

# **Appendix A**

**Goring Residents Association, Local Green Space Report**

# **Local Green Space Report**

## **Introduction**

The National Planning Policy Framework (NPPF) published by the Department for Communities and Local Government in March 2012 set out the government's planning policies for England. Paragraphs 76 to 78 introduced a new Local Green Space designation (LGS) to protect local green areas of particular importance to local communities. This was designed to enable communities, in certain circumstances, to identify and protect areas that are of value to them through local and neighbourhood plans.

Once designated, the LGS is subject to the same strong development restrictions as Green Belt, and new development here is ruled out other than in special circumstances.

Some areas may already be available for public access, other land could be considered for designation even if there is no public access. However, designation does not confer any rights of access over what currently exists.

### **Local Green Space criteria**

#### **1. Reasonably close proximity to the community it serves**

There is no definition of this in the NPPF and it is up to individual planning authorities to define. The land must not be isolated from the community and would normally be within easy walking distance of the community served.

#### **2. Demonstrably special to a local community**

Evidence must be provided of the land's value to and use by the local community to show that the land holds a particular local significance. The land must fulfil one or more of the following criteria:

##### **(a) Beauty**

This relates to the visual attractiveness of the site, and its contribution to landscape, character and/ or the 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 that are valued locally.

**(b) Historic significance**

The land should provide a setting for, and allow views of, heritage assets or other locally-valued landmarks.

**(b) Recreational value**

It must have local significance for recreation, perhaps through the variety of activities it supports, and be of value to the community.

**(c) Tranquillity**

Some local authorities have an existing 'tranquillity map' showing areas that provide an oasis of calm and a space for quiet reflection.

**(d) Richness of wildlife**

This might include the value of the habitat and priority areas may have been identified by the local authority. Some objective evidence may be required such as a designation, like a wildlife site or Local Nature Reserve.

**3. Process**

LGS can only be designated when the local plan is being reviewed or a neighbourhood plan is being produced.

**Extract from National Planning Policy Framework (DCLG 2012, paragraphs 76-78)**

*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.*

**This advice has been provided by The Open Spaces Society  
INFORMATION SHEET NO. C20. Local Green Space Designation.**

**This report recognises the advice contained in the Planning Practice Guidance for Local Green Space Designation in that any Designation of Local Green Space will need to be consistent with local planning for sustainable development in the area. This report has been produced to show the importance of the Goring Gap to local communities bordering it and the value they attach to it. They would like Local Green Space Designation in order to protect and preserve these areas of special significance.**

## **Goring Gap**

The Goring Gap is an area of land divided by the railway line and associated ribbon development south to the Ilex Avenue. The northern section is bounded by Goring Street to the east, the railway to the south, Ferring Village to the west, and the A259 to the north.

The southern or coastal section is bounded by the Plantation to the east, Marine Drive to the south, Sea Lane Ferring to the west and the Ilex Avenue to the north.

Both parts of the Gap are easily accessible by local communities and have been designated a Strategic Gap in successive local development plans of both Worthing Borough Council and Arun District Council, designed to prevent coalescence between the settlements of Ferring and Worthing (northern section) and Ferring and Goring (southern section). Both areas of land are regarded as of special significance to the adjoining local communities.

The Goring Gap was originally part of the Goring Hall estate which stretched from Sea Lane Goring to Sea Lane Ferring and north to the fields at Northbrook.

Both sections of the Gap appear to fulfil the criteria listed as appropriate for Local Green Space designation and neither area is an extensive tract of land but allows areas of calm and tranquillity and open space between the two settlements of Ferring and Goring, and Ferring and Worthing. The boundary between Worthing Borough and Arun District runs through both parts of the Gap.

### **1. Reasonably close proximity to the community it serves.**

The northern section of the Gap is easily accessible by a designated public footpath (No. 2121), which traverses the edge of the site from Goring Street to Ferring following the route of the adjacent railway line. A further footpath leads off from footpath No. 2121 and is designated as No. 2121/1. This leads to Ferring Lane. Local people on both sides of the Gap are within easy walking distance of this area of land.

The southern section of the Gap is also easily accessible by local people from both communities, Ferring and Goring, by several routes. The Ilex Avenue, which adjoins the northern edge, is a designated public bridleway (No.3111) and also a public walk and pleasure ground, held in Trust for the people of Worthing in perpetuity. A designated footpath, located in the northwest corner (No. 3629) leads from the Ilex Avenue to another designated footpath (No. 3092) which follows the western edge of the Gap to the coast (Greensward) at Ferring. There are two roads with egress into the Gap, Bodiam Avenue and Glynde Avenue, which were constructed during the 1930s and were to have been part of the Goring Hall Estate until the war interrupted construction in 1939. After the war the idea of ensuring there were gaps between settlements to prevent coalescence and to maintain their identities, took hold and further building was prevented. Another footpath leads through the area of woodland on the eastern edge of the Gap, known as the Plantation, and ends at the beach at Goring. Views of the Gap can be seen from the Greensward, now designated a Village Green.

Other informal footpaths run across both parts of the Gap.

### **2. Demonstrably special to the local community.**

#### **(a) Beauty**

The views afforded by the Goring Gap are greatly appreciated by local people, surrounding communities and visitors to the area.

The views from within the northern part of the Gap from public footpath 2121 looking north, encompass uninterrupted views to Highdown Hill (a designated ancient monument and owned by the National Trust) and the sweep of the South Downs National Park which are an important feature of the landscape and define this area's character for both communities, Ferring and Worthing. In fact this part of the Gap is in close proximity to the South Downs National Park being separated only by the A259. Views westward extend to Green Park, Ferring across open farmland (still in cultivation) and views eastwards,

although interrupted by development alongside Goring Street, allow clear views of the Downs north of Worthing. The river Rife traverses this area from Goring Street to Ferring. The scene within this area of the Gap is one of tranquillity and rural calm.

The southern section of the Goring Gap incorporates a variety of views of the landscape. Views south are of an unspoilt area of coastline, presenting a natural coastal path (designated public footpath No. 3703) bounded by an area of green, The Greensward, now a Village Green. Views westwards are of open fields (also still farmed) to Ferring and while eastwards the view is of the woodland belt known as The Plantation which stretches to the beach.

The view northwards from The Greensward encompasses several important landmarks. From open fields the eye is drawn towards the impressive stretch of Holm Oaks (one mile long), The Ilex Avenue, which traverses the width of the Gap, and further north to the South Downs National Park reaching the line of trees crowning the peak of Highdown Hill. Goring Hall (Grade II listed) can also be viewed from the Gap.

Local people consider the landscape of the Goring Gap to be of special significance as each of these features contributes to the essential character of their communities and to their historic past.

#### **(b) Historic significance**

The landmarks and heritage assets associated with the Goring Gap are an essential part of the history and character of the area.

#### **1. Highdown Hill**

Highdown Hill is an important feature of the landscape between Ferring and Worthing and the Goring Gap provides a rural outlook and setting for this important historic site. The site was made a scheduled ancient monument in 1930 and is now owned by the National Trust. Frank Fox-Wilson comments in *The Story of Goring and Highdown* that:

*'The hill became as important in the early history of Goring as it is prominent in the surrounding scenery. Inevitably, whoever camped on Highdown controlled the plain below. The real story of Goring begins on the hill whose view stretches from Beachy Head to the Isle of Wight'.*

sussexarch.org.uk records the following:

#### **'Bronze Age Settlement**

The earliest archaeological evidence for use of the hill is during the Bronze-Age. In the 19<sup>th</sup> century, Colonel Lane Fox excavated a pit just inside the ramparts on the south side. The oblong pit, cut into the chalk, had steps leading into it and a smooth floor. The contents of the pit consisted of large quantities of animal bone, including dog, some bronze age pottery and a

Bronze dagger placed pointing upright in one corner, with a bone pin nearby. The pit was cut into by later burial, probably Saxon. The regularity of the cutting of the pit and the way the objects were placed may suggest a ritual deposit rather than a rubbish pit.

Later, during the 1939 excavations of the Iron-Age camp on the summit of the hill, remnants of Late Bronze-Age huts, two hearths and a cooking pit were found beneath the ramparts. One hut seems to have been built on the site of another, with a medley of postholes and two different floor levels, suggesting a long term use of the site during the Bronze-Age.'

Frank Fox-Wilson in *The Story of Goring and Highdown* notes that during the Iron-Age from around 500BC '*the summit of Highdown was fortified with a ditch and a rampart.*'

Sussexarch.org.uk records that

#### 'The Iron-Age Camp

It seems that the Iron-Age camp was built around the time of the first invasions from the continent. It is quite probable that the Bronze-Age settlement here was destroyed during this invasion and the ramparts erected by the invaders to defend the site, later being modified at other times in its history.'

#### The Bath-House

Frank Fox-Wilson in *The Story of Goring and Highdown* notes the discovery of a Roman Bath-House on Highdown:

*'Excavations at the bath-house on Highdown were made in 1937. It lies on the west flank of the hill towards the lovely old manor house of Ecclesden, close to the disused chalk pits. Discovery of the site was due to the work of moles burrowing under the turf and throwing up fragments of red tile. They were seen by an Oxford undergraduate Mr. W.H.C. Frend on a holiday walk, and the resulting dig revealed an extensive bath-house which was probably part of a small villa.'*

sussexarch.org.uk records the discovery of the Saxon Burial Ground as follows:

#### 'The Saxon Burial Ground

In 1892 during the planting of trees on the summit of Highdown Hill, a Saxon burial ground was found by the owner of the land and 86 graves were excavated, which occupied most of the inside of the camp and a small area on the outside.....The bodies found inhumed were mostly males of around 6 feet tall, none of them at a particularly advanced age, perhaps indicating that this was a burial ground for warriors who died during the Saxon invasion, although many of the objects found would suggest that this wasn't

the case. In the majority of cases, the bodies buried rather than cremated were laid out east-west with the head to the west. This is one of the earliest Saxon burial grounds found in Sussex'.

Frank Fox-Wilson in *The Story of Goring and Highdown* comments that

*'The conclusion of the archaeological investigations is that Highdown was one of the most important Saxon burial sites in Sussex.'*

## **2. Highdown Gardens**

Frank Fox-Wilson relates in *'The Story of Goring and Highdown'*, page 69, that the house at Highdown was built by the Lyon family around 1820. The Lodge Houses on the Littlehampton Road (A259) were built around 1860. They can be seen from the Goring Gap (north).

In 1909 Sir Frederick and Lady Stern moved into the house and according to Frank Fox-Wilson (*The Story of Goring and Highdown*) Sir Frederick, an amateur scientist and botanist, worked for 50 years to create *'the first large scale chalk garden in the country. The 40 acre garden was designed with the help of Sir Arthur Hill, one time director of Kew Gardens. Over the years plants were brought to Highdown from all over the world.....Most of them can still be seen in the garden today'*.

When Sir Frederick died in 1967 and Lady Sybil in 1972, the house and the famous garden were left to Worthing Borough Council. Although the house was sold, the gardens remain in the ownership of Worthing Borough Council. The Goring Gap together with Highdown provides a backdrop for this very important garden.

## **3. Goring Hall**

Goring Hall is visible from the southern area of the Gap as noted in the Conservation Area Appraisal – XII Goring Hall by Worthing Borough Council and is a Grade II listed building. The following extract from the Conservation Area Appraisal states:

*An important feature of Goring Hall is its setting in significant supporting space with architecturally landscaped grounds setting off the buildings. Some 50 metres to the south of the main house is a substantial terrace wall overlooking playing fields and affording distant views of the sea. Goring Hall has a commanding coastal aspect, and can be seen from the seafront across open fields with the Ilex Avenue beyond.*

Goring Hall is included in the document 'Worthing Listed buildings- Alphabetical listing by street' which lists buildings in the English Heritage 'List of Buildings of Special Architectural or Historic Interest' which are within the Borough of Worthing.



The listing states:

Goring Hall    Worthing Ilex Way TQ 10  
                  SW 24/228 Goring Hall II        17- FEB- 1988

School, formerly house, c1889 in Queen Anne style, a replica of the earlier house on the site by Charles Barry which was burnt down and identical except that the earlier house was rendered. Built in red brick in Flemish bond.....Round-headed staircase window with shield of Bowes-Lyon family.....The house was built for the Lyon family. Originally it had a tower which has since been demolished. Listing NGR: TQ1059902462

David Lyon, acquired the estate in 1834 and constructed Goring Hall in 1840. The fireplace in the hall records that date. In 1888 a disastrous fire destroyed the original Goring Hall but '*An exact replica was rebuilt by Major William Lyon within 12 months (Frank Fox-Wilson The Story of Goring and Highdown)*'.

#### **4. The Ilex Avenue and the Plantation**

Shortly after acquiring the Goring Hall estate in 1834, David Lyon planted the mile-long avenue of Ilex Oaks (Holm Oaks, Evergreen Oaks, or Quercus Ilex ) known as The Ilex Avenue which is unique in this country and stretches from Goring church in the east to Sea Lane, Ferring in the west. It was planted to line the drive to the entrance of the house. Large wrought iron gates were erected at either end of the drive, with the main entrance near Goring church having a lodge house called East Lodge in order to house the keeper who was employed to guard the entrance and open the gate to visitors. East Lodge was demolished in approx. 1933 to allow the construction of the roundabout at the north end of Sea Lane, Goring. The West Lodge, at the Sea Lane, Ferring end, was demolished in the 1960s.

The Royal Horticultural Society describes Quercus Ilex as '*a large evergreen tree with black, finely cracked bark, developing a massive, rounded crown. Glossy dark green, ovate leaves, whitish beneath contrast with whitish young foliage and yellow catkins.*'

Kew Gardens' Important Trees list features Quercus Ilex and describes it as follows, '*It is a hardy, slow growing tree, and seems to thrive in coastal areas, as it appears to cope well with strong winds and is sometimes used as a shelter tree. The acorns are smaller than those of the English oak but are voraciously eaten by pigs who find them delicious. It is believed that this food source gives some Italian hams their distinctive flavours.*'

The Woodland Trust states that '*Holm Oak (Quercus Ilex) is an evergreen broadleaf tree native to the Mediterranean region.*

*It was introduced to Britain in the late 1500s, and is found growing in a variety of situations, such as parks and gardens. Trees are resistant to salt-spray from the sea, and are often planted as a windbreak in coastal situations.'*

The Woodland Trust also makes the observation that *'Holm Oak is not as valuable to wildlife as native English or sessile oaks, but its catkins provide a source of pollen for bees and other insects, while its dense, evergreen canopy offers year-round shelter for birds.'*

In 1935 the ownership passed to Worthing Borough Council as the Goring Hall Estate was planned, by Hesketh Estates, Southport, Limited. The General Purposes Committee of Worthing Corporation of 2<sup>nd</sup> January 1934 states:

***'Plantation. Area 8.540 acres.***

*The Vendors propose to dedicate this to the Corporation free of cost, as they consider this belt of woodland is, with the Avenue, the finest feature of the Estate, and should be preserved for all time and that both in the interests of the future residents on the estate and of the general public, it should be vested in the Local Authorities.'*

***'The Avenue.***

*Our Clients would be prepared to dedicate the site of the Avenue, and the Plantation opposite North Lodge, free of cost, to the Corporation, in consideration of their paying the difference in the cost of the two carriageways and necessary services, which will be required, in order to preserve the Avenue, as against the cost of widening the existing Avenue to a road of full width.'*

The Avenue was donated to the Borough of Worthing in 1935 to be held in Trust, that it should be maintained for all time as a public walk and pleasure ground. The conveyance states *'The Corporation shall at all times hereinafter maintain the land hereby conveyed and every part thereof as a Public Walk and Pleasure Ground'*.

While the Avenue stretches from east to west, the Plantation was planted north to south to the beach and intersected the Avenue by Goring Hall forming a cruciform pattern depicted in aerial photographs of the time.

