

Appleton with Eaton Neighbourhood Plan 2019-2031

## Appendix 2

# Green Spaces Assessment

Pre-submission consultation

Consultation period:

7th May 2019 – 21st June 2019



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### 1. Introduction

#### Purpose

The rural nature of the parish is greatly valued by all who live in or visit Appleton and Eaton. Residents wish to protect the rural look and feel of the villages and place great value on Green Spaces and open views. The purpose of this Appendix is to provide the assessment behind the villages proposed Green Space designations in the Appleton with Eaton Neighbourhood Plan (AWENP).

#### National policy:

Objectives and classification	Policy
<p><i>“Maintain and improve the natural environment including biodiversity, landscape, Green Infrastructure and waterways”</i>. In its spatial strategy, the VWH Plan sets to <i>“promote thriving villages and rural communities whilst safeguarding the countryside and village character”</i>. Appleton and Eaton are classified as 'smaller villages' in the settlement hierarchy</p>	<p>The Vale of the White Horse (VWH) Local Plan 2031, SO10, Core Policy 3.</p>

<p><i>“At the smaller villages, limited infill development may be appropriate within the existing built areas of these settlements, or if it is allocated within an adopted NDP or future parts of the LP 2031. Proposals for limited infill development will be supported where they are in keeping with local character and are proportionate in scale and meet local housing needs, and/or provide local employment, services and facilities.”</i></p>	<p>The Vale of the White Horse Local Plan 2031, SO10, Core Policy 4 sets out the view on development in smaller villages.</p>
	<p>The parish falls within the Oxford Green Belt and additional planning restrictions therefore apply.</p>
<p><i>“an area of high landscape quality”.</i></p>	<p>A description of the Vale as described in the Landscape Capacity Study (2014. VWH Landscape Capacity Study 2014: Site Options 2.3).</p>
<p><i>“Development that would harm the North Vale Corallian Ridge will not be permitted unless there is an overriding need for development and all steps are taken to minimise impact”</i></p>	<p>The Vale of the White Horse Local Plan 2031, SO10, p.15 The parish is situated on the North Vale Corallian Ridge.</p>
<p><i>“Development which would harm the prevailing character and appearance of the North Vale Corallian Ridge, as shown on the proposals map, will not be permitted unless there is an overriding need for development and all steps will be taken to minimise the impact on the landscape.”</i></p>	<p>Policy NE7 from the 2011 Local Plan is saved and will remain in place until it is reviewed as part of the Local Plan 2031 Part 2.</p>
<p><i>“The key features that contribute to the nature and quality of the Vale of White Horse District’s landscape will be protected from harmful development and where possible enhanced, in particular:</i></p> <ul style="list-style-type: none"> <li><i>i features such as trees, hedgerows, woodland, field boundaries, watercourses and water bodies</i></li> <li><i>ii important landscape settings of settlements</i></li> <li><i>iii topographical features</i></li> <li><i>iv areas or features of cultural and historic value</i></li> </ul>	<p>The Vale of the White Horse Local Plan 2031, SO10, Core Policy 44: Landscape.</p>

<p>v <i>important views and visually sensitive skylines, and</i></p> <p>vi <i>tranquility and the need to protect against intrusion from light pollution, noise, and motion.”</i></p>	
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The National Planning Policy Framework (NPPF)(2019) introduced a new form of special protection called Local Green Space (LGS), which can only be designated in a Local Plan or Neighbourhood Plan.<sup>1</sup>

The NPPF states that 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 it holds a particular 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.

The NPPF also states that local policy for managing development within a Local Green Space should be consistent with policy for Green Belt.<sup>2</sup> In addition, the National Planning Practice Guidance (NPPG) states that the site must not have an extant permission for development or be allocated for development in the development plan as stated in the NPPG.<sup>3</sup>

The NPPF explains that by designating land as LGS, local communities will be able to rule out new development other than in very special circumstances on green areas of particular importance to them.

### Appleton with Eaton context

Objective 4 of the Appleton with Eaton Neighbourhood Plan is “to protect, enhance and conserve existing Green Spaces to maintain the rural character of Appleton with Eaton.” Residents strongly endorsed this objective at a village open event in May 2017. Residents feel that the access to countryside, Appleton with Eaton’s rural atmosphere and its village identity are amongst the things they enjoy most about living in the village. Because of Appleton with Eaton’s high elevation on the Corallian ridge and its rural setting, views into and out of the village are also highly valued by residents.

The Evidence Base for the AWENP identified the key role of many Green Spaces over the villages’ long history. Historically there were more areas of open space within Appleton village than there are today. In the last century, parts of the Great Green were absorbed

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<sup>1</sup> NPPF 99

<sup>2</sup> NPPF 101

<sup>3</sup> NPPG Appendix 2

into gardens. The village hall was built on part of the Little Green and road widening eroded it further. The lack of a village green means that open space which is available for community use is valued highly by this active community for sport, leisure, biodiversity and generally enhancing the village character today. The Evidence Base identifies the importance of various footpaths and bridle ways. The loss of Green Spaces was identified as a threat in the Strengths Weaknesses Opportunities and Threats (SWOT) analysis. This is recorded in the Evidence Base. The Evidence Base summarises local concerns:

“Green space: How can we protect our Green Spaces as tranquil amenity areas for the benefit of residents while accommodating sustainable development. We do not want to lose the natural green landscape valued by residents and visitors for varied recreational activities and the farmed landscape in the parish. Access to the River Thames and Thames Path is important for residents and visitors to be able to enjoy the historic path that runs along the border of our parish.”

