One of the six criteria should be met	2.5/6
Point 2.1 - Relevant Planning History	Green	Point 7 - Beauty	Amber
Point 2.2 - Not allocated in the Local Plan	Green	Point 8 - Historic significance	Red
Point 3.2 - Extensive tract of land	Green	Point 9 - Recreational Value	Amber
Point 3.1 - Local in Character	Green	Point 10 - Tranquillity	Amber
Point 5 - In proximity to the local community	Green	Point 11 -Wildlife	Green
Point 6 - Demonstrably special to the local community	Red	Point 12 - For any other Reason	Red

#### Blockley, Timber Yard and Woodland at Aston Magna - Additional Evidence:

Evidence from Community Submission (Toolkit)	Support from other Organisations (Point 6)	
	Parish/Town Council	Parish Council Green
	Community Support – petitions	None

## Site Assessments 3

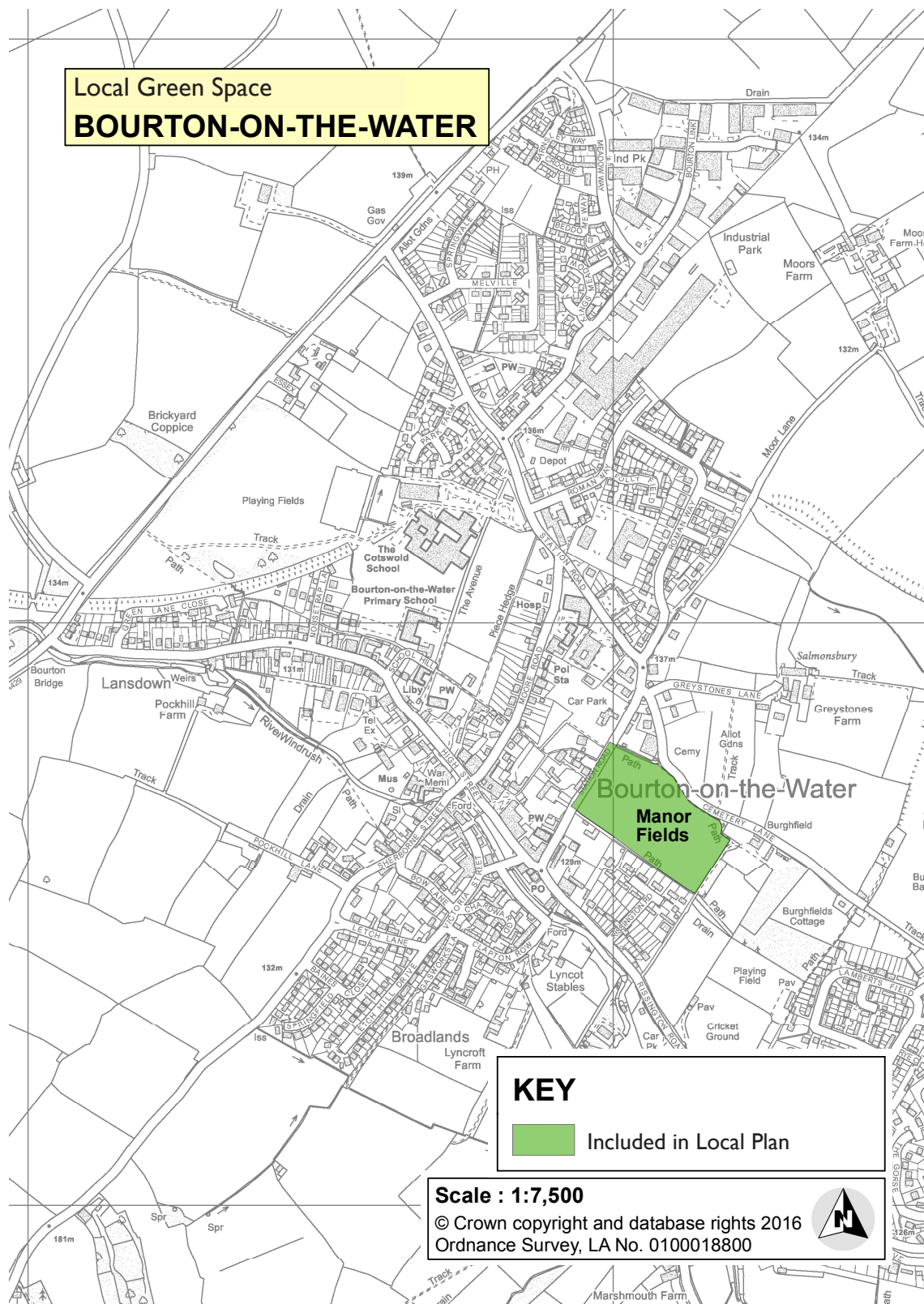
Evidence from Community Submission (Toolkit)	Support from other Organisations (Point 6)	
		Red
	Letters of support from other organisations	None Red