Evidence of the importance attached to the Avenue and the Plantation can be found in the original brochure for the Goring Hall Estate. The brochure contains the following:

*'Another feature of the Estate which it is intended shall be preserved in all its natural beauty is the wonderful avenue of Ilex Oaks which traverses the Estate from east to west. This avenue, which it is believed is the only one in this country, forms a veritable archway of green. There is also a wooded walk running through the Estate from north to south, the sylvan beauty of which is to be preserved for all time.'*

Conservation Area Appraisal – XII Goring Hall by Worthing Borough Council states the following:

***'Greenery and Open Spaces***

*Open Spaces are important to the setting of prominent buildings, in the Conservation Area, notably Goring Hall, and to some extent The Bull Inn. The dominance of planting, particularly trees, is an important feature of the area. Quercus ilex trees are a strong linking feature along the Ilex Avenue through to Sea Lane Goring and the church, but also in individual gardens. Scots Pines also are prominent in some views. The Ilex Avenue is said to be the longest avenue of Quercus ilex in the world.'*

The landmarks, historic buildings and heritage assets associated with the Goring Gap are enhanced by the surrounding space afforded by the Gap and provide suitable settings for their appreciation.

Paragraph 126 of the National Planning Policy Framework states:

*Local Planning Authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.'*

**(c) Recreation.**

Although the Goring Gap does not provide areas for recreation such as ball games or sports as it is mainly farmed, it does allow for local people to walk dogs and generally walk, take exercise, or just enjoy the open air. It does support local bird watchers who use the area to monitor bird activity.

The established, designated footpaths, on both parts of the Gap provide egress. These are public footpaths 2121, 2121/1, 3629, 3092, and public bridleway 3111 (The Ilex Avenue) as well as a woodland walk through the Plantation on the eastern edge of the coastal Gap.

All these footpaths and the roads, Bodium Avenue and Glynde Avenue allow access to the Gap for walking and enjoyment of open space. There are also informal footpaths along the field boundaries in the coastal Gap and along the Rife stream in the northern Gap, which are well used by local residents. Astronomical groups hold observation sessions on the darker skies above the coastal Goring Gap away from street lights or the light pollution that rises above towns.

#### **(d) Tranquillity.**

Paragraph 123 of The National Planning Policy Framework identifies the concept of 'areas of tranquillity' and states:

*'Planning policies and decisions should aim to:*

- *identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.'*

Certainly local people view the Goring Gap as offering an area of calm and escape from the urban development that surrounds it. Within both parts of the Gap there is very little noise and this engenders a feeling of well-being and calm.

The northern section of the Gap is bounded by the railway to the south which adjoins public footpath 2121, but noise is only intermittent with the passing of trains and no noise can be heard from this path from either the A 259 on the northern boundary or from Goring Street on the eastern boundary.

The southern section of the Gap is relatively noise free, being bounded by the Ilex Avenue along the northern boundary, the Plantation along the eastern boundary, the coast road- Marine Drive to the south, and Sea Lane, Ferring to the west. Within the Ilex Avenue and footpaths there is very little transmission of noise.

The Campaign to Protect Rural England has been proactive in promoting research into 'tranquillity' and commissioned a survey to establish which are the qualities people value most in the English countryside- and nearly three-quarters (72%) said that tranquillity topped the list.

The CPRE followed this up by working with university researchers to map the tranquillity levels of all areas across England. The result was a technical report entitled 'Tranquillity Mapping: developing a Robust Methodology for Planning Support' (January 2008 (revised)) undertaken by Northumbria University (Centre for Environmental and Spatial Analysis – CESA), Newcastle University- Landscape Research Group, in collaboration with Bluespace environments, Durham. The researchers had to define 'tranquillity' and started with the following:

### **'3 Section A, Tranquillity Mapping, Background**

#### **3.1 Tranquillity**

'Tranquillity' is a widely used term. It is considered to be a state of calm, quietude and is associated with peace; a state of mind that promotes mental well-being. It is considered to be a significant asset of landscape, appearing

as an objective attribute in a range of strategies, policies and plans. However, until 2004, previous attempts to map tranquillity had suffered from expert-driven definitions and a sole focus on factors that detract from tranquillity.

Tranquillity appears to be a holistic sensory experience and there are many variables which input into an individual's feelings of tranquillity. Consultation for the research carried out in 2004 included definitions of tranquillity as a 'state of mind when in nice surroundings' and 'areas you can visit to leave all your troubles behind [to] escape from life's hustle and bustle'. The link between the experience and the environment is clear.'

In 2011, a study termed the 'UK National Ecosystem Assessment' was published. The idea was to assess nature's value to society. One of the key findings (Chapter 10- Urban Key Findings) was:

***'Access to Urban greenspace is essential for good mental and physical health, childhood development, social cohesion and other important cultural services. More than 6.8% of the UK's land area is now classified as 'urban', with more than 10% of England, 1.9% of Scotland, 3.6% of Northern Ireland and 4.1% of Wales contributing to this habitat. Approximately 80% of the population resides in these areas, where the amount of mean accessible green space is 2 hectares (ha) per 1,000 people in England and 16 ha per 1,000 people in Scotland. Deprived areas systematically fare worse in terms of quantity and quality of greenspace.'***

Since that study was published there has been a 'UK National Ecosystem Assessment Follow On' published in June 2014. One of 'The Key Messages' states:

***'4. The UK NEAFO makes particular advances in valuing cultural ecosystem services that give rise to a range of material and non-material benefits to human well-being, but are frequently overlooked in decision-making. The UK NEAFO defines cultural ecosystem services as the individual or shared benefits to human well-being that arise from the interactions between environmental spaces (e.g. gardens, parks, beaches and landscapes) and cultural practices (e.g. gardening, walking, painting and watching wildlife). Culture is not a property of ecosystems per se, but something co-created over time between people, their values and the environment.'***

This seems to summarise the benefits of 'tranquillity' within the Goring Gap.

#### **(e) Wildlife.**

Sussex Biodiversity Record Centre provided a Desktop Biodiversity Report on the Land between Goring and Ferring (ESD/14/233) for the Ferring Conservation Group on 7<sup>th</sup> May 2014. The search area was defined as TQ1001, TQ1002, TQ1003, and TQ0903. The enquiry and species search area is shown on the Designated Site Map in Appendix 5.

The Sussex Rare Species Inventory Report recorded 8 rare species of Flowering Plants, 1 rare moth, and 1 rare mammal.

There are records of three species of bats and 176 species of birds. Of the birds 30 of those were classified as being on the red list, while 79 were on the amber list. The summary of the Report is included in Appendix 5.

Being on the red list means that these species are of the highest level of conservation concern and being on the amber list implies that those species are of the next level of conservation concern.

The Sussex Ornithological Society in their book *'The Birds of Sussex'* state on page 73 that *'apart from the Capercaillie, all the UK's Red-listed species have been recorded in Sussex'*. The Sussex Ornithological Society in *'The Birds of Sussex'* also list in a Gazetteer on page 597, the key towns and locations of ornithological interest in Sussex and Goring Gap is included on this list.

The coastal part of the Goring Gap is important for bird species that either breed, feed or roost there or use the area as a migration 'funnel' northwards in spring, or southwards in autumn. Recent sightings include the following records from the Sussex Ornithological Society:

*'22<sup>nd</sup> September 2014*

*At Goring Gap, in pleasant sunshine, in a one-and-a-half hour spell before high tide this afternoon we enjoyed the company of 17 avian species and for once, a distinct absence of marauding fidos!*

*Highlights were 6 Wheatears, 14 Sandwich Terns, 4 Mediterranean Gulls, 2 Dunlin, 121 Turnstone, 25 Sanderling and 82 Ringed Plovers. The latter caused some amusement as we'd been unaware of their presence until a lone bird flew over from the beach, sounded an alarm note over the ploughed field, which resulted in the other birds lifting 'en masse', perform a circuit and land back in the field again! Curious and comic to watch.*

*John and Shena.'*

And a further posting states:

*'This morning at the Gap between 0800 and 0900, bird activity included 10 Wheatears, five Yellow Wagtails (on the ploughed but unrolled part of the fields) several fly-over Meadow Pipits, just five Swallows and mass panic from the large number of mostly Black-headed Gulls when a Marsh Harrier flew in from the sea accompanied by corvids!*

*A couple each of Mediterranean Gulls and Sandwich Terns as well as nine Oystercatchers and five Little Egrets flew W [west]. Clive.'* This was posted by Clive Hope.

Although the Goring Gap does not have a wildlife designation such as a SSSI or National Nature Reserve one of the ways in which the existing wildlife area can be safeguarded is as part of a Local Green Space designation. Leicester City Council and Leicestershire County Council have produced a Leaflet entitled '*Local Green Spaces Toolkit and Existing Policy Context*' in which on page 9, they state:

*The proposed designation should be a means of protecting parcels of land which do not fall under existing statutory designations or protective ownership and which for various reasons will not meet the criteria for doing so. The emphasis is on green spaces that are inclusive and benefit the wider community, rather those which are only visible or accessible to a minority. Therefore, land covered by the following statutory designations would not be included, as there already exists a legislative and policy framework to protect them:*

- SSSIs

[www.naturalengland.org.uk/information\\_for/sssi\\_owners\\_and\\_occupiers/default.aspx](http://www.naturalengland.org.uk/information_for/sssi_owners_and_occupiers/default.aspx)

- National Nature Reserves

[www.naturalengland.org.uk/ourwork/conservation/designatedareas/nnr/default.aspx](http://www.naturalengland.org.uk/ourwork/conservation/designatedareas/nnr/default.aspx)

The fact that the Goring Gap hosts many species as shown in the Sussex Biodiversity Record Centre Report (7<sup>th</sup> May 2014) Appendix 5 points to the need to safeguard the wildlife at this site.

**Conclusion:** When the Reverend Frank Fox-Wilson wrote his book '*The Story of Goring and Highdown*' in 1987, he made this plea at the end:

### **'Epilogue**

*A town or village which has lost contact with its history cannot really be a community. In Goring, most of our history has been hidden under the suburban atmosphere of modern development. This book has been an attempt to bring the past to life, telling the story of those who have lived and died here before us. Whether we are long-standing residents, or like the author a recent arrival, this rich inheritance from the past belongs to all of us. Goring is our community, given in trust for us to hand on to the next generation. May God guide our common endeavours as we gain a new sense of belonging and community from Goring's past, and work together for Goring's future.'*

# **Appendix B**

**Extract from Ferring Parish Neighbourhood Plan Survey  
Report, 2012**



# **Neighbourhood Plan SURVEY REPORT**

**Ferring Parish**

**Arun DISTRICT**

**November 2012**

**Action in rural Sussex**

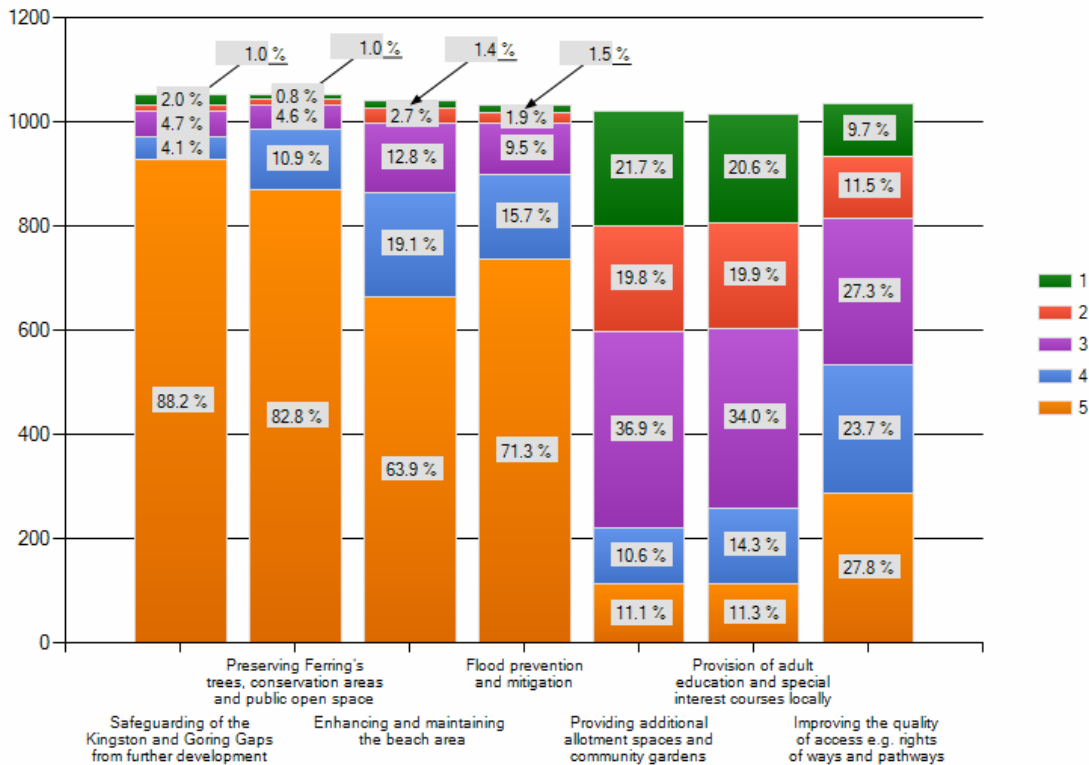
#### 4.4 Section 4: Environment, Amenities & Leisure

Q10 – On a scale of 1 – 5 (1 being not important and 5 being very important), rate the importance of the Neighbourhood Plan containing policies/proposals for:

	5	4	3	2	1
<b>Safeguarding of the Kingston and Goring Gaps from further development</b>	<b>928</b> <b>(88.2%)</b>	43 (4.1%)	49 (4.7%)	11 (1.0%)	21 (2.0%)
<b>Preserving Ferring’s trees, conservation areas and public open space</b>	<b>870</b> <b>(82.8%)</b>	115 (10.9%)	48 (4.6%)	10 (1.0%)	8 (0.8%)
<b>Enhancing and maintaining, the beach area</b>	<b>665</b> <b>(63.9%)</b>	199 (19.1%)	133 (12.8%)	28 (2.7%)	15 (1.4%)
<b>Flood prevention and mitigation</b>	<b>737</b> <b>(71.3%)</b>	162 (15.7%)	98 (9.5%)	20 (1.9%)	16 (1.5%)
<b>Providing additional allotment spaces and community gardens</b>	113 (11.1%)	108 (10.6%)	<b>377</b> <b>(36.9%)</b>	202 (19.8%)	222 (21.7%)
<b>Provision of adult education and special interest courses locally</b>	115 (11.3%)	145 (14.3%)	<b>345</b> <b>(34.0%)</b>	202 (19.9%)	209 (20.6%)
<b>Improving the quality of access e.g. rights of ways and pathways</b>	<b>288</b> <b>(27.8%)</b>	245 (23.7%)	283 (27.3%)	119 (11.5%)	100 (9.7%)

% represents the number of responses as a % of the number of respondents to the question

On a scale of 1-5 (1 being not important and 5 being very important), rate the importance of the Neighbourhood Plan containing policies/proposals for



# **Appendix C**

**Letter from Goring Ward and Castle Ward councillors,  
November 2014**



Mr James Appleton  
Head of Planning, Regeneration and Wellbeing  
Worthing Borough Council

6 November 2014

Dear James,

**The Goring Gap – application for Local Green Space designation**

We write to express our support for the above application, submitted by the Ilex Conservation Group and the Goring Residents' Association, to designate the Goring Gap, both coastal and northern, as Local Green Space. We would request that this is given due consideration as part of the local plan review.

The application submitted gives a great deal of background and information on the significance of the Goring Gap and its importance to the local community.

We fully support this stance.

The Goring Gap is an open space treasured by both local residents and visitors alike. It brings much needed peace and tranquillity to the Sussex coast and is now the only remaining coastal gap in the Brighton, Worthing, Littlehampton conurbation - a 20 mile stretch of the south coast and England's 12<sup>th</sup> largest conurbation with a population heading towards half a million people. The significance of the Goring Gap cannot be underestimated. It is our duty to ensure its protection for current and future generations.