The Village Character Assessment (Appendix 1 of the Neighbourhood Plan), also notes the importance and role of specific Green Spaces in the village and has been taken into account in this assessment

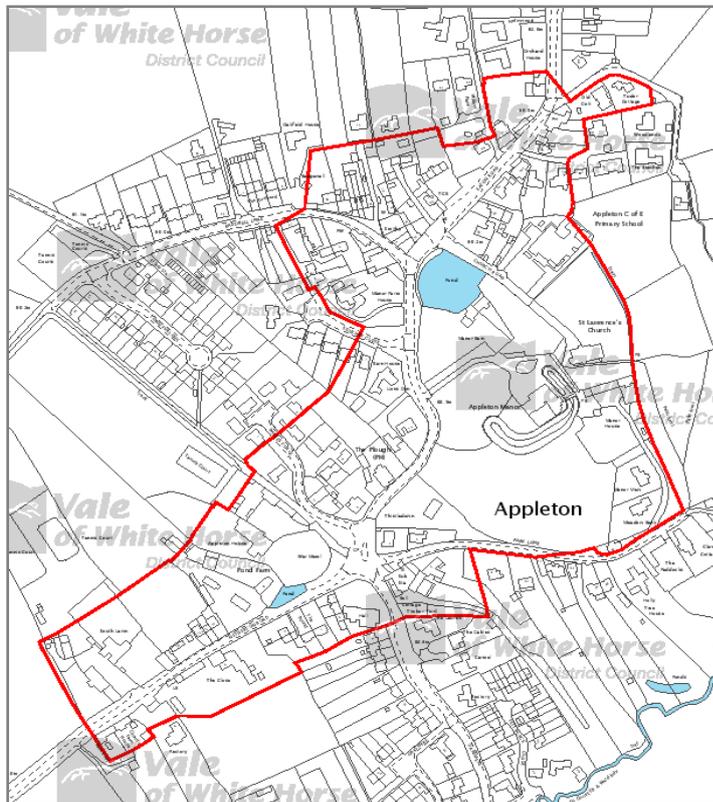
Designations that are significant for Appleton with Eaton and key factors in this assessment are Green Belt and the Conservation Area. The parish is washed over by Green Belt designation. The centres of Appleton and Eaton villages are inset into the Oxford Green Belt, but the western end of Appleton and some of Eaton remain in the Green Belt.

Map 1: *Portion of the Oxford Green Belt*



The Appleton with Eaton Conservation Area is shown on the map below. Criteria used by the Vale of White Horse District Council when designating Conservation Areas were taken into consideration when reviewing those Local Green Space candidates close to, and included in, the Conservation Area.

Map 2: Appleton with Eaton Conservation Area



### Approach

The Local Green Space designation is intended to protect areas of green space that are important to local communities. The sub-group followed the methodology recommended by My Community / Locality<sup>4</sup> for this assessment which involves the following steps:

1. Identify Green Spaces (Collect evidence, Green Space Audit, Where it is? What type it is? Statutory designation or status? Quality and condition of the space? Value and Benefit to the community?).
2. Assess local need for green space (Take into account socio-economic data including data on the current population and population growth predictions).
3. Community and Stakeholder Engagement.
4. Look at existing designations (do these already provide adequate protection?).
5. Apply NPPF criteria (paragraph 100): proximity to community, demonstrably special, not extensive).

<sup>4</sup> Neighbourhood Planning: Local Green Spaces. My Community / Locality 2017

## 2. Identifying Green Spaces

The Steering Group delegated a review of all open and possible Green Spaces to a sub-group. This review was based on the Vale of White Horse Green Infrastructure Audit<sup>5</sup>, South & Vale Green Infrastructure Strategy Consultation<sup>6</sup>, the Neighbourhood Plan Evidence Base and Village Character Assessment and the extensive local knowledge of local people.

In this review, the sub-group took into account the breadth of Locality's checklist of green infrastructure which includes: Informal Green Spaces, Village Greens, Allotments, Cemeteries, Highway verges, Parks and gardens, rural footpaths, Sports pitches and other landscaped areas.