## Blockley, Timber Yard and Woodland at Aston Magna - Decision:

First meeting of Critical Friends Panel Decision	Site not recommended for LGS designation, insufficient evidence to show why this site is more "demonstrably special" than other areas around the village. Red
Reps made to Local Plan Reg.18 Consultation: Development Strategy and Site Allocations January 2015 document	No further comments received
Second Meeting Critical Friends Panel Decision	Decision made at panel one – still stands no evidence submitted to justify change in original panel decision. Red
Reps made to Local Plan Reg.18 Consultation: Policies November 2015	No comments received
Evidence paper update decision (February 2017)	Decision not changed. Site not recommended for LGS designation Red

### 3 Site Assessments

### 3.8 Bourton-on-the-Water - Local Green Space Map



## Site Assessments 3

### 3.9 Bourton-on-the-Water - Manor Fields

3.11 Sites must meet all of the following six criteria in the toolkit checklist:

Point 2.1 - Relevant Planning History	Point 2.2 - Not allocated in the Local Plan	Point 3.2 - Extensive tract of land
Site not put forward for housing in the Local Plan Reg 18. Consultation: Development Strategy and Site Allocations  <b>Green</b>	NA  <b>Green</b>	3.3ha –  No not an extensive tract of land  <b>Green</b>

	Point 3.3 - Local in Character	Point 5 - In proximity to the local community	Point 6 - Demonstrably Special to the Local Community
<b>Evidence from Community Submission (Toolkit)</b>	The site is directly bordered by public footpaths to the north, south and east (HBW7, HBW15 and HBW14) respectively; these very popular footpaths are well used by residents accessing the village centre from the large residential developments to the eastern end of the village, and by also the many visitors who come to Bourton to walk the well publicised network of local footpaths which provide easy access to the nearby surrounding countryside. The boundary footpaths are part of designated trails which are included in walking brochures distributed in large numbers by the Visitor Information Centre; Harrington House in Sherborne Street is also one of the main destinations in the Cotswolds for walking holiday visitors who use these trails. The site is bordered to the west by a public footpath on Station Rd, which is the main entrance road into the village. The sole coach park and largest permanent visitor car park is located opposite the site, and Manor Fields therefore affords the first glimpse of the village's rural environment for a large number of Bourton's visitors who access the village centre via Station Rd. This is one of the few locations within the village where the countryside is part of the village itself, and a characteristic of many Cotswold villages is that they are sufficiently small to be part of, rather than separate to, the surrounding rural environment. This aspect is one which is increasingly at risk and, if not protected, is in danger of disappearing altogether.  Green	The site is within 100m of the village High St at its southern end. Its location is therefore within 1-2 minute's walk of the main High St shopping centre, and is also within a short walk of many residential developments. The proposed Community Centre will be located within 2 minute's walk from this site.  Green	The Parish Council, supported by the local community  Green
<b>Officer Site Visit</b>	<b>Green</b>	Yes, central  <b>Green</b>	
<b>Core Officer Group</b>	<b>Green</b>	<b>Green</b>	<b>Green</b>

