

BINFIELD HEATH PARISH

Neighbourhood Plan 2011-2035

Pre-Submission Draft

Appendix F Local Green Space Assessment

April 2023 v1.0 draft c



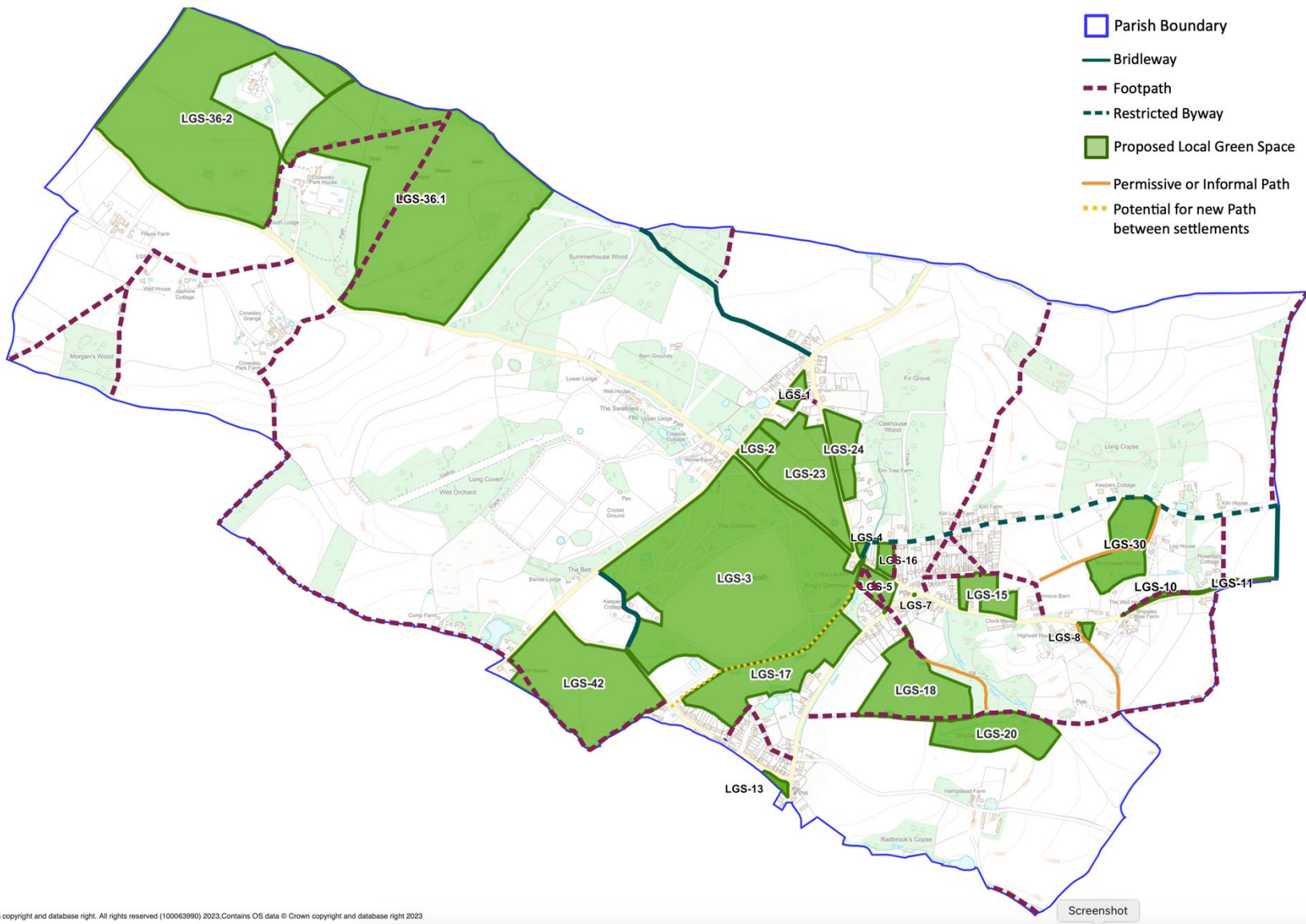
Prepared by Binfield Heath Neighbourhood Plan Steering Group