The following list of open and Green Spaces were identified:

1. Landing Stage at Bablock Hythe
2. Garden of the Eight Bells Public House, Eaton
3. Allotments at the Eaton Turn
4. Besselsleigh Woods
5. Land on the corner of Oaksmere and Fettiplace, Appleton
6. Appleton war memorial and pond, Netherton Road, Appleton
7. Garden of the Plough Inn, Eaton Road, Appleton
8. Remnant of the Great Green, Eaton Road, Appleton
9. Appleton with Eaton Tennis Club, Badswell Lane, Appleton
10. Jubilee Park, Badswell Lane, Appleton
11. Allotments in Netherton Road, Appleton
12. Appleton Sportsfield
13. Appleton Lower Common
14. Appleton Upper Common
15. Appleton Landing

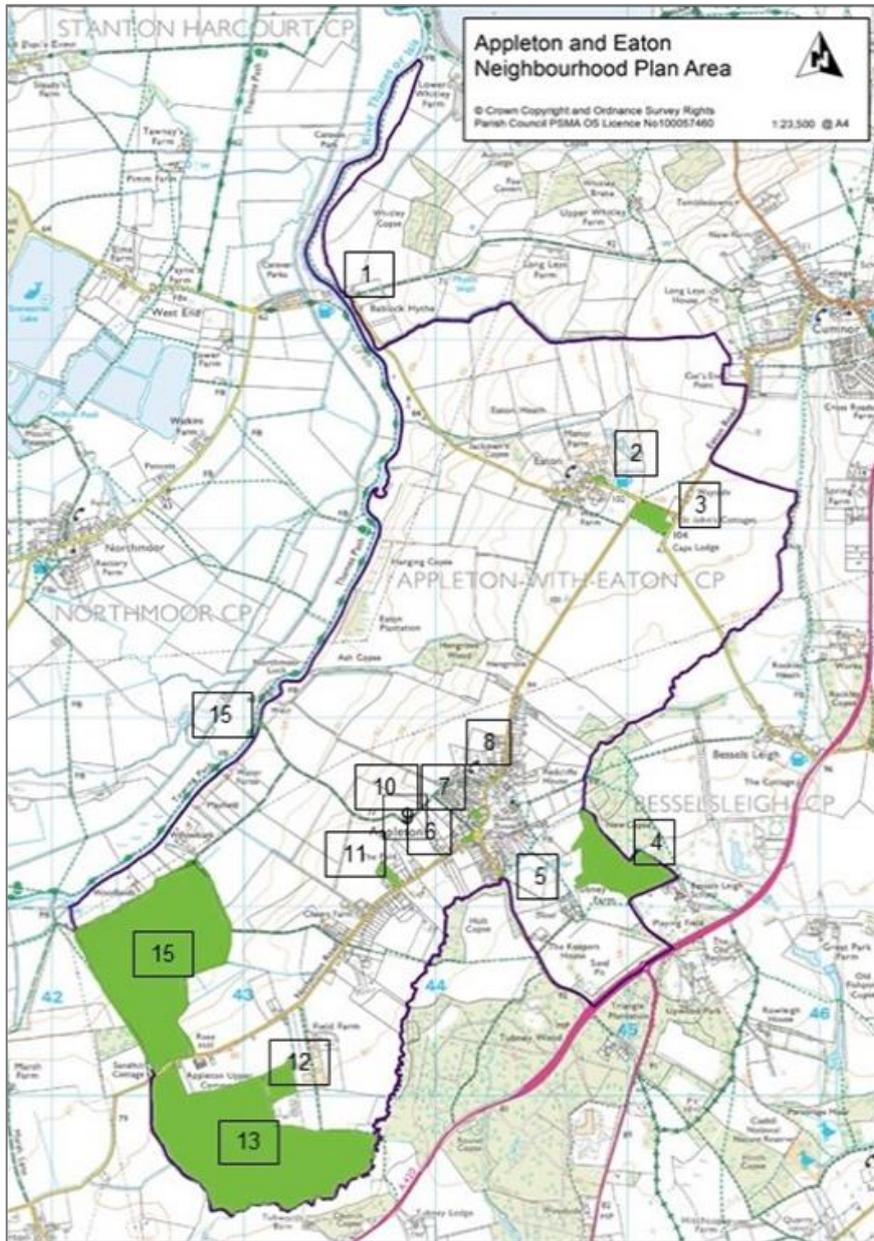
The locations of each of these sites is shown on Map 3.

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<sup>5</sup> Vale of White Horse Green Infrastructure Audit: Report Methodology And Results Of Accessible Natural Greenspace Standards Testing February 2013

<sup>6</sup> South & Vale Green Infrastructure Strategy Consultation Draft March 2017

Map 3: Appleton with Eaton Open and Green Spaces



1. Landing stage at Bablock Hythe



Where is it?	Grid ref 51.735239, -1.371386 (see map above)
What type it is	Waterfront land
Ownership	Appleton with Eaton Parish Council
Statutory designation	Green Belt, public right of way
Planning permission	No
Quality and condition of the space	Small area of parking and slipway. Thames towpath crosses sides.
Value and benefit to the community	On the edge of Eaton village, close to houses; historically important; landing stage for ferry which will potentially be reinstated; landing stage for small boats for recreational use.

2. Garden of the Eight Bells public house, Eaton



Where is it?	Grid ref 51.7326134, -1.352212 (see map)
What type it is	Garden area to the front of public house
Ownership	Sheehan Family

Statutory designation	Green Belt, Asset of Community Value (17V07/2) <sup>7</sup>
Planning permission	No current planning applications <u>Historic permissions:</u> P00/V0872/AG Agricultural development application for a proposed road to enable access for cows grazing. P87/V1252 (87/01252/FUL) Single storey extension at the side to provide diner. P79/V1227 Replacement porch at rear. No current applications for development.
Quality and condition of the space	Excellent for the purpose, well maintained. Recently upgraded with new furniture.
Value and benefit to the community	At the heart of Eaton village. Open to the public highway. Enhances the enjoyment of customers. Used by local residents for community events. Important for the viability of the pub. Valued by residents as an open welcoming space at the entrance to the village.