We are of course mindful of the pressures which local authorities are under to identify land for additional homes and the challenges faced by local planning officers in trying to balance local and national needs. However, some things must be sacrosanct, otherwise everything becomes worthless, and the Goring Gap is such a community asset which we dearly wish to retain.

It is of course deeply regrettable that the last government, through the South East Plan, became the first government since the second world war to remove the specific designation and protection for rural sites known as 'strategic gaps' – the designation which the vast majority of people still consider applies to the Goring Gap. It is a strategic gap, based on the sound principles for which the term was established and ensures that towns and villages like Worthing and Ferring can retain their separate identities – forever neighbours, yet forever apart.

Nevertheless, despite the indifference of the previous government, new hope can be found in the new planning guidance. The emphasis now on *local plans*, not Whitehall dictated plans, cannot be underplayed. The Coalition Government's guidelines provide hope that once again appropriate safeguards can be put in place which will protect the Goring Gap and ease anxieties in the local community.



As you will be aware in a recent letter, the Planning Minister stated<sup>1</sup>:

***“Local development policies will be founded on a thorough understanding of the needs of the area and will have to be subject to public consultation and independent examination therefore providing the opportunity for local communities to have a say on how their area is to develop.”***

A policy shift back to an emphasis on local needs and wants is of course a great relief and provides a significant opportunity in this review to re-emphasise the significance of the Goring Gap to our local community and to provide it with greater protection than has been available in recent years.

Moreover, the Minister went on to say:

***“In addition to maintaining strong protection for Green Belt, National Parks and Areas of Outstanding Natural Beauty the Framework requires local authorities to recognise the character and beauty of the countryside and other valued rural land.”***

The Goring Gap undoubtedly qualifies as *our* local countryside and valued rural land.

As previously noted, we appreciate the pressures and challenges placed on planning officers to balance varying and often conflicting needs when drafting a new plan. The requirements on annual housing needs, to be objectively assessed and free from political interference are well understood. However, such guidance is open to interpretation and we would also draw to your attention recent statements made by Eric Pickles to help clarify the position and the government’s assertion that power again lies at a local level to produce a plan based on local needs and wants.

In a recent interview, the Secretary of State said:

***“Protecting our Green Belt must be paramount. Local people don’t want to lose their countryside to urban sprawl, or see the vital green lungs around their towns and cities [go] to unnecessary development.”***

***“The guidance will ensure councils [are] at the heart of the reformed planning system, so councils and local people can now decide where development should - and shouldn’t - go.”<sup>2</sup>***

The important point to note is that the new guidance makes clear that councils do not have to build on rural land and countryside just to meet the locally set housing targets. These statements clarifying government intent, coupled with the 2003 Worthing Review (which ultimately concluded that the Goring Gap was not appropriate for development) clearly provide a sound basis on which to argue for the status quo around the appropriateness of building on the Goring Gap.

Nevertheless, the new guidance also provides an opportunity to further reduce the uncertainty around the Goring Gap. It is an opportunity which we strongly believe we should take. Ensuring development on the Goring Gap is ruled out is of course the paramount objective, but the guidance

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<sup>1</sup> Nick Boles MP letter to Cllr Mark Nolan, 24 April 2014

<sup>2</sup> <http://www.telegraph.co.uk/earth/greenpolitics/planning/11139303/New-protections-for-Englands-Green-Belt-unveiled-by-Eric-Pickles.html>



shows that even more can be done. A specific designation to Local Green Space status for the Goring Gap would remove the uncertainty in the longer term and provide a great deal of relief across the community.

Much credit should be given the authors of this application for the diligence and commitment they have shown in putting together a constructive, well evidenced and positive case for designating the Goring Gap as Local Green Space.

For our part, we are confident that we have the support of the entire community in doing all we can to ensure that the Goring Gap remains forevermore part of England's green and pleasant land.

We fully support designating the Goring Gap as Local Green Space and urge that this application is given serious consideration.

With very best wishes,

**Cllr Mark Nolan**  
Goring Ward

**Cllr Luke Proudfoot**  
Castle Ward

Cc: Sir Peter Bottomley MP  
Cllr Paul Yallop, Leader, WBC  
Cllr Bryan Turner, Deputy Leader & Cabinet Member for Regeneration, WBC  
Mr Steve Waight CC, Goring Division, WSCC  
Alex Bailey, CEO, WBC

# **Appendix D**

**Extract from Adur and Worthing Open Space Study, Open Space Standards Paper, 2014**



**ADUR AND WORTHING OPEN SPACE STUDY**

**STANDARDS PAPER**

**MARCH 2014**

**Integrity, Innovation, Inspiration**

1-2 Frecheville Court ◀ off Knowsley Street ◀ Bury BL9 0UF  
T 0161 764 7040 ◀ F 0161 764 7490 ◀ E mail@kcp.co.uk ◀ www.kcp.co.uk





## ADUR AND WORTHING COUNCILS OPEN SPACE STANDARDS PAPER

### Worthing surpluses and deficiencies

For Worthing surplus and deficiencies are set out on a ward-by-ward basis. Table 10.5 sets out the total amount of current open space provision for each typology. Table 10.6 indicates whether each ward area meets the standard set for the analysis area.

Table 10.5: Total open space provision by wards

Wards	Current population *	Total Open Space (ha) <sup>†</sup>	Parks & gardens (ha)	Natural & semi-natural greenspace (ha)	Amenity greenspace (ha)	Provision for children/ young people (ha)	Allotments (ha)
Broadwater	9,373	3.032	-	-	2.099	0.258	0.675
Castle	8,020	11.770	3.082	-	7.577	0.965	0.146
Central	9,890	16.389	11.108	-	3.233	0.849	-
Durrington	5,528	5.139	-	0.216	4.741	0.182	-
Galsford	9,373	7.025	-	-	0.651	0.120	-
Goring	7,990	79.912	0.259	58.694	20.589	0.075	-
Heene	7,859	48.048	0.258	47.384	-	-	-
Marine	7,999	3.853	0.871	-	2.508	0.095	0.380
Northbrook	4,973	30.689	3.351	10.030	14.602	0.975	1.730
Offington	7,719	78.351	-	47.008	15.999	0.043	0.380
Salvington	8,893	48.418	-	45.047	3.057	0.314	-
Selden	8,377	73.572	0.438	60.022	6.112	1.730	5.270
Tarring	8,646	9.301	1.563	-	0.162	0.140	6.920
<b>Total</b>	<b>104,640</b>	<b>415.499</b>	<b>20.932</b>	<b>268.403</b>	<b>81.329</b>	<b>5.746</b>	<b>15.969</b>

\* Source: Population figures based on ONS (2011)

<sup>†</sup> Total figures include all open space typologies (i.e. cemeteries, civic spaces)

## ADUR AND WORTHING COUNCILS OPEN SPACE STANDARDS PAPER

The 'target' columns for each typology indicate the suggested amount of provision (in hectares) required for each ward if it were to meet the set standard. The adjacent 'surplus/deficient' column shows whether actual provision for a ward (shown in Table 10.5) is above or below this recommended figure. If it is above the current supply figure is shown in green, if below it is shown in red.

Table 10.6: Surpluses and deficiencies by ward

Worthing		Parks & gardens		Natural & semi-natural greenspace		Amenity greenspace		Provision for children/young people		Allotments		Total
		0.20		2.57		0.78		0.05		0.15		
Wards	Population*	Target	Surplus/deficient	Target	Surplus/deficient	Target	Surplus/deficient	Target	Surplus/deficient	Target	Surplus/deficient	
Broadwater	9,373	1.875	-1.875	24.089	-24.089	7.311	-5.212	0.469	-0.211	1.406	-0.731	-32.12
Castle	8,020	1.604	1.478	20.611	-20.611	6.256	1.321	0.401	0.564	1.203	-1.057	-18.31
Central	9,890	1.978	9.130	25.417	-25.417	7.714	-4.481	0.495	0.354	1.484	-1.484	-21.90
Durrington	5,528	1.106	-1.106	14.207	-13.991	4.312	0.429	0.276	-0.094	0.829	-0.829	-15.59
Galsford	9,373	1.875	-1.875	24.089	-24.089	7.311	-6.660	0.469	-0.349	1.406	-1.406	-34.38
Goring	7,990	1.598	-1.339	20.534	38.160	6.232	14.357	0.400	-0.325	1.199	-1.199	49.65
Heene	7,859	1.572	-1.314	20.198	27.186	6.130	-6.130	0.393	-0.393	1.179	-1.179	18.17
Marine	7,999	1.600	-0.729	20.557	-20.557	6.239	-3.731	0.400	-0.305	1.200	-0.820	-26.14
Northbrook	4,973	0.995	2.356	12.781	-2.751	3.879	10.723	0.249	0.726	0.746	0.984	12.04
Offington	7,719	1.544	-1.544	19.838	27.170	6.021	9.978	0.386	-0.343	1.158	-0.778	34.48
Salvington	8,893	1.779	-1.779	22.855	22.192	6.937	-3.880	0.445	-0.131	1.334	-1.334	15.07
Selden	8,377	1.675	-1.237	21.529	38.493	6.534	-0.422	0.419	1.311	1.257	4.013	42.16
Tarring	8,646	1.729	-0.166	22.220	-22.220	6.744	-6.582	0.432	-0.292	1.297	5.623	-23.64
<b>Total</b>	<b>104,640</b>	<b>20.930</b>	<b>0.000</b>	<b>268.925</b>	<b>-0.524</b>	<b>81.620</b>	<b>-0.290</b>	<b>5.234</b>	<b>0.512</b>	<b>15.698</b>	<b>0.271</b>	<b>-0.51</b>

\* Source: Population figures based on ONS (2011)

# **Appendix E**

**Havant Borough Council, Local Green Spaces in Havant  
Borough, October 2013**

# Havant Borough Council Local Green Spaces in Havant Borough October 2013



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## **Introduction**

- 1.01 The purpose of this background paper is to explain the designation of Local Green Spaces in the Havant Borough Local Plan. It will set out the national and local background to Local Green Spaces and make clear the methodology used by the council. A full list of greenspaces proposed for designation is set out in Appendix 1 along with a reason for inclusion or non-inclusion in the Havant Borough Local Plan (Allocations) Publication Version.

## **National Policy Context**

- 2.01 The National Planning Policy Framework (NPPF) published in 2012 introduced the concept of Local Green Spaces. Paragraph 76 of the document says that local communities should be given the opportunity to identify green areas of particular importance to them through local and neighbourhood plans. These designations would rule out development other than in very special circumstances and would need to live on beyond the end of the plan period.
- 2.02 Paragraph 77 of the NPPF notes that the designation would not be appropriate for most green areas. It sets out the following criteria for designating Local Green Spaces:
- In reasonably close proximity to the community it serves;
  - 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
  - Local in character and is not an extensive tract of land.

## **Local Policy Context**

- 3.01 The Havant Borough Local Plan will comprise two documents: the Havant Borough Local Plan (Core Strategy) and the Havant Borough Local Plan (Allocations). For ease of reference the Havant Borough Local Plan (Core Strategy) will be called the Core Strategy and the Havant Borough Local Plan (Allocations) will be called the Allocations Plan for the remainder of this document.
- 3.02 The Core Strategy was adopted in March 2011 and thus pre-dates the NPPF. It does, however, include a number of policies on open space such as Policy CS1 which allocates a number of strategic open spaces and Policy CS13 on green infrastructure.
- 3.03 The draft version of the Allocations Plan was published for consultation under Regulation 18 in December 2012. It included draft Policy AL8 on Local Green Spaces. Local communities were given the opportunity to propose areas of open space for designation as Local Green Spaces as part of their representation on the draft plan. The supporting text for Policy AL8 stated that all the open spaces allocated under CS1 of the Core Strategy would be considered by the council to form Local Green Spaces.
- 3.04 A total of 40 representations were received on Local Green Spaces and a total of 42 sites were proposed for designation. The following section of this report explains the methodology used to decide which of these greenspaces should be designated.

- 3.05 The Publication version of the Allocations Plan is being published for consultation under Regulation 19 in October 2013. It includes Policy AL8 on Local Green Spaces and designated 19 Local Green Spaces across the five areas of the Borough. These are listed in the area sections of the plan which include Emsworth, Havant, Hayling Island, Leigh Park and Waterlooville. They are also shown on the Policies Map.
- 3.06 The timetable for the Allocations Plan is that it will be submitted to the government in winter 2013 and that the examination in public will take place in spring 2014. It is anticipated that the plan will be adopted in summer 2014 meaning that the Local Green Spaces will then be formally designated.

## Methodology

- 4.01 The NPPF sets out criteria for designating Local Green Spaces, which are set out above. These criteria were used to create a Local Green Space evaluation matrix. All the greenspaces proposed in the public consultation were entered into this matrix along with the open spaces allocated under Policy CS1. The completed matrix forms Appendix 1 of this report.
- 4.02 Site visits were carried out in the summer of 2013 to assess all the sites. A non-technical visual appraisal was made of each greenspace to see whether they met the criteria set in the NPPF.
- 4.03 As Havant Borough covers quite a small mainly urbanised area most of the proposed greenspaces were located in reasonably close proximity to the community they served. The only exception to this is part of the undeveloped gap between Havant and Emsworth.
- 4.04 It was also considered important to find out whether the sites were accessible to the public. One exception was made to this. Access to Stone's Allotments in Leigh Park is restricted to members, but membership is open to all local residents.
- 4.05 It was more difficult to decide whether a site was demonstrably special to the local community. This assessment was based on beauty, historic significance, recreational value, tranquillity and richness of wildlife which are largely subjective judgements. The scoring varied widely with some sites appearing to have no special attributes with other sites being demonstrably special in respect of all five criteria.
- 4.06 Finally, it is not possible to designate areas, which are extensive tracts of land. This meant that several sites, such as Hayling Beach and the Hermitage Stream Corridor, could not be designated although they are undoubtedly demonstrably special to the local community. Most of these areas are, however protected by other policy designations, for example Policy AL7 of the Allocations Plan deals with improvements to the Hermitage Stream.

## Conclusion

- 5.01 The council considers it important that local people are involved in the formulation of the Local Plan. The designation of Local Green Spaces has offered local communities the opportunity to become part of the decision making process. This paper has sought to explain the process the Council used to decide which green spaces put forward by the public should be designated. On adoption of the Allocations Plan, Policy AL8 will apply to these sites, which means that only proposals that protect or enhance these Local Green Spaces will be permitted and

that development proposals that would harm them will only be permitted under very special circumstances.