In conjunction with Bluestone Planning LLP

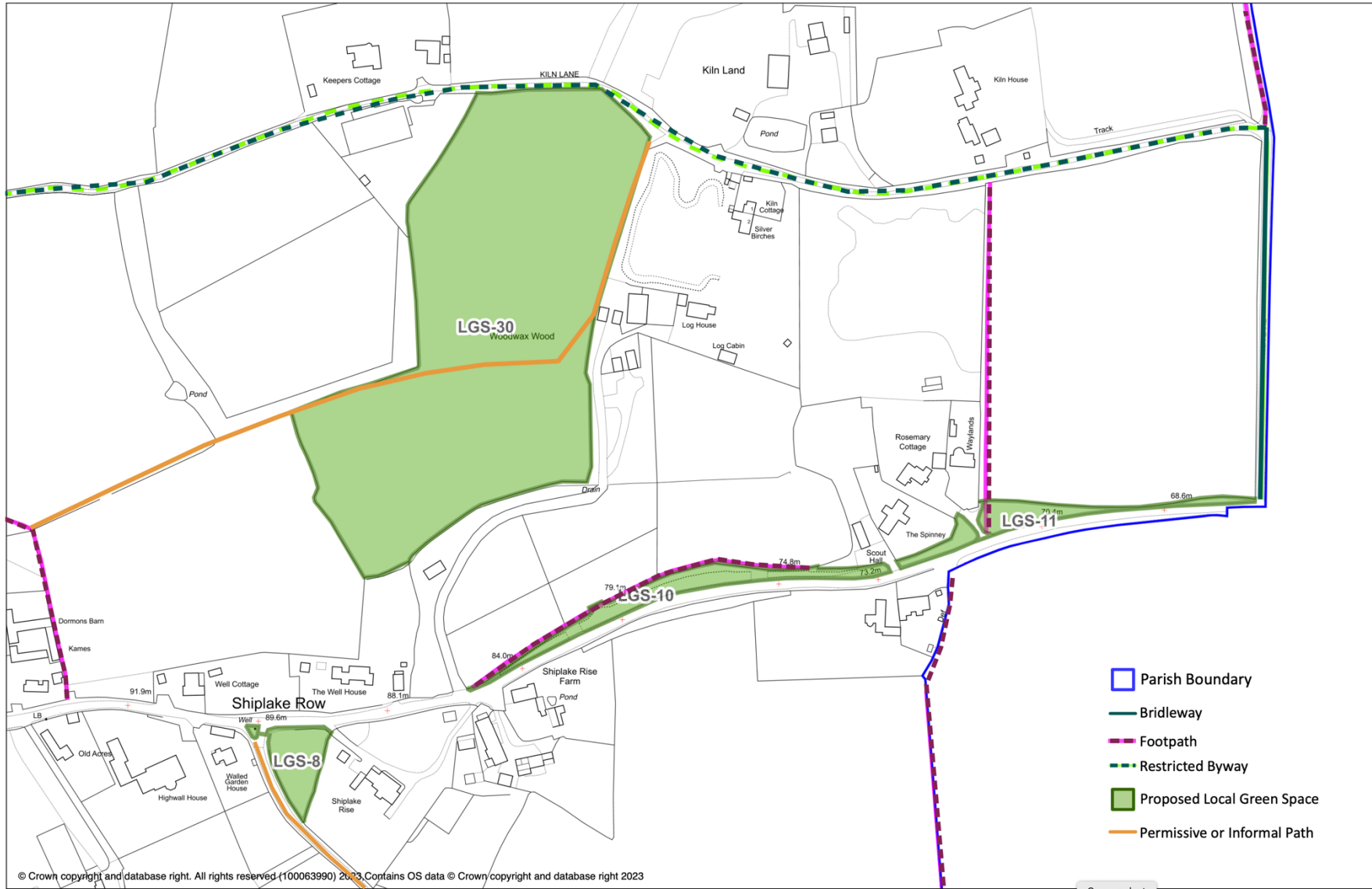
| | Name of site (as popularly known) | NPPF 1 - Close proximity to community (yes/no) | NPPF 2 - Demonstrably special to a local community | | | | | NPPF 3 - Extensive Tract of land? | Ownership - Owner aware? | Is this site allocated for any other use (yes/no) | Public access | Score | % | Recommendation | Part of Heath? | Comments |
|--------|---|--|--|---------------------|---------------------|-----------------------|-------------------|-----------------------------------|--------------------------|---|---------------|-------|-----|----------------|----------------|---|
| | | | Beauty/ Amenity value (yes/no) | Recreation (yes/no) | Historical (yes/no) | Tranquillity (yes/no) | Wildlife (yes/no) | | | | | | | | | |
| LGS-1 | Land between Harpsden Road and Common Lane | Y | 4 | 3 | 2 | 3 | 2 | N | ? | N | Y | 18 | 67% | ALLOCATE | y | Crossed by PRoW 421/7/10 - Inside Chilterns AONB. Location of granted European protected species application for Bats. Priority woodland habitat as defined by Natural England. |
| LGS-2 | Allotment Gardens, Harpsden Road | Y | 3 | 3 | 2 | 3 | 1 | N | ? | N | Y | 16 | 59% | ALLOCATE | y | Well used allotments - Inside Chilterns AONB |
| LGS-3 | Binfield Heath | Y | 5 | 1 | 3 | 5 | 2 | N | ? | N | ? | 20 | 74% | ALLOCATE | Y | Crossed by PRoW 421/18/10 - Recorded as the birthplace of the village. Contains ancient woodland as defined by Natural England. Contains priority woodland habitat as defined by Natural England. Contains footpath and private polo field. Also home to large herd of deer (50-60) |
| LGS-4 | Land adjacent to Arch Cottages | Y | 4 | 3 | 2 | 3 | 2 | N | ? | N | Y | 18 | 67% | ALLOCATE | Y | Crossed by PRoW 421/25/10 - Contributes to woodland character of village centre. Priority woodland habitat as defined by Natural England. |
| LGS-5 | Recreation Ground | Y | 4 | 5 | 2 | 3 | 1 | N | ? | N | Y | 19 | 70% | ALLOCATE | | Village Recreation Ground - crossed by PRoW 421/12/20 and 421/30/10 |
| LGS-7 | The triangle of land opposite The Post Office | Y | 3 | 2 | 3 | 1 | 1 | N | ? | N | Y | 14 | 52% | ALLOCATE | | Landmark feature (including public tree seat) in centre of the village. May also be worthy of TPO |
| LGS-8 | Land surrounding Keeps Well and Green Pond | Y | 5 | 1 | 2 | 3 | 2 | N | ? | Y | ? | 16 | 59% | ALLOCATE | | Historic covered well (considered to be non-designated heritage asset) and pond with surrounding green space. Makes a valuable contribution to the area |
| LGS-10 | Land alongside public footpath 421/16/10 between Shiplake Rise Farm and the Scout Hut | Y | 4 | 1 | 3 | 3 | 2 | N | ? | N | N | 16 | 59% | ALLOCATE | | Important sunken route linking to the edge of the village. The tree lined area is distinctive and mark a valuable contribution beyond the footpath. |