### 3. Allotments at the Eaton Turn



Where is it?	Grid ref 51.724711, -1.348924 (see map)
What type it is	Allotment gardens. The site has 20 plots measuring 20 poles
Ownership	St John’s College; managed on their behalf by Savills
Statutory designation	Green Belt
Planning permission	None
Quality and condition of the space	Well used but some vacant plots overgrown. Condition varied. Some of the area has become too wet to cultivate owing to poor drainage.
Value and benefit to the community	On the edge of Eaton village. Well used. Farmed by residents of Appleton, Eaton and Cumnor since the early 20th Century. They provide opportunities for quiet recreation and a source of home-grown food.

<sup>7</sup> [http://www.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ACV\\_Details&REF=17V07/2](http://www.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ACV_Details&REF=17V07/2) “Presently the pub provides the necessary social wellbeing and social interest for the village and there is no reason to think they will not continue to do that. They are active in involving the community including quiz nights, Aunt Sally matches and celebratory parties which demonstrates their ongoing commitment to success.”

**4. Colliers Copse, Besselsleigh woods**



Where is it?	Grid ref 51.708950, -1.353118 (see map)
What type it is	High quality ancient woodland. Part of Besselsleigh Common. Separated by a field from any houses
Ownership	Private ownership
Statutory designation	Green Belt, Oxfordshire wildlife site, Besselsleigh Woods included in district council green infrastructure audit (ANG sites 20ha plus)
Planning permission	None
Quality and condition of the space	Extensive woodland area. Privately owned and maintained.
Value and benefit to the community	No public rights of way but it is accessible and is used like Besselsleigh Common by people enjoying a walk in natural surroundings.

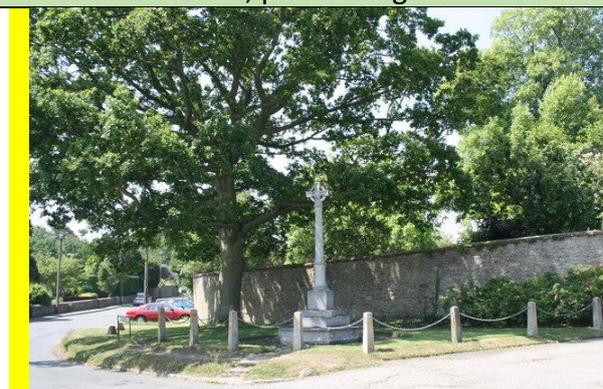
**5. Land at the corner of Fettiplace and Oaksmere**



Where is it?	Grid ref 51.707504, -1.359787 (see map)
What type it is	Open space. Grassed area on the edge of the village left undeveloped when Fettiplace Close was built.
Ownership	Westbury Homes (Holdings) Ltd

Statutory designation	None
Planning permission	None
Quality and condition of the space	Maintained area of grass next to Osse Brook on the edge of the built-up area of Appleton village.
Value and benefit to the community	Used for informal recreation. It also has a practical use as a vision splay for traffic leaving Fettiplace Close.

6. War memorial, pond and green



Where is it?	Grid ref 51.709318, -1.361700 (see map)
What type it is	Small area of grass and garden
Ownership	Appleton with Eaton Parish Council
Statutory designation	Conservation Area
Planning permission	None
Quality and condition of the space	Maintained for the community by resident
Value and benefit to the community	Historic focal point in Appleton. Community heritage. Remains of village green. There is evidence to suggest that there was a large triangular green in the centre of the village, which has been distorted by later infilling. The north side of Park Lane was incorporated into Manor Park, possibly in the 18th century or earlier. This area at the centre of Appleton village at the junction of Netherton Road, Park Lane, Oaksmere and Doctor’s Lane (also known as Pigeon Lane) is known to older residents as “the green” and is the site of the war memorial.

7. Garden of the Plough Inn, Eaton Road, Appleton



Where is it?	Grid ref 51.710343, -1.361511 (see map)
What type it is	Garden to the rear of public house.
Ownership	Hawthorne Leisure
Statutory designation	Within the Appleton Conservation Area, Asset of Community Value <sup>8</sup>
Planning permission	<p><u>Historic permissions:</u></p> <p>P10/V0611 Proposed free standing covered shelter in rear garden (part-retrospective)</p> <p>P77/V5289 Retention of caravan</p> <p>P75/V1068 Retention of caravan</p> <p>P75/V1066/EX Siting of one caravan</p> <p>P75/V1064 Conversion of barn to dwelling with residential development at rear. (Land off Eaton Road, North of Appleton House and East of Town Furlong, Appleton) (Now Whites Forge)</p> <p>P75/V1063/O Residential Development. (Land off Eaton Road, North of Appleton House and East of Town Furlong, Appleton)</p>
Quality and condition of the space	Historically well maintained for customer and community use.
Value and benefit to the community	The Plough Inn is the last of three pubs in Appleton. The large garden to the rear is extensively used throughout the year when weather permits and hosts community events such as the annual Tennis Club barbecue. This has been a pub garden for several hundred years. Situated in the centre of the village on the edge of the Green, it is valued as a meeting place and is the only communal accessible open space in the middle of Appleton. The garden is thought to be vitally important to the pub’s economic viability.