3.12 Sites must meet at least one of the six following criteria in the checklist:

### 3 Site Assessments

Particular Local Significance	Point 7 - Beauty	Point 8 - Historic significance	Point 9 - Recreational Value
<b>Evidence from Community Submission (Toolkit)</b>	<p>Yes. From most viewpoints, the views available are all traditional, particularly in the nature of the enclosures, which are of dry stone walls, hedges, agricultural fencing and mature trees, with very little evidence of modern development, with the exception of a small number of houses along part of the southern boundary. As a result, the short and long views are of a primarily traditional Cotswolds landscape and these views have changed little in several hundred's of years.</p> <p>This is an important site within Bourton's Conservation Area and it makes a major contribution to the quality of the village environment. As previously stated by a Planning Inspector, the site has great significance as an open space that should be protected, as development would spoil its contribution as an open area within Bourton village.</p> <p><b>Green</b></p>	<p>Yes. Part of the site is designated a Scheduled Ancient Monument under Entry No 1017340, Iron Age fortified enclosure known as Salmonsbury Camp. This SAM covers a wide area including Manor Fields and much of Greystones Farm Wildlife Trust reserve. The camp is rectilinear in form and defended by a double rampart, each bank having an external ditch. These defences are visible as earthworks on the north, east and south sides of the enclosure where they survive to a height of up to 2m in places. The boundary ramparts, which are visually appreciable, form part of story of the camp and the village's history as a settlement from the Iron Age. Some remains of the former Camp lie close to the surface.</p> <p><b>Green</b></p>	<b>Red</b>
<b>Officer Site Visit</b>	<p>Not beautiful, but pretty wide open views</p> <p><b>Amber</b></p>	<p>Nothing obvious from site visit, but evidence submitted .</p> <p><b>Green</b></p>	<p>No access to site, but footpaths around for walking</p> <p><b>Red</b></p>
<b>Core Officer Group</b>	<b>Green</b>	<b>Green</b>	<p>(PROWs around site)</p> <p><b>Red</b></p>

Particular Local Significance	Point 10 - Tranquillity	Point 11 - Wildlife	Point 12 - For any other Reason
<b>Evidence from Community Submission</b>	<p>Yes. Despite the extremely high level of traffic on Station Rd, which is the main entrance into the village from both directions, the excellent screening at all boundaries masks the busy nature of this road. Despite considerable activity and high visitor numbers in the village centre during the peak visitor season, from HBW15 the view across to Station Rd gives the impression of a view onto a quiet country road. The aspect from all boundaries is of a calm and pleasant wedge of uninterrupted pasture surrounded by trees, with animals grazing.</p>	<p>Yes. There is a large badger sett at the NE part of the field which extends up the bank to the lane running past the Cemetery – the badgers use Manor Fields as part of their territory.</p> <p>The large number of mature trees which border the site on all sides provide a natural habitat for a wide variety of wildlife and birds.</p>	<p>Yes. The lower section of the field is frequently waterlogged with large areas of standing water.</p> <p>The fields drain gently down from north to south and act as a natural flood plain which, in times of heavy rainfall, slows down surface water run-off from the upper part of the village, thereby ensuring additional protection for dwellings and businesses in the village centre.</p>

## Site Assessments 3

Particular Local Significance	Point 10 - Tranquillity	Point 11 - Wildlife	Point 12 - For any other Reason
	Green	Green	In an area susceptible to flooding, and where many properties in the village centre are in a Flood Risk Zone and have been flooded in very recent history, the importance of retaining a number of natural flood plains around the village centre which serve to store and regulate surface water run-off in a controlled manner cannot be underestimated.  Green
Officer Site Visit	Amber	Green	Green
Core Officer Group	Amber	Green	Green