## Appendix 1: Local Green Space Evaluation Matrix

Is land demonstrably special to community?											
Site	Area of Borough	Close proximity to community	Public open space	Beauty	History	Recreation	Tranquillity	Wildlife	Extensive tract of land	Designate	Comments
<b>Emsworth Recreation Ground</b>	Emsworth	Yes	Yes	Yes	No	Yes	Yes	Yes	No	Yes	CS1 site; important urban greenspace
<b>Brook Meadow Local Nature Reserve</b>	Emsworth	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Demonstrably special nature reserve on the edge of Emsworth looked after by Brook Meadow Conservation Group
<b>Nore Barn Woods</b>	Emsworth	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Demonstrably special nature reserve on the edge of Emsworth looked after by Friends of Nore Barn Woods
<b>Hollybank Woods</b>	Emsworth	Yes	Yes	Yes	No	Yes	Yes	Yes	No	Yes	Demonstrably special nature reserve on the edge of Emsworth looked after by Friends of Hollybank Woods
<b>The SYRCH Centre at Spencers Field</b>	Emsworth	Yes	Yes	No	No	Yes	No	No	No	No	Open space well used by young people but not demonstrably special in terms of beauty, history, tranquillity or wildlife
<b>The Horse Field, Havant Road (UE11)</b>	Emsworth	Yes	No	No	No	No	No	No	No	No	Private field with no public access
<b>All green spaces between Havant, Warblington, Emsworth, Prinstead, Southbourne, etc should be maintained, particularly Nore Barn Woods, Hollybank Woods and Brook Meadow</b>	Emsworth	Partly	Partly	Yes	Yes	Yes	Yes	Yes	Yes	No	Although it is a demonstrably special area, it is an extensive tract of land and cannot be allocated as a local green space

<b>Interbridges East</b>	Emsworth	Yes	No	No	No	No	No	No	No	No	Private field with no public access that is not demonstrably special
<b>Hampshire Farm Open Space</b>	Emsworth	Yes	Yes	Yes	No	Yes	No	No	No	Yes	Public open space protected as part of the Hampshire Farm development
<b>Southleigh Road Recreation Ground</b>	Emsworth	Yes	Yes	No	No	Yes	No	No	No	No	Well used recreation ground but not demonstrably special in terms of beauty, history, tranquillity or wildlife
<b>Southmere Field, Langstone</b>	Havant	Yes	No	No	No	No	No	No	No	No	Private field with no public access that is not demonstrably special
<b>The Paddocks, Langstone</b>	Havant	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Demonstrably special open fields with a public right of way running through it linking Langstone Village to the Billy Trail. Medieval ridge and furrow field markings evident in the upper fields
<b>Billy Line Trail</b>	Havant	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Well used footpath and cycle way following the track of the former railway line between Havant and Hayling Island. As it is an extensive tract of land it cannot be allocated as a local green space.
<b>Bosmere School playing fields and copse</b>	Havant	Yes	No	No	No	Yes	No	Yes	No	No	Well landscaped school grounds but without public access
<b>Open green space between Rowans Road and Elder Road, Denvilles</b>	Havant	Yes	Yes	No	No	Yes	No	Yes	No	No	Attractive pocket park with mature trees, but is not demonstrably special
<b>Open green space lying between Japonica Way, Snowberry way and Acer Crescent</b>	Havant	Yes	Yes	No	No	Yes	No	No	No	No	Attractive pocket park, but is not demonstrably special
<b>Brockhampton Springs</b>	Havant	Yes	No	Yes	Yes	No	Yes	Yes	No	No	Demonstrably special location of Brockhampton Springs in the heart of Havant, but public access is not permitted in order to protect water supply

<b>Warblington School's playing fields</b>	Havant	Yes	No	No	No	Yes	No	No	No	No	Well used school playing fields but without public access
<b>Grounds of the Public Service Plaza</b>	Havant	Yes	Yes	No	No	No	No	No	No	No	Well landscaped grounds for Public Service Plaza, but not demonstrably special
<b>Havant Park</b>	Havant	Yes	Yes	No	Yes	Yes	Yes	No	No	Yes	CS1 site; important urban greenspace
<b>Bidbury Mead</b>	Havant	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Well used local park in historic setting with a number of facilities including cricket pitch and equipped children's play area
<b>Scratchface Lane Recreation Ground</b>	Havant	Yes	Yes	No	No	Yes	No	No	No	No	Well used recreation ground but not demonstrably special
<b>Hooks Lane Recreation Ground</b>	Havant	Yes	Yes	No	No	Yes	No	No	No	No	Well used recreation ground but not demonstrably special
<b>Foreshore between Langstone and Warblington</b>	Havant/ Emsworth	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Demonstrably special area forming part of the undeveloped gap between Havant and Emsworth. As it is an extensive tract of land it cannot be allocated as a local green space
<b>Hayling Park</b>	Hayling Island	Yes	Yes	No	No	Yes	No	Yes	No	Yes	CS1 site; important urban greenspace
<b>Land at Goldring Close (UE16)</b>	Hayling Island	Yes	No	Yes	No	No	No	No	No	No	Private field with no public access that is not demonstrably special
<b>Hayling Beach</b>	Hayling Island	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	CS1 site; although it is a demonstrably special area, it is an extensive tract of land and cannot be allocated as a local green space
<b>Stone's Allotments</b>	Leigh Park	Yes	No	No	Yes	Yes	Yes	Yes	No	Yes	Valued local allotments established in the nineteenth century and de-allocated for redevelopment through the local plan process
<b>Open green space next to Old Copse Road</b>	Leigh Park	Yes	Yes	No	No	Yes	No	No	No	No	Well landscaped area that appears well used by local people but not

											demonstrably special
<b>Hermitage Stream</b>	Leigh Park	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	No	Demonstrably special area forming a green/blue corridor in the heart of Leigh Park. As it is an extensive tract of land it cannot be allocated as a local green space
<b>Barton Road Open Space</b>	Leigh Park	No	No	Yes	No	No	Yes	No	No	No	Private field with no public access that has planning permission for a crematorium; not wholly located in Havant Borough
<b>Blendworth Crescent Site L86</b>	Leigh Park	Yes	Yes	No	No	No	No	No	No	No	Small area of grassland that is not demonstrably special
<b>Front Lawn Recreation Ground</b>	Leigh Park	Yes	Yes	No	No	Yes	Yes	No	No	Yes	Well used local park with a number of facilities including cricket pitch and equipped children's play area
<b>Battins Copse</b>	Leigh Park	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Demonstrably special area that is a fragment of ancient woodland from the Forest of Bere in the heart of Leigh Park
<b>Great Copse</b>	Leigh Park	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Demonstrably special area that is a fragment of ancient woodland from the Forest of Bere in the heart of Leigh Park
<b>Stockheath Common</b>	Leigh Park	Yes	Yes	No	Yes	Yes	No	No	No	Yes	The common in the heart of Leigh Park that is well used for community events such as Bonfire Night
<b>Staunton Country Park</b>	Leigh Park	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	CS1 site; a demonstrably special greenspace with a farm, gardens and country park
<b>Park Wood</b>	Waterlooville	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Demonstrably special area that is a fragment of ancient woodland from the Forest of Bere in the heart of Waterlooville

<b>Queen's Inclosure</b>	Waterlooville	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Demonstrably special area that is a fragment of ancient woodland from the Forest of Bere in the heart of Waterlooville
<b>Purbrook Heath</b>	Waterlooville	Yes	Yes	Yes	Yes	Yes	No	Yes	No	Yes	CS1 site; important urban greenspace	
<b>Waterlooville Recreation Ground</b>	Waterlooville	Yes	Yes	No	No	Yes	No	No	No	Yes	CS1 site; important urban greenspace	

# **Appendix F**

**Extract from Cheltenham Borough Council, Local Green Spaces Study Report, January 2015**

# **Cheltenham Borough Council**

## **Local Green Spaces Study Report**

### **Part 1**

#### **Report on applications received from community groups**

**Report by GRCC**

**January 2015**

# Cheltenham Borough Council

## Local Green Spaces Study

### Report on applications received from community groups

Report produced by GRCC January 2015

#### PART 1: Summary report

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Please note that Part 2 of this report is a separate series of documents which contain the individual toolkit applications and accompanying evidence provided by communities, which should be read in conjunction with the summaries in Section 5.





## Section 1: Introduction and context to the study

The National Planning Policy Framework (NPPF) 2012 allows local communities, through local and neighbourhood plans, to identify for special protection green areas of particular importance to them. By designating land as Local Green Space (LGS) local communities are able to rule out new development other than in very special circumstances.

As part of its Local Plan process, Cheltenham Borough Council (CBC) aimed to provide a borough wide, consistent approach by which communities could propose sites for consideration as Local Green Spaces and GRCC was appointed to work with communities to undertake the CBC Local Green Spaces Study between October 2014 and end January 2015.

This report details 29 applications received from community groups in Cheltenham Borough to designate sites as Local Green Spaces within the CBC Local Plan. The report is divided into 2 parts: Part 1 contains a summary of applications received while Part 2 contains the individual toolkits completed by each community.

The information in Parts 1 and 2 of this report will be used by CBC decision makers to consider whether sites brought forward by communities should be included as Local Green Spaces in the emerging CBC Local Plan. This information will be considered in conjunction with evidence collected by CBC officers on development needs which the CBC Local Plan is required to deliver.

GRCC is a charity, limited by guarantee, which exists to support Gloucestershire's communities and which has considerable experience of providing independent and neutral advice to community groups. In the context of the CBC Local Green Spaces Study, GRCC's role has been to train groups to understand the process of designation, the rules to consider and stages involved in this study and to provide them with support as they explored and brought forward sites for consideration by CBC. It has not been GRCC's role to make the decisions on behalf of communities nor to make recommendations to CBC on which sites to allocate within the Local Plan.

This report presents the outputs of the communities' work in a form that will aid decision making by Cheltenham Borough Council officers and members.

## Section 2: Methodology

Cheltenham Borough Council determined the community groups to approach and general method for the study in its commissioning schedule and produced a Local Green Spaces toolkit for completion by communities for each site to be proposed for LGS designation. The toolkit can be seen in Appendix 1.

GRCC approached and worked with the 5 parish councils in Cheltenham Borough and with leaders from the established non-parished Neighbourhood Co-ordination Groups. Initial meetings with the groups enabled the context and criteria of the study to be clarified and some initial analysis of green spaces in neighbourhoods. The meetings were followed by bespoke support according to community requests, plus timely 'catch up' calls by GRCC to check progress.

### 2.1: Community approaches

GRCC encouraged communities to list all green spaces in their area and to use a sifting process, based on the 'decision tree' in the CBC toolkit, to assess each site and make decisions about which ones to pursue to full application. In some cases, communities used a 'traffic light' system to rate the sites. Communities were then directed to collect evidence to demonstrate how each site, to be taken forward to full toolkit application, was special to the community.

### 2.2 Sites considered by communities

Over 110 open spaces/sites were considered by the communities at initial assessment stage and 29 of these were taken forward to full toolkit application. Communities considered factors such as threat of development, current level of protection, usage and whether, in the time available, it would be possible to demonstrate that a site was special to the local community.

It should be noted that several groups stated they would have brought forward additional sites for full toolkit applications had more time been made available for the study.

It should also be noted that communities felt strongly that all parks and public spaces should have been protected from development but accepted the position that there is a certain level of protection currently through the NPPF and that the current designation of 'Public Green Spaces' from the 2006 Local Plan has been effective in preventing development of open spaces.

Some groups' toolkits (eg Up Hatherley) recommend upgrading current green spaces to the 'Public Green Space' designation.

Parks such as Montpelier Gardens and Pitville Park were universally felt to be vital to the setting and character of Cheltenham but, for the purposes of this study, groups decided to concentrate on smaller, less notable and more local parks.

### List of open/green spaces considered by communities

- **Charlton Kings PC:** Ravensgate Common, Ham Hamlets, Timbercombe Wood, Glenhall Woods, Little Herbert's Road Nature Reserve, Strawberry Fields, The Beeches/Grange Fields, Newcourt Green, 'Gateway' to Charlton Kings Village, Cox's Meadow, QE2 Playing Fields.
- **Leckhampton PC:** An initial application for Local Green Space designation had been sent direct to the JCS team by Leckhampton and Warden Hill Parish Council in August 2013. The boundary of this site was redefined as part of the Local Green Spaces Study. Other sites considered were in the AONB plus Weaver's Field in Warden Hill and Burrows Sports Field.
- **Prestbury PC:** sites on land adjoining the racecourse, Shaw Green Lane Fields, Hunting Butts, Prestbury House Field, Prestbury Road Playing Field, J Alan Robson Memorial Field, Allotments plus Parish Council Playing Fields.
- **Swindon Village PC:** Parish Council had previously submitted a proposal for a local green space designation, to CBC in August 2014. This was further refined during the LGS Study period.
- **Up Hatherley PC:** Chargrove Open Space, Broad Oak Way Open Space, Caernarvon Park, Redthorne Open Space (AKA Cheriton Park), Space between Davallia Drive and Justicia Way, Fernleigh Green, Long Mynd Green, Manor Park, Coney Gree.
- **Benhall:** A40, Colesbourne Road, Redgrove Park, Whittington Road, Unwin Road, Humpty Dumps, Grace Gardens, Benhall Open Space, Grovefield Way.
- **Elmfield NCG and Town Centre NCG:** St Peter's residential area, BMX tracks, Hardwick Campus, St Peters Rest Garden, Great Western Green Space, Wyman's Brook play area, Royal Wells bus station and Drakes Place.
- **Fairview NCG:** ABC playground, Holy Trinity School Playing Fields, Berkeley Street Place, Berkeley Gardens, Oxford Gardens, Cricket Ground, Holy Apostles School Field, QE2 Playing Fields, All Saint's Allotments, West Down Gardens, Pittville Circus roundabout.
- **Oakley:** Whaddon Rec, Allotments near The Robins, Clyde Crescent Doorstop Green, Prior's Fields, Prior's Sportsfield, Oakwood School & Children's Centre, Parklands, Cheltenham Town Football Club, Cakebridge Place Area, Lynworth Green, Green spaces around flats in Lynworth, Bush Court, Evenlode Road, corner of Whaddon Rd and Prestbury Road, Prestbury Playing field, St Mary's school Prestbury, The Ridge School.
- **Pittville NCG:** York Street playground, Midwinter Allotments, Prince of Wales Stadium and Pittville Park West, Orchard Garden, Pittville Park, Wellington Square, Pittville Circus and Clarence Square.

- **St Marks NCG and Hesters Way NCG:** Cheltenham Walk Park/Providence Park, George Readings Park, Fiddlers Green Park, Pilgrove Way Park, Hayden Lane Allotments, Terry Ruck allotments, Former Monkscroft and Christ College School Playing Fields, Arle Nursery/Hope Farm/Henley Road Field, Fiddlers Green Field, Ashlands Road Green, Henley Road Open Space, Triscombe Way Park, Griffiths Avenue Nature Reserve, Springfield Park, Hesters Way Park (AKA Fishy Park), KGV, Civil Service Sports Ground.
- **St Paul's NCG:** Circa Green Link, St Paul's Walk, Circa Green Link, Midwinter Allotments, Marsh Lane/Hardwick Field, Honeybourne Line, Pitville Park West, St Paul's Church grounds, Prince of Wales Stadium, Dunalley School, Francis Close Hall, Clarence Square/Wellington Square/Pitville Park East.



### Section 3: Local Green Space designation considerations for decision makers

The National Planning Policy Framework (NPPF) sets out the rules regarding designation of Local Green Spaces. The relevant paragraphs are 76, 77 and 78, within Chapter 8: Promoting Healthy Communities <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

The paragraph contents are below:

“Paragraph 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.

Paragraph 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.

Paragraph 78: Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts”

In addition, in March 2014, Planning Practice Guidance was issued by national government to provide further detail, presented in the form of answers to a number of questions including those relating to land with planning permission, size of LGS and ownership. The sections from the Planning Practice Guidance is provided in full in Appendix 2.

## Section 4: Analysis of Local Green Space (LGS) applications received

The following tables and commentary provide decision makers with an overview of applications received under relevant criteria.

### 4.1: List of LGS applications

Twenty nine full toolkit LGS applications were received from communities and the table and map below show their distribution and the group bringing forward the application. Links are provided below to the GRCC individual summaries of the toolkit information provided by communities, in Section 5 of this report.