<sup>8</sup> [http://www.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ACV\\_Details&REF=17V07/2](http://www.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ACV_Details&REF=17V07/2) “The pub passes the “present and future” test under s88(1) of the Localism Act 2011: it furthers the social interests of the local community by providing a meeting place and local events, strengthening social networks. For as long as it remains a pub it is reasonable to expect that it will continue to bring benefit to the local community.”

8. Remnant of the Great Green, Eaton Road, Appleton



Where is it?	Grid ref 51.712125, -1.361700 (see map)
What type it is	Remains of a village green. Small grassed area maintained as a garden for community use.
Ownership	Appleton with Eaton Parish Council
Statutory designation	Conservation Area
Planning permission	None
Quality and condition of the space	Owned by the parish council, maintained by a volunteer.
Value and benefit to the community	Historic and amenity value. This is the last remaining fragment of the Great Green not to have been enclosed or built upon. It is situated at the centre of the village in Eaton Road. The Brownies provided a seat which is often used by cyclists and walkers taking a break while passing through the village and by people employed in the village at lunchtimes.

9. Appleton with Eaton Tennis Club, Badswell Lane, Appleton



Where is it?	Grid ref 51.711515, -1.364492 (see map)
What type it is	Recreational facility for the use by annual membership.
Ownership	Land leased from the Dick family by the Parish Council which sublets to the tennis club.
Statutory designation	Green Belt
Planning permission	No current planning applications. <u>Historic applications:</u>

	<p>P91/V1631 Construction of two tennis courts with parking space for 16 cars.</p> <p>P03/V1377 Erection of a green painted practice wall</p> <p>P09/V1436 Proposed erection of timber clubhouse/pavilion and to raise height of a 16-metre section of perimeter chain link fencing from 2.7 metres to 3.6 metres</p> <p>P15/V1250/FUL To install floodlighting to two existing tennis courts, nine lighting columns of 6.7m high with a total of 12 floodlights. All will be painted dark green (RAL 6005). The hours of use will be restricted by an automatic cut off and operated by a token system, these controls to be located in the existing clubhouse.</p>
Quality and condition of the space	Area of two tennis courts plus car parking. Well maintained by the Club.
Value and benefit to the community	Club facility well used by all ages from parish and outside. Good public access by car and on foot. Membership is primarily for residents of Appleton and Eaton and surrounding villages.

10. Jubilee Park, Badswell Lane, Appleton



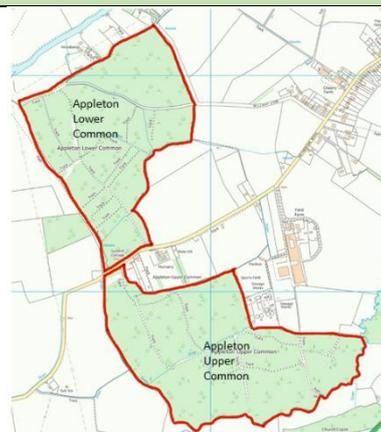
Where is it?	Grid ref 51.711109, -1.365599 (see map)
What type it is	Jubilee Park playground was developed through voluntary efforts supported by WREN and PlayBuilder funding and opened in 2012. It provides a wide variety of activities (swings, zip-wire, etc.) for children and fitness equipment for adults.
Ownership	Leased by Appleton with Eaton Parish Council from AH Cornish (Appleton) Ltd
Statutory designation	Green Belt
Planning permission	None
Quality and condition of the space	Maintained by the Parish Council
Value and benefit to the community	Important open space on the edge of the built-up area of Appleton. Important recreation facility for children and adults. The Park provides the only publicly accessible view of the River Thames, Corallian Ridge and West Oxfordshire.

11. Allotments in Netherton Road, Appleton	
	
Where is it?	Grid ref (see map)
What type it is	Allotment gardens
Ownership	St John's College
Statutory designation	Green Belt
Planning permission	None
Quality and condition of the space	The land is all owned by St. John's College and is managed on their behalf by Savills. All allotments are in use and well maintained. There are hedges/fences along boundaries.
Value and benefit to the community	The site has 37 plots and is fully let. The allotments are easily accessible to all residents of Appleton including those without access to cars. The allotment site extends from the Netherton Road and wraps around adjacent gardens. Farmed by Appleton residents since the early 20th Century. Valued for quiet recreation and providing a source of home grown produce. Open space between the houses providing long views towards the river valley. Allotments which become vacant are generally let quickly.