## Bourton-on-the-Water, Manor Fields - Toolkit Score:

All sites must meet the following 6 criteria in the toolkit checklist	6/6	One of the six criteria should be met	4.5/6
Point 2.1 - Relevant Planning History	Green	Point 7 - Beauty	Green
Point 2.2 - Not allocated in the Local Plan	Green	Point 8 - Historic significance	Green
Point 3.2 - Extensive tract of land	Green	Point 9 - Recreational Value	Red
Point 3.1 - Local in Character	Green	Point 10 - Tranquillity	Amber
Point 5 - In proximity to the local community	Green	Point 11 -Wildlife	Green
Point 6 - Demonstrably special to the local community	Green	Point 12 - For any other Reason	Green

## Bourton-on-the-Water, Manor Fields - Additional Evidence:

Evidence from Community Submission (Toolkit)	Support from other Organisations (Point 6)	
	Parish/Town Council	Ward Councillor support  Nomination from Parish Council  Green

### 3 Site Assessments

<b>Evidence from Community Submission (Toolkit)</b>	<b>Support from other Organisations (Point 6)</b>	
	<b>Community Support – petitions</b>	Petition of community support for designation – 531 signatures <b>Green</b>
	<b>Letters of support from other organisations</b>	Letter of support from the Cotswold Conservation Board <b>Green</b>

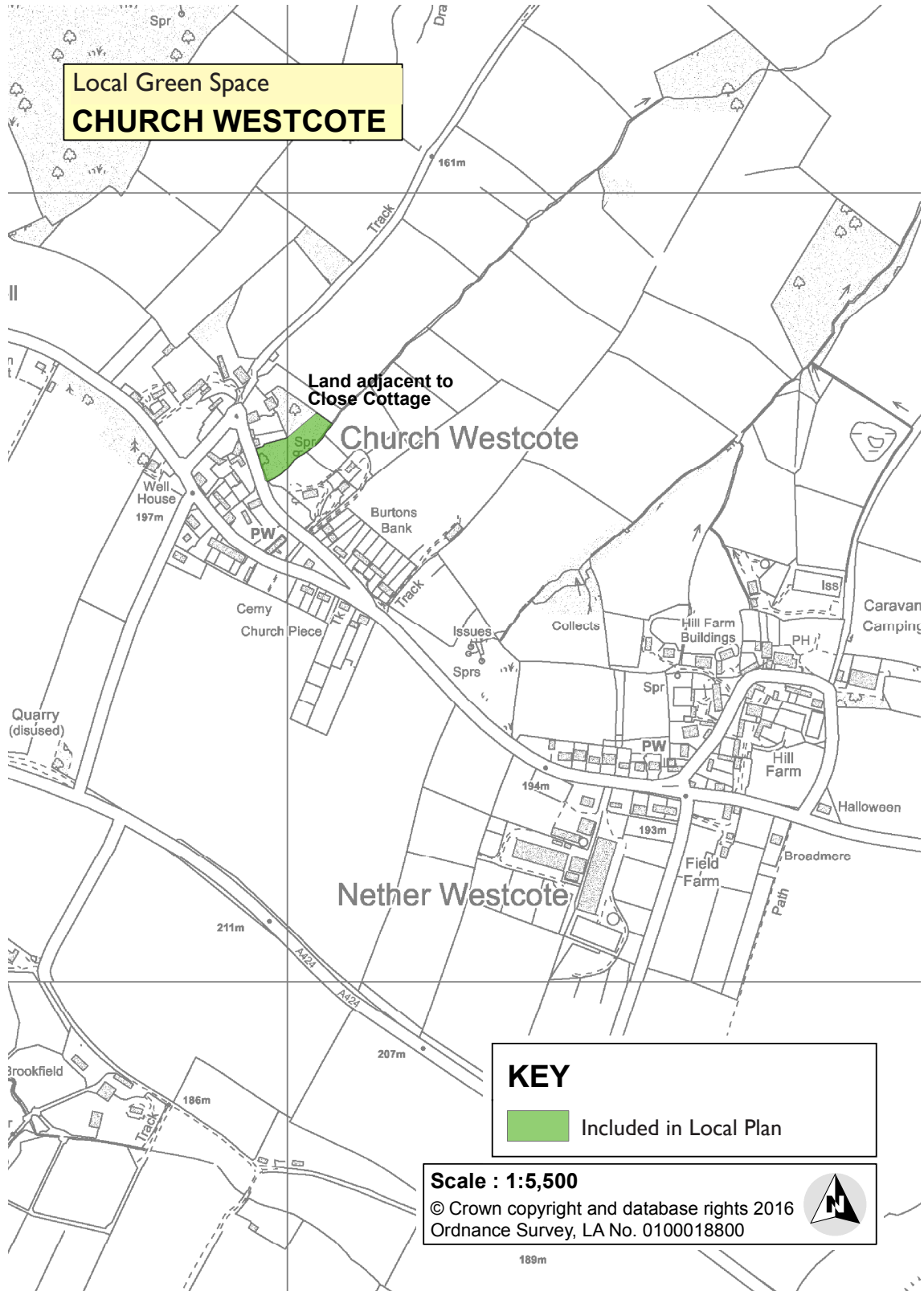
#### Bourton-on-the-Water, Manor Fields - Decision:

<b>First meeting of Critical Friends Panel</b>	Decision: Recommended for LGS designation. Good evidence that the site is "demonstrably special", notwithstanding no public access to the site. Also noted as important culturally and visually to the community <b>Green</b>
<b>Local Plan Reg.18 Consultation: Development Strategy and Site Allocations January 2015 document reps</b>	1 rep of support from Bourton on the Water Parish Council 1 objection from land owner
<b>Second meeting of Critical Friends Panel</b>	Decision made at panel one still stands .No evidence submitted to justify change in original panel decision. <b>Green</b>
<b>Local Plan Reg.18 Consultation: Policies November 2015 reps</b>	<b>No reps made</b>
<b>Evidence paper update decision (February 2017)</b>	<b>Decision not changed. Site recommended for LGS designation</b> <b>Green</b>



# Site Assessments 3

## 3.10 Church Westcote - Local Green Space Map



## 3 Site Assessments

### 3.11 Church Westcote - Land adjacent to Close Cottage

**3.13** Sites must meet all of the following six criteria in the toolkit checklist:

Point 2.1 - Relevant Planning History	Point 2.2 - Not allocated in the Local Plan	Point 3.2 - Extensive tract of land
None	NA	0.3 ha
<b>Green</b>	<b>Green</b>	No <b>Green</b>

	Point 3.3 - Local in Character	Point 5 - In proximity to the local community	Point 6 - Demonstrably Special to the Local Community
<b>Evidence from Community Submission (Toolkit)</b>	The site is in close proximity to the neighbouring properties with open country to the east and a small lane to its western boundary. <b>Green</b>	It is within the community of Church Westcote <b>Green</b>	Submitted by Parish Council Letter of support from District Councillor Letters of support from Community <b>Green</b>
<b>Officer Site Visit</b>	Feels local in character <b>Green</b>	<b>Green</b>	<b>Amber</b>
<b>Core Officer Group</b>	<b>Green</b>	<b>Green</b>	Yes – further evidence requested and supplied after site visit <b>Green</b>

**3.14** Sites must meet at least one of the six following criteria in the checklist:

Particular Local Significance	7 - Beauty	8 - Historic significance	9 - Recreational Value
<b>Evidence from Community Submission (Toolkit)</b>	The space acts as a wildlife corridor, which allows the open country to the east of the site to enter the village at this point. It was originally an orchard until the trees were bulldozed by the developer prior to a Planning Application. However, the land	NO – although the site is recorded as an	No <b>Red</b>