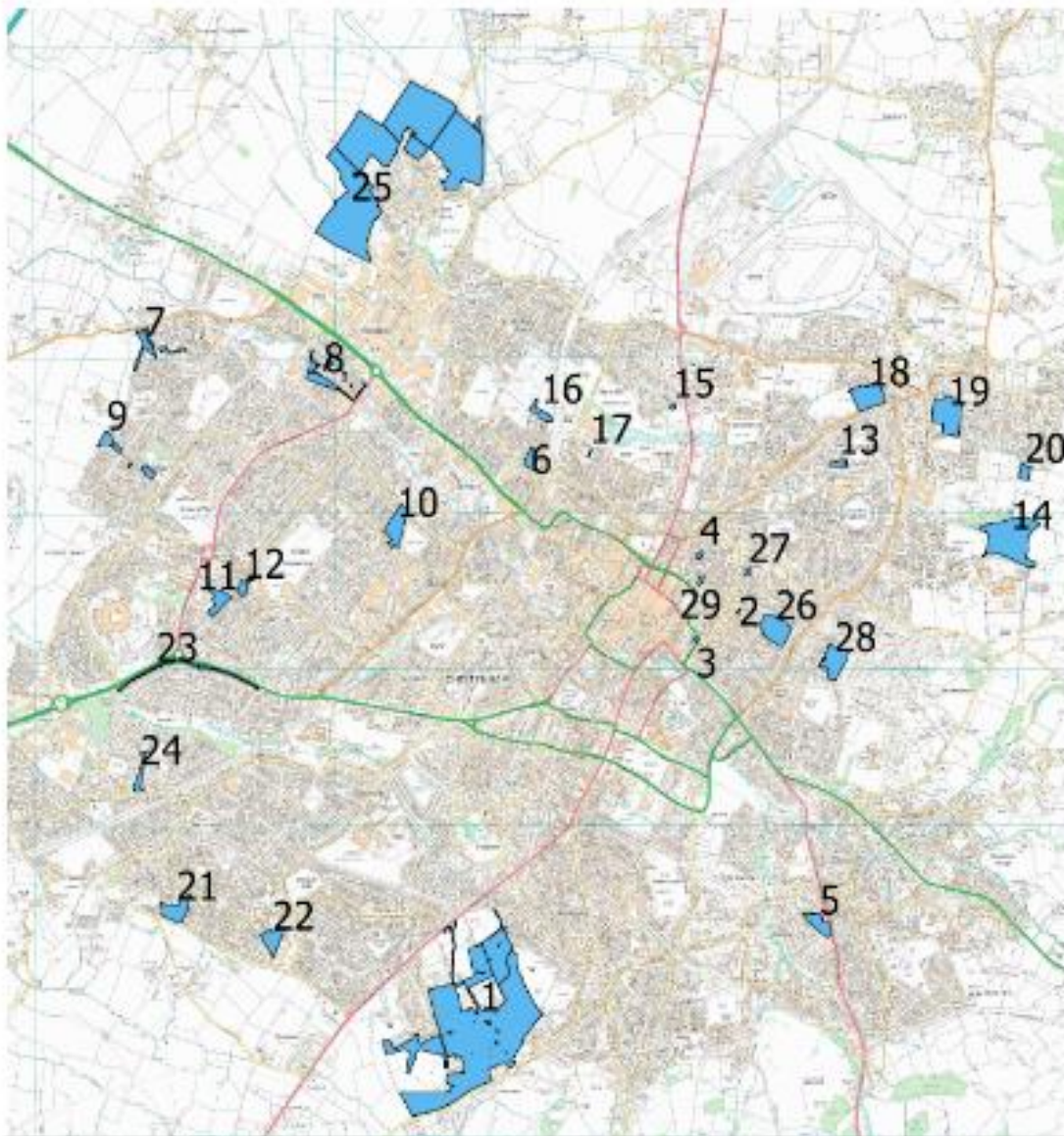
Table 1: List of LGS applications

Map ref	Site Name	Group
1	<a href="#">Leckhampton Fields</a>	Leckhampton with Warden Hill Parish Council
2	<a href="#">Westdown Gardens</a>	Fairview Community Association
3	<a href="#">Witcombe Place</a>	Fairview Community Association
4	<a href="#">Fairview Green</a>	Fairview Community Association
5	<a href="#">Newcourt Green</a>	Charlton Kings Parish Council
6	<a href="#">Hardwick Campus</a>	Elmfield Neighbourhood Co-ordination Group
7	<a href="#">Pilgrove Way</a>	Hesters Way Partnership
8	<a href="#">George Readings Park</a>	Hesters Way Partnership
9	<a href="#">Triscombe Way</a>	Hesters Way Partnership
10	<a href="#">Christ College</a>	Hesters Way Partnership
11	<a href="#">Monkscroft School Field</a>	Hesters Way Partnership
12	<a href="#">Community Centre</a>	Hesters Way Partnership
13	<a href="#">Lynworth Green</a>	Oakley Regeneration Partnership
14	<a href="#">Prior's Fields</a>	Oakley Regeneration Partnership
15	<a href="#">Albemarle Orchard gardens</a>	(Albemarle Orchard Garden Group) Pittville
16	<a href="#">Circa Green Link</a>	St Paul's Neighbourhood Co-ordination Group
17	<a href="#">St Paul's Walk</a>	St Paul's Neighbourhood Co-ordination Group
18	<a href="#">Prestbury Parish Council Playing Fields</a>	Prestbury Parish Council
19	<a href="#">Blacksmith's Lane Allotment Gardens</a>	Prestbury Parish Council
20	<a href="#">Robson Memorial Field</a>	Prestbury Parish Council
21	<a href="#">Chargrove Open Space</a>	Up Hatherley Parish Council
22	<a href="#">Redthorne Way</a>	Up Hatherley Parish Council
23	<a href="#">A40 corridor</a>	Benhall Residents Association / Cllr Nigel Britter
24	<a href="#">Colesbourne Road and Redgrove Park</a>	Cllr Nigel Britter
25	<a href="#">Swindon Village (Fields)</a>	Swindon Parish Council
26	<a href="#">Victoria Cricket Ground</a>	Fairview Community Association
27	<a href="#">All Saints Allotments and Church</a>	Fairview Community Association
28	<a href="#">Holy Apostles Primary School Fields</a>	Fairview Community Association
29	<a href="#">Holy Trinity School Fields</a>	Fairview Community Association

## Map: overview of CBC Local Green Space applications

(Please use maps in individual toolkits to define exact boundary)

Cheltenham Borough Local Green Space



## 4.2: Size and nature of sites

Paragraph 77 of the NPPF is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land but this is not defined in the legislation. The Planning Policy Guidance states that there are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed. The guidance also states that blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a ‘back door’ way to try to achieve what would amount to a new area of Green Belt by another name.

The Gloucestershire Centre for Environmental Records (GCER) calculated area of each site proposed by groups for LGS designation, based on maps provided by the communities and the information is shown in Table 2 below. Area of sites ranged from 0.05ha to 48.47 ha. 13 of the proposed LGS sites are under 1ha; 12 are between 1ha and 3 ha; 2 are between 3ha and 8ha, and 2 are between 45ha and 49ha. Sites must also be local in character and evidence provided by communities indicated this was the case for all sites.

Table 2- Size and nature of sites

Map ref	Site Name	Area -Ha	Submissions define the area as ‘Local in character’
17	St Paul's Walk	0.05	Y
2	Westdown Gardens	0.06	Y
3	Witcombe Place	0.08	Y
15	Albemarle Orchard gardens	0.1	Y
27	All Saints Allotments and Church	0.13	Y
4	Fairview Green	0.16	Y
29	Holy Trinity School Fields	0.19	Y
13	Lynworth Green	0.42	Y
12	Community Centre	0.51	Y
20	Robson Memorial Field	0.58	Y
16	Circa Green Link	0.74	Y
6	Hardwick Campus	0.78	Y
24	Colesbourne Road and Redgrove Park	0.81	Y
23	A40 corridor	1.25	Y
9	Triscombe Way	1.28	Y
7	Pilgrove Way	1.33	Y
5	Newcourt Green	1.39	Y
11	Monkscroft School Field	1.39	Y
22	Redthorne Way	1.42	Y
8	George Readings Park	1.75	Y
21	Chargrove Open Space	1.93	Y



10	Christ College	2.23	Y
28	Holy Apostles Primary School Fields	2.5	Y
26	Victoria Cricket Ground	2.76	Y
18	Prestbury Parish Council Playing Fields	2.88	Y
19	Blacksmith's Lane Allotment Gardens	3.87	Y
14	Prior's Fields	7.44	Y
1	Leckhampton Fields	46.11	Y
25	Swindon Village (Fields)	48.47	Y

### Commentary on site sizes

As a reference point, GCER has calculated areas of the 777 Key Wildlife Sites (KWS) and 234 SSSI (SSSI) sites in Gloucestershire as shown in Table 3 below. However it should be noted that KWS and SSSI are presented here to provide a context to the sizes of local green space submissions and such a comparison is not referred to as part of the National Planning Policy Framework nor the Planning Practice Guidance.

KWS in Gloucestershire range from 0.01ha to 957.81 ha, with 12 sites between 46.02ha and 50.41ha in size. SSSIs range from 0.01ha to 7409.10 and there are 5 sites between 45.59ha and 51.94ha in size.

**Table 3: Gloucestershire Key Wildlife Sites and Sites of Special Scientific Interest – full list provided by GCER**

Size (ha)	KWS	SSSI
1200+	0	2
900.00-1199.00	1	0
500.00-899.99	1	1
300.00-499.99	4	1
200.00-299.99	1	2
100.00-199.99	12	6
50.00-99.99	32	14
40.00-49.99	16	9
30.00-39.99	23	8
20.00-29.99	43	14
10.00-19.99	120	32
5.00-9.99	150	27
3.00-4.99	144	24
1.00-2.99	163	46
<1	68	48
<b>TOTAL</b>	<b>778</b>	<b>234</b>



## **LGS designations in current Local Plans and Neighbourhood Plans**

Local Green Spaces can only be designated through Local Plans and Neighbourhood Development Plans. GRCC contacted DCLG (Department for Communities and Local Government) to gain data on size and type of sites designated as LGS however this analysis was commissioned in January 2015 therefore overview data is not available for the CBC LGS Study.

Few of the Local Plans adopted post NPPF have allocated Local Green Spaces and few NDPs contain clear data on size of LGS sites however relevant information from a web based search and conversations with local planning authorities is listed below. It should be noted that criteria used for LGS designation will depend on the particular circumstances and priorities in the relevant Local Planning Authority.

### **Local Plan examples of LGS** (further details provided in Appendix 3)

The size of LGS designations in adopted Local Plans range considerably in size but the majority are below 20ha in area. Information regarding some exceptions or adjacent designations in local plans are shown below.

- Havant Borough Council Local Plan includes 20 Local Green Spaces, one of which is 61.87 ha and another which is 40.6ha while others are far smaller in size (under 10ha).
- Lake District National Park has designated a number of Local Green Spaces, the largest of which seems to be 21ha. In this Local Plan there are many LGSs in close proximity. The council has also changed its terminology from 'Important Open Space' to Local Green Space to ensure consistency of language between its Local Plan and the NPPF.

### **Neighbourhood Development Plan (NDP) examples of LGS** (further details provided in Appendix 3)

From the limited amount of research possible for this study, it seems that the vast majority of NDP Local Green Spaces are under 20ha in area and most of these are under 10ha. Information regarding some exceptions or adjacent designations in NDPs are shown below.

- Bersed NDP : The largest LGS is 30.4 hectares (Bersted Brooks Local Nature Reserve)
- Broughton Astley NDP: LGSs designated include a 1.73 km path (8.65 hectares) and also a narrow path which is 2.3 km in length (11.5 hectares)
- Tattenhall NDP designates 30 LGS sites which include adjacent sites and 650m along a length of river (6.5ha)

### **4.3 Sites are demonstrably special to the local community**

The NPPF states that, to be designated as a LGS, a site must be demonstrably special to a local community and hold 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. It should be noted that, in order to designate, it is not necessary for a space to meet more than one criteria, although several do, especially in urban areas where an open space can provide tranquillity when compared with its surroundings.

Table 4 shows how groups felt sites were special and also the evidence of support provided as part of their toolkit application (received by 28.1.15).

Groups used a variety of methods to find out how sites were important to the wider community. In some cases, public meetings were held in order to decide which sites to pursue to full LGS application. Techniques used to demonstrate support for a site, or demonstrating how sites were special, included surveys, door knocking, public meetings, attending meetings (eg youth club meeting), gathering comments on 'communal' sheets, petitions and requests to residents, councillors and organisations for letters/ emails of support.

There was a strong feeling among the groups that had there been more time to prepare for the work they would have been able to generate more evidence. Timing over the Christmas period also proved problematic, both in terms of availability for meetings etc and in terms of cold weather preventing 'on street' surveys.

Other comments were that although people were happy to give verbal support, few followed up with letters of support. (A reflection by one group leader was that it is easier to galvanise people to respond to a threat than to be proactive to prevent a threat).

All groups were asked to include evidence of letters etc with the completed toolkit applications. Some groups' toolkits stated that organisations would provide evidence of support if required. However the only such evidence noted on the table below are those received by GRCC as evidence by 28<sup>th</sup> January 2015. Details are provided in the application summaries in Section 5.

**Table 4- How are sites 'demonstrably special'?**

(Please note that all sites brought forward were defined in submissions as being local in character)

Map ref	SiteName	Submissions define the site as special due to:						Community support - written	Community support oral (reported)	Elected member support - written	Organisation support - written
		Beauty	History	Recreation	Tranquility	Wildlife	Other				
1	Leckhampton Fields	Y	Y	Y	Y	Y	Y	S -774 forms (1491 responses) : P- 3,000 L - 1		MP -1; GCC-1; CBC & PC - 1 ( 2 other PCs are also CBC Councillors)	4
2	Westdown Gardens	Y		Y	Y		Y		F-10	CBC-1	
3	Witcombe Place	Y		Y	Y	Y			M-10	CBC-1	
4	Fairview Green			Y	Y		Y		M-10	CBC- 1; GCC-1	
5	Newcourt Green			Y	Y		Y	S - 63; P- 350; L - 4		MP- 1; CBC - 3; CC-1	
6	Hardwick Campus		Y	Y			Y			MP-1; CBC-2	
7	Pilgrove Way	Y		Y	Y	Y				CBC-1	
8	George Readings Park	Y		Y	Y	Y				CBC-1	
9	Henley Road and Triscombe Way	Y		Y	Y	Y		P/C-8		CBC-1	
10	Christ College		Y	Y?	Y			P/C-13		CBC-1	1
11	Monkscroft School Field	Y		Y?	Y		Y	P/C-13		CBC-1	1
12	Community Centre		Y	Y	Y			P/C-11		CBC-1	2
13	Lynworth Green			Y		Y	Y	L-1; S-2		CBC-1	2
14	Prior's Fields	Y		Y	Y	Y	Y	L-3; S-14		CBC-1	2
15	Albemarle Orchard gardens			Y	Y	Y	Y		18 (minutes)	MP-1; CBC-1	3
16	Circa Green Link			Y	Y		Y	L -4			1
17	St Paul's Walk			Y			Y	C- 10			3
18	Prestbury Parish Council Playing Fields			Y			Y			CBC-1; PC-1	
19	Blacksmith's Lane	Y		Y	Y	Y		L-1		CBC-1; PC-1	



	Allotment Gardens											
20	Robson Memorial Field	Y		Y	Y	Y	Y				CBC-1; PC-1	
21	Chargrove Open Space	Y	Y	Y	Y	Y		S- 8; L-1			MP-1; CBC-2; GCC-1; PC-1	2
22	Redthorne Way			Y	Y	Y		S-5			MP-1; CBC-2; GCC-1; PC-1	1
23	A40 corridor		Y	Y	Y	Y	Y	L-12	F-32			
24	Colesbourne Road and Redgrove Park		Y	Y	Y	Y		L-5	F-7			
25	Swindon Village Fields	Y	Y	Y	Y	Y	Y	S-104; C-81; L-1; P 628			MP- 2; CBC-5; GCC- 1; PC-1	9
26	Victoria Cricket Ground		Y	Y					M-10		GCC-1; CBC-1	
27	All Saints Allotments and Church			Y	Y	Y	Y		M-10		CBC-1	
28	Holy Apostles Primary School Fields			Y					M-10			
29	Holy Trinity School Fields			Y			Y		M-10		CBC-1	

#### Codes

- Evidence provided in application of written support from residents (Codes= L- letters/emails; S= survey/questionnaire; P= petition; C= comments/drawing (eg on a communal sheet))
- Applications states verbal support from residents (Code= F- feedback; M= public meeting held (eg to decide which sites to pursue to full application))

## 4.4 Current designations and ownership

The following section and Table 5 provide useful information for decision makers about current designation and ownership of the sites proposed for LGS designation. However it should be noted that it is not necessary to have an owner's permission in order to designate a Local Green Space. This study encouraged groups to find out about ownership but they were not required to make approaches or seek support from landowners as the study concentrated on demonstrating how the sites were special to the local community. CBC will provide opportunities for landowners to comment during discussions about designation and at Local Plan consultation stages. SHLAA sites are included in the table below for information only (as it may affect the tone of the approach to the landowner by CBC).