12. Appleton Sportsfield	
	
Where is it?	Grid ref 51.697788, -1.376482 (see map)
What type it is	Sports pitches with a pavilion which has a kitchen, two changing rooms and a substantial hall, meets all the current health and safety regulations and the facility (both the grounds and the pavilion) is available for hire.
Ownership	Appleton with Eaton Parish Council

Statutory designation	Green Belt
Planning permission	No current planning applications <u>Historic applications:</u> P08/V1838 Erection of a metal shed for storage of equipment P91/V1374 Demolition of existing pavilion and erection of new sports pavilion.
Quality and condition of the space	Owned by the Appleton with Eaton Parish Council for use by all in the Parish. It is managed by the Leisure & Recreation committee of the Parish Council. A number of volunteers carry out the day to day management of the facility.
Value and benefit to the community	The Sportsfield is on the edge of Appleton village within walking and cycling distance, 1 mile from the centre of Appleton, 2 miles from Eaton. Football and cricket are played and there is a good quality cricket square and full-sized and junior football pitches. This is the only venue available in the parish for organised team sports. Used by clubs and the village primary school and as well it is used by all ages as an open space for informal sports.

### 13. Appleton Lower Common



Where is it?	Grid ref 51.695798, -1.385758 (see map)
What type it is	Ancient woodland
Ownership	Appleton Trust, AH Cornish (Appleton) Ltd, J Blackwell
Statutory designation	Green Belt, Canada Woodland on the eastern edge is designated a Site of Special Scientific Interest (SSSI).
Planning permission	<u>No current applications for development:</u> P12/V2541/FUL Change of Use of land to allow use as a log pod/bell tent campsite only for car parking with specific conditions.
Quality and condition of the space	Accessible. Parts managed for timber.
Value and benefit to the community	Appleton Lower Common is a good-sized area of broad-leaved ancient woodland. Crossed by public footpaths. Tranquil space. Rich in wildlife and other biodiversity.

14. Appleton Upper Common



Where is it?	Grid ref 51.714720, -1.382110 (see map)
What type it is	Ancient woodland
Ownership	AH Cornish (Appleton) Ltd
Statutory designation	Green Belt, semi-natural ancient woodland, County Wildlife site
Planning permission	No current applications for development. <u>Historic applications:</u> P12/V2541/FUL Change of Use of land to allow use as a log pod/bell tent campsite
Quality and condition of the space	Appleton Upper Common is a large area of ancient woodland on the western edge of the parish which has been continuously wooded for at least 400 years and is one of Oxfordshire’s wildlife sites. It is privately owned and has planning permission for camping uses and is not publicly accessible.
Value and benefit to the community	On the very edge of the parish. No public access.

15. Appleton Landing



Where is it?	Grid ref 51.714720, -1.377529 (see map)
What type it is	Waterfront open space
Ownership	Appleton with Eaton Parish Council
Statutory designation	Green Belt

Planning permission	None
Quality and condition of the space	Maintained by the parish council for community use.
Value and benefit to the community	Appleton Landing is a small grassy waterfront area with good public access from bridleways. Well used for walking and dog walking. Important historic access to the river from Appleton.

### 3. Identifying Local Need for Green Spaces

The Evidence Base identified the available socio-economic data for the villages. According to the 2011 census, Appleton with Eaton parish comprised 915 people in 370 households. At the 2011 census there were 384 dwellings in the village in 2011, which was a slight increase from 377 dwellings in 2001.

The parish has many community facilities and a very active community and it is adequately provided for in terms of accessible Green Spaces according to ANGst criteria (*see box below*). However, over the years green space such as the central green has been whittled away and if this were to continue it would impact the rural and historic character of the village.

#### **Standards for access to Green Space**

The Accessible Natural Green Space Standards (ANGst): ANGst sets a range of accessibility standards for natural sites and areas within easy reach of peoples' homes. In particular, ANGst recommends that everyone, wherever they live, should have an accessible natural green space of at least 2 hectares (5 acres) in size, no more than 300 metres (325 yards or 5 minutes' walk) from their home.

The framework contained in the Vale of White Horse Green Infrastructure Audit recommends that everyone, wherever they live, should have at least one accessible natural green space (20 hectare) within two kilometres of home.

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

- climate change adaptation for example by flood alleviation

The Village Character Assessment records local perceptions of the value of the remaining Green Spaces in both villages and how they are used. The rural nature of the parish is greatly valued by all who live in or visit Appleton and Eaton. Residents wish to protect the rural look and feel of the villages and place great value on green spaces and open views.

#### 4. Community and Stakeholder Engagement

Residents strongly endorsed Objective 4 of the Appleton with Eaton Neighbourhood Plan “to protect, enhance and conserve existing locally important Green Spaces.” Residents’ feedback made it clear that the access to countryside, Appleton with Eaton’s rural atmosphere and its village identity are amongst the things they enjoy most about living in the village. Because of Appleton with Eaton’s high elevation on the Corallian ridge and its rural setting, views into and out of the village are also highly valued by residents.

Planning Practice Guidance clarifies that a Local Green Space does not need to be in public ownership. However, the local planning authority (in the case of local plan making) or the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space.

Land ownership was identified, and owners were informed of the proposed designation. Once an owner was identified, a letter was sent to the landowner informing them of the status of the proposed designation in planning terms, the outcome of the assessment and the process by which they can comment. Landowners have the opportunity to make representations in respect of proposals in the draft plan.