## Site Assessments 3

Particular Local Significance	7 - Beauty	8 - Historic significance	9 - Recreational Value
	has matured and now contains many large trees and dense undergrowth, providing a perfect habitat for nesting birds and harbours many deer, rabbits, badgers and foxes. There are also many springs that rise in the site with associated water life. <b>Green</b>	orchard in a map dated circa 1840 <b>Red</b>	
Officer Site Visit	Overgrown, wild, pretty <b>Green</b>	<b>Amber</b>	No access to site <b>Red</b>
Core Officer Group	<b>Green</b>	<b>Amber</b>	<b>Red</b>

## 3.15 Sites must meet at least one of the six following criteria in the checklist:

Particular Local Significance	10 - Tranquillity	11 - Wildlife	12 - For any other Reason
Evidence from Community Submission (Toolkit)	There are no busy areas close to the site.  The tranquillity of the lower lane in Church Westcote is greatly enhanced as there are no properties present on the eastern border of the lane from Close Cottage to the footpath at the southern edge of the churchyard. As the lane is so quiet, it has been used by children for bike riding and ball games. <b>Green</b>	YES - The space acts as a wildlife corridor, which allows the open country to the east of the site to enter the village at this point. It was originally an orchard until the trees were pushed over by the developer prior to a Planning Application. However, the land has matured and now contains many large trees and dense undergrowth, providing a perfect habitat for nesting birds and roosting bats and harbours many deer, rabbits, badgers and foxes. There are also many springs that rise in the site with associated water life of frogs, toads and newts <b>Green</b>	No <b>Red</b>
Officer Site Visit	<b>Amber</b>	Trees on site were full of birds <b>Green</b>	Not obvious from site visit <b>Red</b>
Core Officer Group	<b>Amber</b>	<b>Green</b>	<b>Red</b>

### 3 Site Assessments

#### Church Westcote, Land adjacent to Close Cottage - Toolkit Score:

All sites must meet the following 6 criteria in the toolkit checklist	6/6	One of the six criteria should be met	3/6
Point 2.1 - Relevant Planning History	Green	Point 7 - Beauty	Green
Point 2.2 - Not allocated in the Local Plan	Green	Point 8 - Historic significance	Amber
Point 3.2 - Extensive tract of land	Green	Point 9 - Recreational Value	Red
Point 3.1 - Local in Character	Green	Point 10 - Tranquillity	Amber
Point 5 - In proximity to the local community	Green	Point 11 -Wildlife	Green
Point 6 - Demonstrably special to the local community	Green	Point 12 - For any other Reason	Red

#### Church Westcote, Land adjacent to Close Cottage - Additional Evidence:

Evidence from Community Submission (Toolkit)	Support from other Organisations (Point 6)	
	<b>Parish/Town Council</b>	Support from Parish Council (minutes) Support from Ward Councillor (letter) Support from District Councillor (letter) <b>Green</b>
	<b>Community Support – petitions</b>	20 letters of support from Community <b>Green</b>
	<b>Letters of support from other organisations</b>	None <b>Red</b>

#### Church Westcote, Land adjacent to Close Cottage - Decision:

<b>First meeting of Critical Friends Panel</b>	Decision: Recommended for LGS designation. Good evidence that the site is "demonstrably special", notwithstanding no public access to the site. Also noted as important visually to the community. <b>Green</b>
<b>Local Plan Reg.18 Consultation: Development Strategy and Site Allocations January 2015 documents reps</b>	No further comments received

## Site Assessments 3

<p><b>Second meeting of Critical Friends Panel</b></p>	<p>Decision made at panel one – still stands no evidence submitted to justify change in original panel decision.</p> <p><b>Green</b></p>
<p><b>Local Plan Reg.18 Consultation: Policies November 2015 reps</b></p>	<p>No further comments received</p>
<p><b>Evidence paper update decision (February 2017)</b></p>	<p><b>Decision not changed. Site recommended for LGS designation</b></p> <p><b>Green</b></p>