Two of the applications for LGS for Cheltenham Borough are within strategic allocations for the Joint Core Strategy. Point 2.2 of the CBC LSG toolkit states that the Local Green Space **could be incorporated within the site as part of the allocated development whilst meeting development needs set out in strategic policies**. In some cases communities have made compromises in deciding the extent of the proposed LGS and this study may provide the opportunity for constructive negotiation with developers to find a mutually acceptable solution. The relevant summary in Section 5 will explain planning applications in the proposed LGS.

Relevant sections in the Planning Practice Guidance are:

- **What about public access?**

Some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (e.g. green areas which are valued because of their wildlife, historic significance and/or beauty).

Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with land owners, whose legal rights must be respected.

- **What about public rights of way?**

Areas that may be considered for designation as Local Green Space may be crossed by [public rights of way](#). There is no need to designate linear corridors as Local Green Space simply to protect rights of way, which are already protected under other legislation.

- **Does land need to be in public ownership?**

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. Landowners will have opportunities to make representations in respect of proposals in a draft plan.

- **Would designation place any restrictions or obligations on landowners?**

Designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations on landowners.

Table 5- current designations

Map ref	Site Name	PI App	SHLAA	JCS	PGS	Other Designation	Ownership	Name of owner
1	Leckhampton Fields	Y	Y	Y			Mixed	CoE; GCC: 3 private
2	Westdown Gardens					Central Conservation Area	Single	Unknown
3	Witcombe Place					Central Conservation + Core Commercial Area	Unknown	Unknown
4	Fairview Green					Central Conservation Area	Unknown	Unknown
5	Newcourt Green				Y		Single	CBC
6	Hardwick Campus						Single	CoE
7	Pilgrove Way				Y	Public Green Space Youth adult play areas	Single	CBC
8	George Readings Park				Y	Youth adult play area	Single	CBC
9	Henley Road and Triscombe Way				Y	Public Green Space	Single	CBC
10	Christ College						Single	D of Clifton
11	Monkscroft School Field		Y				Single	GCC
12	Community Centre		Y				Single	CBC
13	Lynworth Green						Unknown	Unknown
14	Prior's Fields		Y				Unknown	Unknown
15	Albemarle Orchard gardens	Y				Central Conservation Area	Single	CBC
16	Circa Green Link	Y				unknown	Single	Bloor Homes
17	St Paul's Walk					unknown	Unknown	Unknown
18	Prestbury Parish Council Playing Fields						Single	PC
19	Blacksmith's Lane Allotment Gardens					Allotments	Single	PC
20	Robson Memorial Field						Single	PC
21	Chargrove Open Space				Y		Single	CBC
22	Redthorne Way				Y	(Partially wooded)	Single	CBC
23	A40 corridor						Mixed	Unknown
24	Colesbourne Road and Redgrove Park						Unknown	Unknown

25	Swindon Village Fields	Exp	Y	Y		Green belt (current)	Mixed	4 private; Football club
26	Victoria Cricket Ground						Single	Chelt Cricket Club
27	All Saints Allotments and Church					Central Conservation Area	Single	CoE
28	Holy Apostles Primary School Fields						Unknown	Unknown
29	Holy Trinity School Fields					Central Conservation Area	Unknown	Unknown

#### Codes

- PI App: Current or pending planning applications on all or part of the site (Codes= Y- yes; Exp- expected)
- SHLAA= site included (part or whole) in the 2012 CBC SHLAA.
- JCS - Site within or part of a Joint Core Strategy (JCS) strategic site
- PGS - Site is partly or wholly a Public Green Space in the 2006 CBC Local Plan
- Other designation – other planning designations on all or part of the site
- Ownership = mixed or single ownership (or unknown)
- Name of owner(s) if known (Codes= CBC Cheltenham Borough Council; GCC- Gloucestershire County Council; CoE- Church of England; PC- parish council)



## Section 5: Individual application summaries

### Cheltenham Borough Council Local Green Space Study Summary of application for Local Green Space designation

Please refer to the full toolkit application contained in Part 2 of the CBC LGS Report plus reference documents 1,2 and 3 provided by the community

#### 1. Leckhampton Fields

Toolkit ref	Criteria	Information from toolkit application (either verbatim or summarised)	GRCC note
	Applicant	Leckhampton with Warden Hill Parish Council	
1.1	Site	Leckhampton Fields The site is located in Leckhampton between the A46 (Shurdington Road) in the northwest and Church Road / Leckhampton Lane in the southeast. The field area bounded on the northwest side by the A46 (Shurdington Road), on the north by the course of the old railway line, on the east side by Moorend Stream and the south-east boundary of Lotts Meadow. On the south side by the boundaries of properties along the north side of Church Road and Leckhampton Lane. On the west side by the west boundary of White Cross Green fields, the southern boundary of the Lanes Estate and along Farm Lane and Kidnappers Lane to the A46.	
1.2	Map Ref	1	
1.4, 1.5	Site ownership	Various owners including Gloucester Diocese, Gloucestershire County Council, Edwina Wiggins, Ian Ansell, MA Holdings Ltd	
2.1	Current Planning applications	One planning application from REDROW, reference 14/00838/FUL, with TBC for consideration.	
2.2	Allocated for development in JCS or CBC Local Plan	Proposed LGS lies within a proposed strategic site in the JCS and boundaries lie across CBC and TBC areas.	Communication necessary -CBC and TBC.
	Current designation/status as an open/green space	None (Adjoins AONB and Greenbelt land)	
3.1, 3.2	Area of site	Total size = 54ha (46ha in CBC and 8ha in TBC)	GCER= 46.11 ha
1.7, 3.3, 5.1, 5.2	Proximity to community (Local in character/ barriers to access)	Application states that this area of Leckhampton serves the whole town. The LGS map of Figure 1 of the IACS shows the footpath access points to all the main urban areas,	
7	Local significance due to beauty	Application states that the fields have great charm and beauty with many fine views and it references the CBC document ( Land at Farm Lane, Church Road, Leckhampton, Cheltenham, Landscape and Visual Appraisal, Final Report, Landscape Design Associates – July 2003 (Reference 2)) to support this. Nationally important views from Leckhampton Hill and also from Charlton King Common.	

		<p>MP M Horwood states the importance of the views of the fields from Leckhampton Hill “..immediately and prominently visible from the escarpment and are the most obvious example of open fields in view on the flood plain below the slopes of the hill itself.”</p> <p>Application states that the fields are Important for the setting for Cheltenham- its reputation and quality of life. Survey -89% of respondents particularly valued Leckhampton Fields for the views of Leckhampton Hill and 84% particularly valued the views across the fields. Poetry reference to views by James Elroy Fletcher. CPRE letter refers to need to “..protect the unspoilt and highly valued are to the SE which abuts, and thus affects the setting of the Cotswold AONB.”</p>	
8	Local significance due to history	<p>Ancient monument plus 3 listed buildings (cottages)</p> <p>Ancient hedgerows and trees</p> <p>Local History Society states that the fields are important to the historic development of Cheltenham and that the views of the manor and church (dating from around 1315), although not directly on the proposed LGS, are appreciated from the site on walks.</p>	
9	Local significance due to recreational value	<p>Application states that there is a high density of footpaths and other area in Cheltenham that provided the same density with such an attractive rural character and tranquillity.</p> <p>Survey- 84% of respondents use KL/FL/CR triangle, 70% use Lott’s Meadow, 63% the paths in smallholdings, 59% Moorend Stream Path and 52% the circular walk.</p> <p>31% of respondents use the fields/paths daily or almost daily, while 37% use them a few times per week or many times per month.</p> <p>84% of respondents particularly valued the Leckhampton Fields for the opportunity to exercise.</p> <p>86% of respondents use the fields for walking, 35% for dog walking, 22% for running/jogging. 44% of respondents use the fields with children and 13% for playing games</p> <p>The petition in 2011 attracted 2,000 signatures agreeing that people ‘... highly value easy accessibility for informal recreation.....’ in Leckhampton fields</p> <p>CPRE letter states that the area has historically and culturally been used for informal recreational purposes -</p>	
10	Local significance due to tranquillity	<p>Survey - 82% of respondents particularly valued the rural atmosphere of Leckhampton Fields and 76% particularly valued the tranquillity offered</p>	
11	Local significance due to wildlife	<p>Leckhampton Environmental Report, 10 Year Bird Survey by Tony Meredith which shows the LGS is habitat for more than 45 species, of which 17 are red or amber listed.</p> <p>MP M Horwood (plus Ref 1) note that local wildlife includes five varieties of bat (including two priority species: the noctule and soprano pipistrelle), willow warblers, blue tits, cuckoos, yellowhammers, starlings, adders, grass snakes, hedgehogs and badgers.</p>	

		<p>Petition in 2011 attracted 2,000 signatures agreeing that people ‘... highly value..., wildlife, environmental and ecological interest’ in Leckhampton Fields.</p> <p>Survey- 62% of respondents particularly valued the wildflowers, 75% the trees, 57% the hedgerows, 50% the wilderness area, 69% the birds, 58% the wild animals. 56% valued the streams and 36% valued the ponds.</p> <p>TPO status of the Perry Orchard to the south, on the corner of Farm Lane and Church Road</p> <p>Applications states that hedgerows, traditional orchards and water courses are listed as Priority Habitats under the UK Biodiversity Action Plan (BAP) and the preservation of these habitats within the site is therefore promoted.</p>	
12	Local significance due to any other reason	<p>MP M Horwood quotes sources to support the application including the 2006 Local Plan paras 7.1, 7.2, 7.40-7.42, AMEC JCS site assessment report 2012, inspector reports 1993, 2009. These relate to negative impact of development and the importance of the Leckhampton Fields adjacent to the AONB.</p>	
4.1	Need for local green space	<p>Application states that there is a shortage of public open space, amenity, and children’s play space serving Farm Lane, the Lanes, Nourse Close and Brizen Lane. The existing development fails the 6 acres per thousand residents planning guidelines</p>	
6	Evidence of support - councils/organisations	<p>LWWH Parish Council meeting minutes  Letter from MP Martin Horwood  Letter from CC Iain Dobie  Application states that requests for support have been made and will be provided separately. (As 3 CBC Councillors (Andrew Chard, Chris Nelson and Anne Regan) are members of the parish council which has put forward the application they have not provided a further letter but could do if required).</p> <p>Leckhampton Local History Society  Application states that there is support from Shurdington Parish Council</p> <p><i>Letters of support added to toolkit 16.02.15:</i>  CPRE  Andrew Burns - Natural England  Councillor Anne Regan</p>	<p>Letter of support and Ref 1 document sent by Shurdington PC to TBC 8/13 and resent 10/14</p>
	Evidence of support- residents	<p>Application states that petitions were completed regarding the importance of Leckhampton Fields to local people in 2011, with 2000 signatures, and in 2013, with 1000 signatures (both submitted to CBC)</p> <p>Public consultation survey- Jan 2015 to support this application and demonstrate how the Leckhampton Fields are important to local people, was completed by 762 people.</p> <p>MP notes that the campaign to support and protect Leckhampton Fields- taken to Westminster in 2009 and that</p>	<p>Original survey responses seen by GRCC</p>

		<p>there was a local walk in support of Leckhampton Fields in 2012.</p> <p><i>Letter of support received from Jonathan Porritt (added to toolkit 16.02.15)</i></p>	
Other		<p>Original application for LGS designation made via the JCS in August 2013.</p> <p>The concept is a Cheltenham Country Park (well supported in petition detailed in appendix 2).</p> <p>Some of the area has been marked as a strategic site in the JCS. Application states that the site sustainability (for housing development) has been questioned by Cheltenham Borough Planning Committee in their assessment of the Bovis and Miller Homes application which was refused in July 2014</p> <p>Application states that some of the area retained as LGS would in development based on the developers' illustrative masterplan hold features such as balancing ponds and roads.</p> <p>Application requests that synergy between this LGS application, future food production and the proximity to the UoG Park Campus for agricultural research.</p> <p>Application notes negative impact of loss of views and MP states that development of Leckhampton Fields would contradict the adopted Cotswolds AONB management plan 2013-18 which asks local authorities to protect the setting of the AONB.</p> <p>Application proposes a new footpath/link to Woodlands Road.</p> <p>MP M Horwood provides comparable data for greenbelt and wildlife sites.</p>	

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**2. Westdown Gardens**

Toolkit ref	Criteria	Information from toolkit application (either verbatim or summarised)	GRCC note
	Applicant	Fairview Community Association (FCA)	
1.1	Site	Westdown Gardens	
1.2	Map Ref	2	
1.4, 1.5	Site ownership	Private Owner, unknown and absent	
2.1	Current Planning applications	no	
2.2	Allocated for development in JCS or CBC Local Plan	no	
	Current designation/status as an open/green space	Within the central conservation area	
3.1, 3.2	Area of site	Approx. 0.07 ha	GCER= 0.06ha
1.7, 3.3, 5.1, 5.2	Proximity to community (Local in character/ barriers to access)	It serves up to 500 residents in immediate streets including Brighton Road, Westdown Gardens itself and Hewlett Road.  The site is very local and offers a green space with shrubs and trees in an otherwise busy and built up area  There are no barriers to stop the local community from accessing the site.	
7	Local significance due to beauty	The area is grassed and has thoughtfully planted trees. It is beautiful in as much as it is green, well maintained and attractive, especially when the site's trees are in blossom.	
8	Local significance due to history		
9	Local significance due to recreational value	It has a recreational value although it would not be suitable as a children's play area because of its proximity to the busy road. It can and is used as a meeting place, for dog walking and as a "green lung in a built up area"	
10	Local significance due to tranquillity	Application states that it is relatively tranquil in that it offers respite from the busy road.	
11	Local significance due to wildlife		
12	Local significance due to any other reason	It provides a clearly-visible, open space adjacent to the Westdown Gardens bus stops on either side of the road. As such it is an informal, safe waiting area and easily-identified, destination for bus passengers. It is a safe escape from the busy road.	
4.1	Need for local green space	Application states that there are no other green spaces in the near vicinity.  The nearby cricket ground is separated by a brick wall and is not directly accessible to the public from here. It is a five-	



		<p>minute walk away. Otherwise, significant public areas such as Pittville and Sandford Parks are at least 10 minutes away in other areas.</p> <p>Applicant states that the CBC green space audit from 2008 showed All Saints had less green space per head than any other ward</p>	
6	Evidence of support - councils/organisations	CBC Councillor Steve Jordan email of support	
	Evidence of support-residents	<p>Meeting on 4th December to carry out initial assessment with approximately 10 attendees. There was unanimous verbal support to take this site forward to full toolkit application.</p> <p>Application states that this site has a history of being considered at 2011/12 Fairview Community Association meetings for preservation and enhancement of its recreational value. (No minutes provided).</p>	Meeting 4.12.14 attended by GRCC
Other		In the 2014 FCA Fireworks party survey, 284 out of 782 respondents wanted to improve health and wellbeing, 313 out of 784 respondents wanted to improve the urban area. Referred to as one of 4 'Priority 1' sites for LGS designation by applicant (in email to GRCC)	



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### 3. Witcombe Place

Toolkit ref	Criteria	Information from toolkit application (either verbatim or summarised)	GRCC note
	Applicant	Fairview Community Association (FCA)	
1.1	Site	Witcombe Place	
1.2	Map Ref	3	
1.4, 1.5	Site ownership	Unknown	
2.1	Current Planning applications	Unknown	
2.2	Allocated for development in JCS or CBC Local Plan	Unknown	
	Current designation/status as an open/green space		Central conservation area
3.1, 3.2	Area of site	Both areas are approximately 0.4 hectares	GCER= 0.8ha
1.7, 3.3, 5.1, 5.2	Proximity to community (Local in character/ barriers to access)	The land is situated at the rear of St John's Primary School. It is very local in comparison with Sandford Park which is at least 5 minutes away across the busy London Road. Due to the busy Albion Street/Berkley Street ring road this land is mostly used by the school and local residents of Witcombe Place itself, St. John's Avenue and St. Anne's Road.	
7	Local significance due to beauty	It is beautiful in as much as it is a green, well maintained and attractive. Tulip tree on this site is beautiful especially when in bloom. There are young but well established and beautiful trees.	
8	Local significance due to history		
9	Local significance due to recreational value	It is used as a meeting place and for dog walking. Not suitable as a children's play area because of its proximity to the busy road	
10	Local significance due to tranquillity	It provides a buffer to the inner ring road for the Witcombe Place residents	
11	Local significance due to wildlife	Not an area significant for its wildlife but provides an area of safety for animals, especially birds.	
12	Local significance due to any other reason		
4.1	Need for local green space	There are no other green spaces in the near vicinity, significant public areas such as Pittville and Sandford Parks are, respectively, at least 10 and 5 minutes away in other areas and across major roads. The CBC green space audit 2008: All Saints has less green space per head than any other ward.	