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| LGS-11 | Historic green to the front of The Spinney / Waylands | Y | 3 | 2 | 2 | 2 | 1 | N | ? | N | Y | 14 | 52% | ALLOCATE | | Important entrance to the village - combined green space with the others forming part of a historical green |
| LGS-13 | The Allotments in Gravel Road | Y | 3 | 3 | 1 | 4 | 1 | N | ? | N | Y | 16 | 59% | ALLOCATE | | Private allotments - much valued by the community. All allotments taken and actively cultivated. |
| LGS-15 | Flower show field | Y | 5 | 1 | 3 | 3 | 1 | N | ? | N | N | 16 | 59% | ALLOCATE | | Used each year for Binfield Heath Flower Show, attended in 2022 by c.1200 people - Long standing historic / cultural use. TVERC protected and notable species location (Barn Owl) and adjacent to Priority Habitat. Footpath adjacent to the north |
| LGS 16 | Wood opposite recreation ground | Y | 4 | 3 | 2 | 3 | 2 | N | ? | N | Y | 18 | 67% | ALLOCATE | Y | Footpath 421/14/10 along one side, mature trees of interest, contributes to woodland character of village centre. Priority woodland habitat as defined by Natural England. |
| LGS 17 | Field west of Dunsden Way (former Heath) | Y | 5 | 0 | 2 | 3 | 2 | N | ? | N | Y | 16 | 59% | ALLOCATE | Y | Part of former Heath. Would benefit from formal path between Gravel Road and Shop Current PRoW 421/23/10 crosses lower section |
| LGS 18 | Field behind Dunsden Way | Y | 4 | 2 | 1 | 4 | 2 | N | ? | N | Y | 17 | 63% | ALLOCATE | | Footpaths 421/20/10 and 421/13/10 cross north and south of the site. field where deer herd sleeps, route to bluebell woods visited by many locals in Spring. Priority woodland habitat as defined by Natural England. |
| LGS 20 | Shiplake Copse (known locally as Bluebell Woods) | Y | 5 | 2 | 1 | 5 | 3 | N | ? | N | Y | 20 | 74% | ALLOCATE | | Footpath 421/20/10 along one side, Mature, veteran trees, full of bluebells and visited by many locals in Spring. Ancient woodland as defined by Natural England. Priority woodland habitat as defined by Natural England. |
| LGS 23 | Woodland/fields west of Common Lane | Y | 4 | 1 | 2 | 4 | 2 | N | ? | N | N | 17 | 63% | ALLOCATE | y | Former part of the Heath - woodland Inside Chilterns AONB. Location of granted European protected species application for Bats |