#### 5. Green Spaces Assessment

The first stage of the assessment is to look at existing designations to check whether these already provide adequate protection. At this stage the sub-group also checked whether the site is subject to planning permission or allocated for development in the Local Plan or Neighbourhood Plan.

These issues provide a first cut before further assessment as potential Green Spaces. If a site has planning permission for development, Local Green Space designation will rarely be appropriate. Exceptions could be where the designation would be compatible with the planning permission or where planning permission is no longer capable of being implemented.

If a site is allocated in a Local or Neighbourhood Plan, then it is unlikely to be appropriate to designate it, unless it can be shown that the Local Green Space could be incorporated within the site as part of the allocated development. Local Green Spaces should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and

the Local Green Space designation should not be used in a way that undermines this aim of plan making. The space should be capable of enduring beyond the plan period.

Local Green Space designation could be useful in the Green Belt, where the land also meets the criteria set out set out above. Green Belts do not recognise the landscape quality or community value of land. So there are instances where Local Green Space designation could be useful. For example, it could recognise and protect the community value of a sports pitch on the edge of the Green Belt, adjacent to a housing estate. Local Green Space designation may also be useful in identifying Green Space of value to the community in Conservation Areas. Local Green Space designation could offer useful additional protection in SSSIs and other natural environment designations, making clear that such areas have community value. Similarly, while being an asset of community value is a material consideration in making planning decisions, Local Green Space designation could provide stronger and more specific protection.

*Initial assessment: planning permission, allocation or designation*

Open/green space	1. Current planning permission?	2. Allocated?	3. Designation?
1. Landing Stage at Bablock Hythe	No	No	Green Belt
2. Garden of the Eight Bells pub, Eaton	No	No	Asset of Community Value
3. Allotments at the Eaton Turn	No	No	Green Belt
4. Colliers Copse, Besselsleigh Woods	No	No	Green Belt
5. Corner Oaksmere and Fettiplace, Appleton	No	No	No
6. Appleton war memorial and pond	No	No	Conservation Area
7. Garden of the Plough Inn, Appleton	No	No	Conservation Area, Asset of Community Value
8. Remnant of the Great Green, Appleton	No	No	Conservation Area
9. Appleton with Eaton Tennis Club	No	No	Green Belt
10. Jubilee Park, Appleton	No	No	Green Belt
11. Allotments, Appleton	No	No	Green Belt
12. Appleton Sportsfield	No	No	Green Belt
13. Appleton Lower Common	No	No	Green Belt, SSSI
14. Appleton Upper Common	No	No	Green Belt
15. Appleton Landing	No	No	Green Belt

As many of these sites have designations such as Green Belt, SSSI or Conservation Area, it is necessary to consider whether the additional designation is necessary and would serve a useful purpose. In addition, the sites with planning permissions on them would only be suitable for Green Space designation if the proposed development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented.

*Decision on which sites to assess further:*

<b>Open/green space</b>	<b>Further assessment for green space designation?</b>	<b>Reasons</b>
1. Landing Stage at Bablock Hythe	No	Green Belt protection sufficient
2. Garden of the Eight Bells pub, Eaton	No	Green Belt protection sufficient
3. Allotments at the Eaton Turn	No	Green Belt protection sufficient
4. Colliers Copse, Besselsleigh Woods	No	Green Belt protection sufficient
5. Corner Oaksmere and Fettiplace, Appleton	No	No planning permissions, allocation or designation. No particular historic value or amenity use. Not considered special
6. Appleton war memorial and pond	Yes	Green space designation will further protect from development, including that which is sympathetic to the Conservation Area
7. Garden of the Plough Inn, Appleton	No	Current planning application (February 2019) for development in the garden.
8. Remnant of the Great Green, Appleton	Yes	Green space designation will further protect from development, including that which is sympathetic to the Conservation Area.
9. Appleton with Eaton Tennis Club	No	Green Belt protection sufficient
10. Jubilee Park, Appleton	No	Green Belt protection sufficient
11. Allotments, Appleton	No	Green Belt protection sufficient
12. Appleton Sportsfield	No	Green Belt protection sufficient
13. Appleton Lower Common	No	Green Belt protection sufficient
14. Appleton Upper Common	No	Green Belt protection sufficient
15. Appleton Landing	No	Green Belt protection sufficient

*Further assessment against identified criteria*

Open/green space	Proximity?	Not extensive?	Demonstrably special? (see evidence below)
6. Appleton war memorial and pond	Yes	Yes	Yes
8. Remnant of the Great Green, Appleton	Yes	Yes	Yes

The proximity of a Local Green Space to the community it serves will be depend on local circumstances including why the green area is seen as special, it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served. The assessment of proximity can depend on the size of the community to which the green space relates, the size of the green space and the value placed on it by the community. However, the land must not be isolated from the community.

Local Green Space designation should only be used where the green area is not an extensive tract of land. Blanket designation of open countryside adjacent to settlements will not be appropriate. The areas should normally be fairly self-contained with clearly-defined edges, feel local in character and scale and connect physically, visually and socially to the local area.

Each of the areas examined in the table above are considered demonstrably special to the local community. Evidence must be provided of each site's value to and use by the local community to show that the land holds a particular local significance. The sites must each fulfil one or more of the criteria a) to e) which are set out in the table and explained in the notes below the table. The table briefly sets out the evidence for each site against each criterion.