		This is the only green space in close proximity to this community. The area is dominated by housing, the school, a large municipal car park and a busy ring road.	
6	Evidence of support - councils/organisations	CBC Councillor Steve Jordan email of support	
	Evidence of support-residents	Meeting on 4th December to carry out initial assessment with approximately 10 attendees. There was unanimous verbal support for taking this site forward to full toolkit application.	Meeting 4.12.14 attended by GRCC
Other		<p>This large, green island includes two small areas divided by a little-used access road. Its size and utility would be greatly-enhanced if the road could be eliminated and the separated grass areas merged.</p> <p>In the 2014 FCA Fireworks party survey, 284 out of 782 respondents wanted to improve health and wellbeing, 313 out of 784 respondents wanted to improve the urban area. Referred to as one of 4 'Priority 1' sites for LGS designation by applicant (in email to GRCC)</p>	



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**4. Fairview Green**

Toolkit ref	Criteria	Information from toolkit application (either verbatim or summarised)	GRCC note
	Applicant	Fairview Community Association (FCA)	
1.1	Site	Fairview Green	Also known as York St playground, ABC playground
1.2	Map Ref	4	
1.4, 1.5	Site ownership	To be confirmed	
2.1	Current Planning applications	None	
2.2	Allocated for development in JCS or CBC Local Plan	No	Central conservation area
	Current designation/status as an open/green space	None	
3.1, 3.2	Area of site	Approx 0.2 ha	GCER= 0.16ha
1.7, 3.3, 5.1, 5.2	Proximity to community (Local in character/ barriers to access)	It is near local primary school Holy Trinity. There are no barriers to access and there is good disabled access with paved paths and flat even surfaces maintained.	
7	Local significance due to beauty		
8	Local significance due to history		
9	Local significance due to recreational value	Recreational facility for local families. It is used for ball games, informal recreation, dog walking and socialising. Site includes a designated children's play area owned and maintained by CBC	
10	Local significance due to tranquillity	Described as a 'well-loved oasis' in Cllr Hay's letter of support.	
11	Local significance due to wildlife		
12	Local significance due to any other reason	Application states that in the late 1970's the Borough Council designated Fairview as a 'General Improvement Area' – Improvement grant given to establish a green space and play area known as Fairview Green.	
4.1	Need for local green space	The very dense population / households in the area means it is a critical green space and a safe place in an area with very small property back gardens, who would otherwise have to walk to Pittville Park (10 minutes' walk across busy roads).	



		Application states that the CBC green space audit from 2008 showed All Saints had less green space per head than any other ward.	
6	Evidence of support - councils/organisations	GCC Cllr Colin Hay letter of support CBC Cllr Steve Jordan email of support	
	Evidence of support-residents	Meeting on 4th December to carry out initial assessment with approximately 10 attendees. There was unanimous verbal support for taking this site forward to full toolkit application. One attendant commented that her grandchildren visit and choose to use this site in preference to others.	Meeting 4.12.14 attended by GRCC
Other		In the 2014 FCA Fireworks party survey, 284 out of 782 respondents wanted to improve health and wellbeing, 313 out of 784 respondents wanted to improve the urban area. Referred to as one of 4 'Priority 1' sites for LGS designation by applicant (in email to GRCC)	

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**5. Newcourt Green**

Toolkit ref	Criteria	Information from toolkit application (either verbatim or summarised)	GRCC note
	Applicant	Charlton Kings Parish Council	
1.1	Site	Newcourt Green (Newcourt Road Green), between Cirencester Road and Newcourt Road, Charlton Kings	
1.2	Map Ref	5	
1.4, 1.5	Site ownership	Understood to be owned by Cheltenham Borough Council	
2.1	Current Planning applications	No	
2.2	Allocated for development in JCS or CBC Local Plan	No	
	Current designation/status as an open/green space	Public Green Space	
3.1, 3.2	Area of site	1.3 ha	GCER 1.3 ha
1.7, 3.3, 5.1, 5.2	Proximity to community (Local in character/ barriers to access)	Surrounded by residential dwellings on all 3 sides for the community it serves (and close to 30 local roads) Although there are roads to 2 sides of the area (one A road, one unclassified) it is still very easily accessible. It has access points from 3 of the four sides and is used by pushchairs and wheel chairs. Very easy access to the site via road/footpath Access points from 3 of the four sides Used by pushchairs and wheel chairs. Used by elderly residents who can no longer take advantage of the local hill walks.	
7	Local significance due to beauty		
8	Local significance due to history		
9	Local significance due to recreational value	Informal football, cricket, rounders and tennis Occasional guitar playing and tightrope walking Survey responses= 33/63 use daily and 21 once/twice per week Use of the space- survey responses (out of 63) Dog Walking - 38 Exercise/Games - 26 Informal Gatherings - 8 Picnics/Parties - 14 The Footpaths - 42 Trees, Flowers & Wildlife - 49 Other (Please specify) – Sitting, children’s play, relaxation (2), guitar, the only one, scenic area/views (3), tranquillity	

		Borough, county councillor and MP letters plus those from residents state the site's importance for recreation. Letter from resident states- Children's parties on the green for generations.	
10	Local significance due to tranquillity	Survey respondents refer to peaceful nature of area	
11	Local significance due to wildlife		
12	Local significance due to any other reason	Daily walking route to school for children from four local schools: Balcarras, Charlton Kings Infants, Charlton Kings Junior and Saint Edwards.  Borough councillor and MP's letters refer to contribution the park makes to the street scene in an otherwise urban environment County Councillor refers to use as community venue for special celebrations eg royal wedding Resident's letters refer to social aspect - meeting others crossing the green across various footpaths. Often referred to as the village green Gateway feature, providing visitors with a positive image of Cheltenham as they approach the town via this route.	
4.1	Need for local green space	Provides a welcome break to the density of housing in the surrounding area Provides a valuable shared space resource for the many local residents. No other open land in the immediate vicinity; Borough councillor and MP's letters refer to lack of green space in the area. (eg other green spaces require walking up hills therefore not as accessible) Insufficient room in gardens for games	
6	Evidence of support - councils/organisations	Charlton Kings Parish Council Chair - Mike Palmer MP Martin Horwood Borough Councillor Paul Baker Borough Councillor Helena McCloskey Borough Councillor Rob Reid County Councillor Paul McLain	
	Evidence of support- residents	Petition in 2014 –signed by 350 people (scans of originals seen by GRCC) 63 responses to survey showing how space is used and frequency of use – 52/63 use daily or once or twice a week (scans of originals seen by GRCC) Letters of support from 4 residents in addition to survey	
Other			

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### 6. Hardwick Campus/The Marsh

Toolkit ref	Criteria	Information from toolkit application (either verbatim or summarised)	GRCC note
	Applicant	Elmfield Neighbourhood Coordination Group	
1.1	Site	Hardwick Campus/The Marsh	
1.2	Map Ref	6	
1.4, 1.5	Site ownership	Church of England, Training Colleges Trust / Diocese of Gloucester. The current proprietor is the University of Gloucestershire.	
2.1	Current Planning applications	No	
2.2	Allocated for development in JCS or CBC Local Plan	No	
	Current designation/status as an open/green space	No	
3.1, 3.2	Area of site	0.9 hectares	GCER = 0.78ha
1.7, 3.3, 5.1, 5.2	Proximity to community (Local in character/ barriers to access)	Residents of part of St Pauls, St Peters, Elmfield, including the immediate local area, Gas Green and students of Hardwick Campus. Close proximity to 75 houses that overlook the field. There are hundreds of houses immediately beyond those, within 500 metres. This site serves at least 2,000 local people. It is easily accessible to all, including disabled people. The whole site is accessible to all on an "as of right" basis.	
7	Local significance due to beauty		
8	Local significance due to history	The site was once owned by "The Elms" (the local workhouse) until the early 20 <sup>th</sup> century. It contained allotments which helped feed the residents of the workhouse. It was once part of Marsh Common.	
9	Local significance due to recreational value	Casual sport (no fees or membership required) played by local people with their children and students. Casual ball games- football, cricket, rounders etc. Socialising. It has been used in this way since it ceased to be allotments,(late 1960s). The local animal shelter use this space to exercise and train rescue dogs. In the summer it is used by the Cubs and Brownies who meet at Gas Green Community Centre for informal sports.	
10	Local significance due to tranquillity		

11	Local significance due to wildlife		
12	Local significance due to any other reason	It is used as a walking route for local people. This is particularly useful for parents and children who are able to walk to school / work using a route that reduces the need to walk along and cross busy roads.	
4.1	Need for local green space	Yes, it is the only green space in the St Pauls ward. It is situated in an area that contains a considerable amount of terraced housing, some of which have little or no gardens	
6	Evidence of support - councils/organisations	MP Martin Horwood letter to editor of the Gloucestershire Echo CBC Councillor Jon Walklett CBC Councillor Andrew Lansley Letter from Sir Henry Elwes indicating interest/support in the area	
	Evidence of support- residents	Application states "Several local residents (double figures) will give statements to continual usage for at least 20 years (some stretching back 50 years)." None received by GRCC by 28.1.15	
Other		A group of residents are in the process of consulting with all residents to assess how this space could be improved for community use. The university is aware of this and is supportive of the space being used for e.g. a community garden, bee-keeping, informal sports space, or used for occasional markets/craft fairs.  Site has previously been subject to planning applications which have been fought by the local community in 2011 eg. application for a six-foot spiked fence around the site which would prevent the local community accessing the green space. This was defeated. In 2012 a new fence including public access gates was installed	

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**7. Pilgrove Way Park**

Toolkit ref	Criteria	Information from toolkit application	Comment
	Applicant	Hesters Way Partnership	
1.1	Site	Pilgrove Way Park	
1.2	Map Ref	7	
1.4, 1.5	Site ownership	Cheltenham Borough Council	
2.1	Current Planning applications	None	
2.2	Allocated for development in JCS or CBC Local Plan	No	
	Current designation/status as an open/green space	None	Public Green Space (partly)
3.1, 3.2	Area of site	3 ha	GCER= 1.33ha
1.7, 3.3, 5.1, 5.2	Proximity to community (Local in character/ barriers to access)	Central to the communities of Springbank, Arle Farm, Newlands and Springfields; A population of 1,500 people. No barriers to access.	
7	Local significance due to beauty	The site is very visible from Pilgrove Way and generates an open and pleasant entrance to the residential streets.	
8	Local significance due to history		
9	Local significance due to recreational value	The site is used for dog walking, general play, picnicking, use of children's play area, summer bbqs.	
10	Local significance due to tranquillity	The site lies adjacent to Pilgrove Way and the fields to the back of the properties off Harry Yates Way. It provides openness and walking routes within a busy residential area.	
11	Local significance due to wildlife	Running adjacent to the fields to the west of Cheltenham the site is home to a wide diversity of wildlife and provides a corridor for plants and animals	
12	Local significance due to any other reason		
4.1	Need for local green space	Yes, the site lies within a short walk of and adjacent to all properties in the local estates estate. It also offers a through route on foot and by bike towards the main Springfield Park and the town centre supporting health and access for the town	
6	Evidence of support - councils/organisations	CBC Councillor Jeffries	Evidence is supplied as quotes within the application
	Evidence of support-residents		

Other		Pilgrove Way is Public Green Space, however we would like to see this extended to include all the green spaces connected to it in the vicinity of the road.	
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**8. George Readings Park extension**

Toolkit ref	Criteria	Information from toolkit application (either verbatim or summarised)	GRCC note
	Applicant	Hesters Way Partnership	
1.1	Site	George Readings Park extension	
1.2	Map Ref	8	
1.4, 1.5	Site ownership	Cheltenham Borough Council	
2.1	Current Planning applications	None	
2.2	Allocated for development in JCS or CBC Local Plan	No	
	Current designation/status as an open/green space	Partly Public Green Space. The area currently protected as public green space is only a proportion of that which is used by local residents. It is proposed that the additional space as marked on the map in the application should be incorporated into the current George Readings Park provision.	
3.1, 3.2	Area of site	3 hectares	GCER= 1.75ha
1.7, 3.3, 5.1, 5.2	Proximity to community (Local in character/ barriers to access)	Central to the communities of Hesters Way. The park runs adjacent to George Readings Road and is embedded in the George Readings estate. It is behind the properties on Carter Road and along the River Chelt.	
7	Local significance due to beauty	The site has many beautiful trees and offers a wonderful walk along the banks of the River Chelt.	
8	Local significance due to history		
9	Local significance due to recreational value	This is used by both walkers and cyclists and affords good disability access. The site is used for Dog walking, general play, picnicking, use of children's play area, summer bbqs	
10	Local significance due to tranquillity	It is a peaceful haven within a busy residential area along the River Chelt.	
11	Local significance due to wildlife	High value as a wildlife corridor as described in the Biodiversity survey conducted by Middlemarch Environment Ltd. The need to maintain River quality was exemplified by the Love Your River Chelt campaign run by the Gloucestershire Wildlife Trust	
12	Local significance due to any other reason		
4.1	Need for local green space	The site lies within a short walk of housing on the George Readings Estate and also provides their only accessible green space. It also offers a through route on foot and by bike towards the town centre supporting health and access for the town	
6	Evidence of support - councils/organisations	CBC Councillor Jeffries	Evidence is supplied as

			quotes within the application
	Evidence of support-residents		
Other		Would like the green spaces surrounding the park to be allocated as part of the park too.	

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**9. Henley Road and Triscombe Road Parks and borders**

Toolkit ref	Criteria	Information from toolkit application (either verbatim or summarised)	GRCC note
	Applicant	Hesters Way Partnership	
1.1	Site	Henley Road and Triscombe Road Parks and the hedgerow adjacent to Henley Road and adjoining the park	
1.2	Map Ref	9	
1.4, 1.5	Site ownership	Cheltenham Borough Council	
2.1	Current Planning applications	None	
2.2	Allocated for development in JCS or CBC Local Plan	No	
	Current designation/status as an open/green space	None	The site is mostly Public Green Space
3.1, 3.2	Area of site	1.5 hectares	GCER= 1.28 ha
1.7, 3.3, 5.1, 5.2	Proximity to community (Local in character/ barriers to access)	Central to the communities of Springbank. A population of 1,500 people. The park runs adjacent to Henley and Solway Roads. The green spaces provide the lungs for the local community and are the only accessible green spaces provided for the local estates There are no barriers to access.	
7	Local significance due to beauty	The site is very visible from local roads and generates an open and pleasant entrance to the residential streets and a play area at the end of Triscombe Way.	
8	Local significance due to history		
9	Local significance due to recreational value	A small junior football pitch is available at the Triscombe Way Park part of the site. The site is used for dog walking, general play, picnicking, use of children's play area, summer bbqs.	
10	Local significance due to tranquillity	The site lies adjacent to Henley and Solway Roads and the fields to the west of the town. It provides openness and walking routes to the countryside within a busy residential area.	
11	Local significance due to wildlife	Running adjacent to the fields to the west of Cheltenham, the site is home to a wide diversity of wildlife and provides a corridor for plants and animals which links Cheltenham to the countryside and on into the town via Springfield Park. It offers moderate wildlife corridor opportunities as defined by the Biodiversity survey conducted by Middlemarch Environment Ltd.	
12	Local significance due to any other reason		

4.1	Need for local green space	Application states that the site lies within a short walk of and adjacent to all properties in the local estates estate.	
6	Evidence of support - councils/organisations	CBC Councillor Jefferies	Evidence is supplied as quotes within the application
	Evidence of support- residents	8 Local residents signed their support during door to door interviews, with 5 residents providing further reasons for their support.	
Other		Applicant states that it is wanted that green spaces on Triscombe are included as part of the park too.	