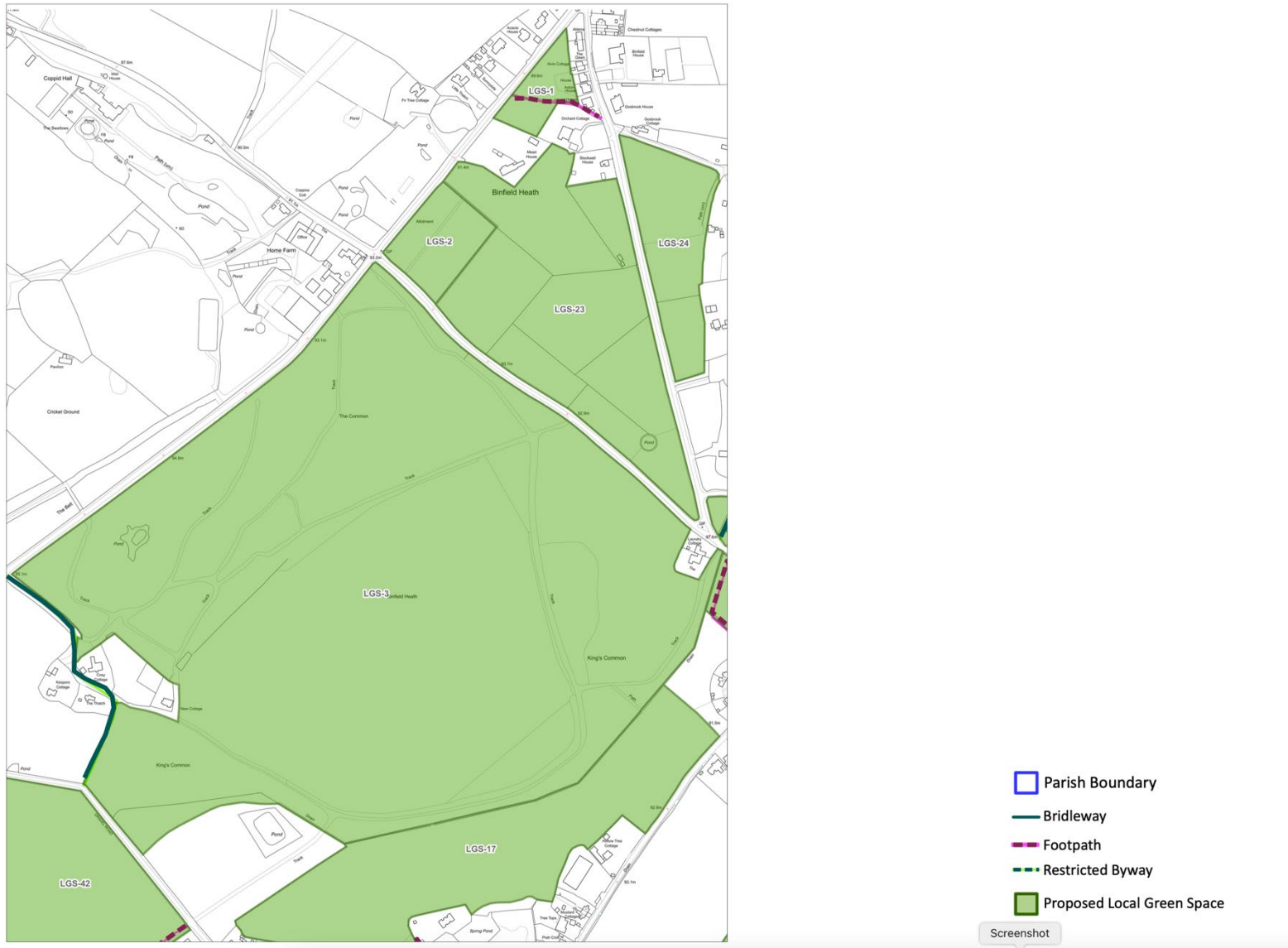
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| LGS 24 | Field East of Common Lane | Y | 4 | 1 | 2 | 4 | 2 | N | ? | N | N | 17 | 63% | ALLOCATE | Y | Former part of the Heath - woodland - Inside Chilterns AONB. Contributes to the rural nature of a lane with little traffic and used by pedestrians to access Bottle and Glass |
| LGS 30 | Woodwax Wood | Y | 5 | 3 | 2 | 5 | 2 | N | ? | N | Y | 21 | 78% | ALLOCATE | | Regularly walked track/permissive path through woods. Within an RSPB designated Arable and Grassland Assemblage Farmland Birds areas. Ancient woodland as defined by Natural England. |
| LGS 36 (1 & 2) | Crowsley Park | N | 5 | 2 | 3 | 5 | 3 | N | ? | N | Y | 22 | 81% | ALLOCATE | | Special Character Area - In Chilterns AONB. Oxfordshire Target Conservation area. Woodpasture and parkland priority habitat in Biodiversity Action Plan. Footpaths through the park. Deer herd in park. |
| LGS 42 | Land SE of Highfield House | Y | 4 | 2 | 2 | 5 | 3 | N | ? | N | Y | 20 | 74% | ALLOCATE | Y | Wetland and locally valued for views and walks |