*Assessment of how each site is demonstrably special*

6. Appleton war memorial and pond	
(a) Beauty	Open area bounded by stone walls with an elegant stone cross and oak tree as a focus.
(b) History	Historic focal point in centre of village, community heritage as it is the remains of a large triangular green in the centre of the village.
(c) Recreation	Community asset maintained by an organised group of volunteers.
(d) Tranquillity	Calm centre of the village.
(e) Wildlife	The pond is rich in aquatic insects.
8. Remnant of the Great Green, Appleton	
(a) Beauty	The area has been reinstated by a volunteer to provide a quiet restful space in the middle of the village.
(b) History	This last remnant of the Great Green was purchased by compulsory purchase order by the local council of the time on behalf of the Parish Council to save it from being enclosed. It is open to the road and accessible to village residents. With the alms houses garden, contributes to the open feel of this part of Eaton Road.

(c) Recreation	The small area of grass is maintained by a local resident for community use. The Brownies have provided a seat which is often used by cyclists and walkers resting in the village and by working people for eating lunch.
(d) Tranquillity	The Brownies have provided a seat which is often used by cyclists and walkers and by people employed in the village for eating lunch.
(e) Wildlife	Deer. Evidence of badgers and moles is often seen in the road and surrounding gardens.

Notes on the criteria for sites to be of demonstrably significant local value

- a) **Beauty.** This relates to the visual attractiveness of the site, and its contribution to landscape, character and or setting of the settlement. LGS would need to contribute to local identity, character of the area and a sense of place, and make an important contribution to the physical form and layout of the settlement. It may link up with other open spaces and allow views through or beyond the settlement which are valued locally.
- (b) **Historic significance.** The land should provide a setting for, and allow views of, heritage assets or other locally-valued landmarks. It may be necessary to research historic records from the County Archaeologist or National or Local Records Office.
- (c) **Recreational value.** It must have local significance for recreation, perhaps through the variety of activities it supports, and be of value to the community.
- (d) **Tranquillity.** Some authorities have an existing tranquillity map showing areas that provide an oasis of calm and a space for quiet reflection.
- (e) **Richness of wildlife.** This might include the value of its habitat, and priority areas may have been identified by the council. It may require some objective evidence, such as a designation, like a wildlife site or Local Nature Reserve.

## 6. Conclusion

Most of the spaces that were originally identified did not fully meet the criteria.

The Appleton with Eaton Neighbourhood Plan Steering Group considered the remainder of the sites identified which had been identified for consideration as Local Green Spaces at its meeting on 13 December 2017. It was felt that other valued Green Spaces, while fitting the Group's criteria, were already protected as noted above.

Two sites were selected for designation as Local Green Spaces in the Appleton with Eaton Neighbourhood Plan:

1. **Appleton Green (war memorial and pond)** (Grid ref 51.709318, -1.361700)
2. **Remnant of the Great Green, Eaton Road, Appleton** (Grid ref 51.712125, -1.361700)

Reference	17V07/2
Location	The Eight Bells Eaton Abingdon OX13 5PR
List Date	
Decision to accept application	Yes
Decision Date	15/09/2017
Decision Details	A valid nomination has been made by Eaton Parish Council, with the original decision to nominate recorded in the minutes of a meeting held on 13 April 2015. The pub passes the 'present and future' test under s88(1) of the Localism Act 2011: it furthers the social interests of the local community by providing a meeting place and local events, strengthening social networks. For as long as it remains a pub it is reasonable to expect that it will continue to bring benefit to the local community.
Protected Expiry Date	
Request for Review Date	
Review Outcome	
Review Outcome Date	
Expiry Date	15/09/2022
Removal Date	15/09/2022
Application to Dispose Date	
Disposal Date	
Section 95 Notice Date	
Request to be treated as bidder Date	
Request to be treated as bidder Decision	
Request to be treated as bidder Decision Date	
Interim Moratorium Expiry Date	
Full Moratorium Expiry Date	
Appeal Submitted Date	
Appeal Decision	
Appeal Decision Date	

## Assets of Community Value Details

Reference	15V11/1
Location	PLOUGH INN EATON ROAD APPLETON ABINGDON OX13 5JR
List Date	
Decision to accept application	Yes
Decision Date	16/12/2015
Decision Details	Presently the pub provides the necessary social wellbeing and social interest for the village and there is no reason to think they will not continue to do that. They are active in involving the community including quiz nights,Aunt sally matches and celebratory parties which demonstrates their ongoing commitment to success.
Protected Expiry Date	
Request for Review Date	12/01/2016
Review Outcome	
Review Outcome Date	03/03/2016
Expiry Date	16/12/2020
Removal Date	16/12/2020
Application to Dispose Date	
Disposal Date	
Section 95 Notice Date	
Request to be treated as bidder Date	
Request to be treated as bidder Decision	
Request to be treated as bidder Decision Date	
Interim Moratorium Expiry Date	
Full Moratorium Expiry Date	
Appeal Submitted Date	
Appeal Decision	
Appeal Decision Date	