Proposed Local Green Spaces - Details



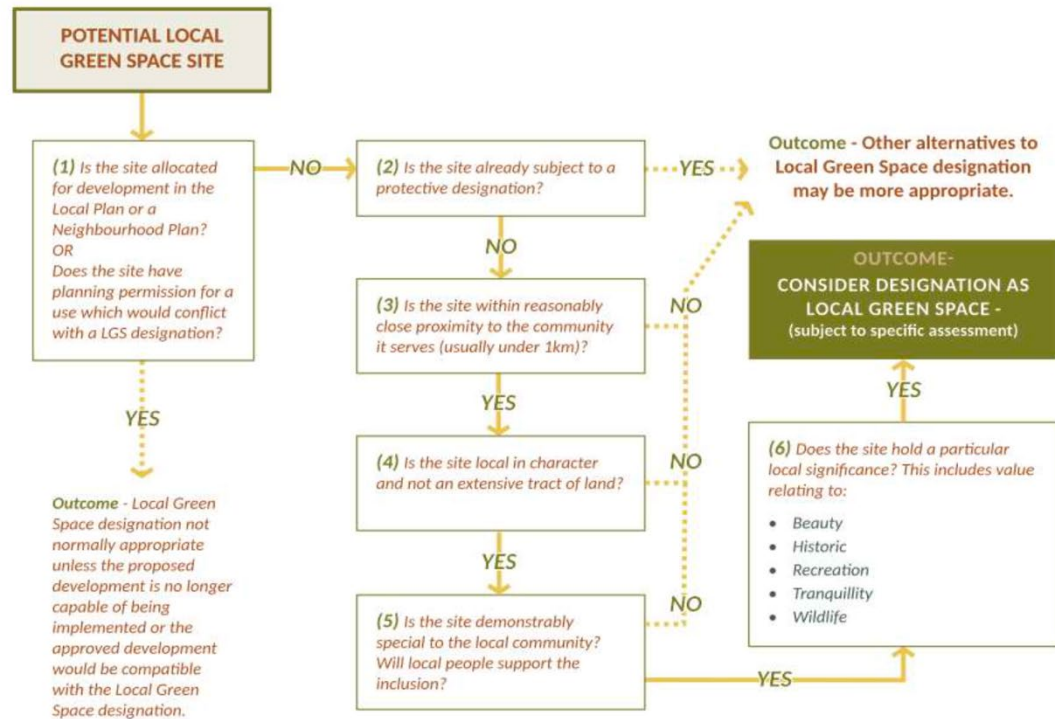
Proposed Local Green Spaces - Details



Proposed Local Green Spaces - Details



A methodology has been developed to provide a clear framework for assessment of submitted Local Green Spaces. This is illustrated below



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 fairly 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 the site was 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

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, power-lines or lighting?

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 all of the 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
- 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 of local historical importance

WILDLIFE

| | |
|---|--|
| 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 | None or 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). |

SCORE

| | |
|-------|--|
| 16+ | Designate |
| 14-15 | Designate unless any significant issues |
| 13 | Borderline - further assessment or consider alternatives |
| 12 | and below not designated |