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**10. Former Christ College Playing Field**

Toolkit ref	Criteria	Information from toolkit application (either verbatim or summarised)	GRCC note
	Applicant	Hesters Way Partnership	
1.1	Site	Former Christ College Playing Field	
1.2	Map Ref	10	
1.4, 1.5	Site ownership	Diocese of Clifton	
2.1	Current Planning applications	None	
2.2	Allocated for development in JCS or CBC Local Plan	No	
	Current designation/status as an open/green space	None	
3.1, 3.2	Area of site	1.5 hectares	GCER= 2.23 ha
1.7, 3.3, 5.1, 5.2	Proximity to community (Local in character/ barriers to access)	Central to the communities of Arle and Rowanfield. A population of 2,500 people.  The site is currently inaccessible	
7	Local significance due to beauty		
8	Local significance due to history		
9	Local significance due to recreational value	The public does not currently have access to the site however the site would be used for dog walking, games pitches general play, picnicking and summer bbqs, and could be the site of a children's play area, allotment or orchard.  The site has offers an opportunity for local sports, a local allotment and orchard through routes and usage by the Sea Cadets, Army Cadets and St Georges Centre all located within easy walking distance of the field.	The recreational value is based on potential use as the site is inaccessible and is therefore 'Y?' within the matrix.
10	Local significance due to tranquillity	Yes. The site lies between two residential roads and behind local gardens and the St Georges Centre and Sea Cadet Centre and is a peaceful haven within a busy residential area.	
11	Local significance due to wildlife		2 comments from residents mentioned the wildlife
12	Local significance due to any other reason		



4.1	Need for local green space	<p>If opened up it would provide a through route from on foot and by bike from the Chelt Walk Park via Arle Road and Alstone Lane</p> <p>It could provide additional facilities for the Sea Cadets, Army Cadets and St Georges Centre all located within easy walking distance of the field.</p> <p>Inclusion of quote from St George's School within the application stating that the school would like to use the field for PE.</p> <p>Resident commented that many homes don't have gardens, and that there is too much concrete</p>	
6	Evidence of support - councils/organisations	<p>CBC Councillor Jefferies</p> <p>St George's School</p>	Evidence is supplied as quotes within the application
	Evidence of support-residents	13 Local residents signed their support during door to door interviews, with 9 residents providing further reasons for their support.	
Other		Application states that the former Christ College School playing field the site has a long history in Hester's Way	

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### 11. Former Monkscroft Playing Field

Toolkit ref	Criteria	Information from toolkit application (either verbatim or summarised)	GRCC note
	Applicant	Hesters Way Partnership	
1.1	Site	Former Monkscroft Playing Field	
1.2	Map Ref	11	
1.4, 1.5	Site ownership	Gloucestershire County Council	
2.1	Current Planning applications	None	
2.2	Allocated for development in JCS or CBC Local Plan	No	Is part of the SHLAA
	Current designation/status as an open/green space	None	
3.1, 3.2	Area of site	3 hectares	GCER= 1.39 ha
1.7, 3.3, 5.1, 5.2	Proximity to community (Local in character/ barriers to access)	Central to St Marks and Hesters Way; 3,000 people. More specifically, this space serves 'the poets' area; 500-600 people. These are within a 2 minute walk of the site. The site could also serve the wider community as part of a green link between west Cheltenham and the town centre. The site was created with the building of the 'poets' estate in the 1950's and has always been part of the local character. The site is not publicly accessible at all due to restrictions imposed by GCC. However there are no other physical barriers to access.	
7	Local significance due to beauty	Relative to the surrounding area	
8	Local significance due to history		
9	Local significance due to recreational value	There is currently no access to the site. As an old school playing field it has previously been used for sports and games plus informal recreation, and could support this in the future. Evidence of support from residents shows how the site was previously used as a place where locals could "get together for bbq's, rounders etc" Other desired use of the site expressed for: picnics, games, playing field, allotments, for the elderly, kids play area Monkscroft Care Home support community use of the site adding "some of our residents have expressed an interest in walking and spending time there"	The recreational value is based on potential use as the site is inaccessible and is therefore 'Y?' within the matrix.
10	Local significance due to tranquillity	Relative to the surrounding area	

11	Local significance due to wildlife		
12	Local significance due to any other reason	<p>The original school was built as a part of the estate development in the 1950s and therefore has been a green space within the community since its inception</p> <p>It is significant because it has been closed off and made unavailable to those who live in the area and would wish to use it. Upon the closure of the site, access to green space in the area has been reduced.</p> <p>It would provide a link in the green through route from west Cheltenham to local shopping and on into town.</p>	
4.1	Need for local green space	<ul style="list-style-type: none"> <li>• Access to Hesters Way Park is restricted by the very busy Princess Elizabeth Way.</li> <li>• KGV is used for formal sports by pitch hire; is large and open and not terribly personal or local in feel.</li> <li>• There are a lot of elderly residents in the estate nearby, and a care home who do not have a nearby green space that is local in feel.</li> <li>• Upon the closure of the site, access to green space in the area reduced.</li> </ul>	
6	Evidence of support - councils/organisations	CBC Cllr Jefferies Monkscroft Care Home	Evidence is supplied as quotes within the application
	Evidence of support- residents	<p>13 Local residents signed their support during door to door interviews, with 10 residents providing further reasons for their support.</p> <p>A previous consultation with residents was conducted by GCC when the Monkscroft Care Home was built (data not available to applicant).</p>	
Other		Applicant states that the public does not currently have access to the site. However the applicant is keen that it should remain as an open green space with local green space status and wish for this for the site to also achieve local amenity status with public access.	



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**12. St Marks and Hesters Way Community Centre grounds**

Toolkit ref	Criteria	Information from toolkit application (either verbatim or summarised)	GRCC note
	Applicant	Hesters Way Partnership	
1.1	Site	St Marks and Hesters Way Community Centre grounds	
1.2	Map Ref	12	
1.4, 1.5	Site ownership	Cheltenham Borough Council	
2.1	Current Planning applications	None	
2.2	Allocated for development in JCS or CBC Local Plan	No	
	Current designation/status as an open/green space	None	
3.1, 3.2	Area of site	2 hectares	GCER= 0.51ha
1.7, 3.3, 5.1, 5.2	Proximity to community (Local in character/ barriers to access)	<p>Central to the communities of St Marks and Hesters Way; 3,000 people. More specifically the residents of 200 flats on Princess Elizabeth Way and houses on St Mark's estate use this space informally.</p> <p>As it is run by the Community Association, events attract people from all over the west of Cheltenham.</p> <p>The site has been used as a community centre since the 1950's and is part of the local character of the area.</p> <p>No barriers to access – however this site is not easily accessible to residents of houses near Monkscroft as they would need to take a detour to access the community centre site.</p>	
7	Local significance due to beauty		
8	Local significance due to history	Application states that the site has a long history in Hester's Way as the grounds of the former US Army base from WW2 and was handed over to the community in the early 1950s, and used as a community centre ever since.	
9	Local significance due to recreational value	41 <sup>st</sup> Cheltenham Scouts use this for their scout hut, activities and allotments; the Community Association for summer events and as a garden bar. Unofficial usage by local young people for sports, dog walking and unofficial allotments, demonstrates the demand for use that local people feel.	
10	Local significance due to tranquillity	The site lies between a residential road and behind local gardens and is a peaceful haven within a busy residential area.	



11	Local significance due to wildlife		
12	Local significance due to any other reason		
4.1	Need for local green space	<p>Access to Fishy park on the other side of Princess Elizabeth Way is restricted by the busy road. KGV is accessible but used for formal sports.</p> <p>The community centre means that green space for activities is needed.</p> <p>Application states that the fact that the site is used 'unofficially' by local young people for sports, dog walking and unofficial allotments, demonstrates local people's feeling that an open space is needed at this site. (ref 9.4)</p>	
6	Evidence of support - councils/organisations	<p>CBC Cllr Jefferies</p> <p>St Marks and Hesters Way Community Association Vice Chair -</p> <p>Scout Leader</p>	Evidence is supplied as quotes within the application
	Evidence of support-residents	11 Local residents signed their support during door to door interviews, with 6 residents providing further reasons for their support.	
Other			

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**13. Lynworth Green**

Toolkit ref	Criteria	Information from toolkit application (either verbatim or summarised)	GRCC note
	Applicant	Oakley Regeneration Partnership	
1.1	Site	Lynworth Green	
1.2	Map Ref	13	
1.4, 1.5	Site ownership	unknown	
2.1	Current Planning applications	none	
2.2	Allocated for development in JCS or CBC Local Plan	no	
	Current designation/status as an open/green space	None	
3.1, 3.2	Area of site	0.42	GCER 0.42 ha
1.7, 3.3, 5.1, 5.2	Proximity to community (Local in character/ barriers to access)	The site is centrally located to the community it serves with housing around it and shops on all four sides, with a primary school and businesses nearby (3 minute walk)  Prestbury Road separates Lynworth from the rest of the ward which means that this site is now the natural centre to the Lynworth area.  No barriers to access this side of the road and the area is unfenced.	
7	Local significance due to beauty		
8	Local significance due to history		
9	Local significance due to recreational value	Informal children's ball games, dog walking. The site has also been used by organisations to deliver play activity schemes because of its central location.	
10	Local significance due to tranquillity		
11	Local significance due to wildlife	Birdlife: residents' comments noted the use of the site by house sparrows and goldfinches to feed.	
12	Local significance due to any other reason	It is the natural central focus point for that part of Oakley which is known as Lynworth.  The site is the central focus of the housing development started in 1950, its presence is part of the character of this development.	
4.1	Need for local green space	Oakley is an area of multiple high deprivation with lower than average income, and poorer health. Car ownership is lower compared to other parts of Cheltenham.	

		Other green areas (eg. Whaddon Rec) are not easily accessed by very young and elderly: There is sheltered housing on the green, CBH letter of support explains that the elderly residents nearby would struggle to get to any other green space on the ward. Need for safe play space for families as the benefit of outdoor play and socialising is well recognised.	
6	Evidence of support - councils/organisations	CBC Cllr Colin Hay Trustee of Oakley Regeneration Partnership Cheltenham Borough Homes	
	Evidence of support-residents	One letter and two consultation forms.	
Other			

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**14. Prior's Fields**

Toolkit ref	Criteria	Information from toolkit application (either verbatim or summarised)	GRCC note
	Applicant	Oakley Regeneration Partnership	
1.1	Site	Priors Fields	
1.2	Map Ref	14	
1.4, 1.5	Site ownership	Unknown	
2.1	Current Planning applications	No	
2.2	Allocated for development in JCS or CBC Local Plan	No	
	Current designation/status as an open/green space	No	
3.1, 3.2	Area of site	7.44	GCER =7.44 ha
1.7, 3.3, 5.1, 5.2	Proximity to community (Local in character/ barriers to access)	<p>Proximity to the local people from Oakley and is close to housing and shops.  Well used by sports players, walkers/dogwalkers.  Public rights of way alongside the site and going out of it up to the hill and over to Prestbury.</p> <p>Forms a natural green corridor out to the AONB therefore also accessed by people from the rest of Cheltenham as a route out to the open countryside.</p> <p>Easily accessible to the local community by roads and paths.  Main road (Priors Road) between this area and the majority of Oakley but two level crossings near the shops for safe access.</p> <p>As the ward has low car ownership this space allows the community to walk to the countryside.</p>	
7	Local significance due to beauty	<p>Adjacent to the AONB and therefore there is 'natural progression' of open space between the sports field and the AONB beyond.  Beautiful views from the fields towards the hills.  Written comments from the community consultation exercise include reference to the beauty.</p>	
8	Local significance due to history		
9	Local significance due to recreational value	<p>Used for walking, dog walking, jogging/running.  Public rights of way leading to Prestbury. Evidence from residents includes use for kite flying, wildlife photography, den making, tree climbing, blackberry picking.</p>	

		Families have lived in this area for generations and children play in the place the same as their parents and even grandparents.	
10	Local significance due to tranquillity	Away from roads and out of town. Bordered on one side by the AONB / open countryside. Cemetery along one edge is another peaceful area.	
11	Local significance due to wildlife	Hedgerows, streams, grassland and woodland. Wildlife mentioned in consultation: hares; deer; badgers; foxes; sparrows; cuckoos (Gloucestershire BAP priority species); birds of prey; bats; roman snails; wood pigeons; skylarks higher up the hill; squirrels. Applicant states that CBC's Greenspace Strategy Biodiversity Quality map allocates this area as Category B+, the second highest priority for biodiversity significance.	
12	Local significance due to any other reason	The site is used for water retention and lowering surface run-off. SuDS have been put into the area below the fields - there are already drainage problems which should not be exacerbated.  Recently, there have been discussions about establishing allotments at the entrance of the fields	
4.1	Need for local green space	Applicant states that Oakley ward has low car ownership so not everyone can access the countryside easily by car. There is a need to have walking access to open spaces.	
6	Evidence of support - councils/organisations	Letters from CBC Councillor Colin Hay; Oakley Residents Association; Oakley Regeneration Partnership	
	Evidence of support-residents	3 letters of support. 14 consultation survey responses.	
Other			

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**15. Albemarle Orchard Garden**

Toolkit ref	Criteria	Information from toolkit application (either verbatim or summarised)	GRCC note
	Applicant	Albemarle Orchard Garden Group	
1.1	Site	Albemarle Orchard Garden	
1.2	Map Ref	15	
1.4, 1.5	Site ownership	Cheltenham Borough Council	
2.1	Current Planning applications	There is currently a planning application being considered for 'change of use' from an unused area of public land to a community orchard garden. Application reference: 14/02039/COU. Decision date: 02/02/2015	Planning application reinforces this LGS application
2.2	Allocated for development in JCS or CBC Local Plan	No	
	Current designation/status as an open/green space	Is within the central conservation area.	
3.1, 3.2	Area of site	658m2	GCER = 0.1 ha
1.7, 3.3, 5.1, 5.2	Proximity to community (Local in character/ barriers to access)	Application states that the site is very much part of the Albemarle Gate estate and totally separate from Pittville Park itself. The land is within a ½ mile radius of the residents it serves. There are approximately 4,500 residents in the Pittville ward who live within walking distance of the site. There are no barriers to access the land. The route for all local residents is direct along the public highway. Currently a vehicular gate on to the land which is kept locked - however the application states that the Orchard Garden group will be installing a pedestrian gate with disabled access which will be left unlocked	
7	Local significance due to beauty		
8	Local significance due to history		
9	Local significance due to recreational value	The site is currently awaiting change of use permission, however the site will be used for gardening	
10	Local significance due to tranquillity	Although there is a road to the side of the land, the site is enclosed by a Yew and Privet hedge which is high and dense so the land is very protected. This will provide a quiet, pleasant area for people to meet and enjoy the orchard	
11	Local significance due to wildlife	None yet but the group intend to intend to encourage wildlife by building various habitats. The toolkit states that interest has been expressed in beekeeping projects, and the Scouts would like to create insect lodges for education.	

		The fruit trees selected are varieties of apple, pear and plum that are unique to Gloucestershire's heritage	
12	Local significance due to any other reason	As a result of the Orchard project there is now a tighter local community with people getting to know their previously unacquainted neighbours Letter of support from Gloucestershire Orchard Trust states that " The Albemarle Orchard Garden truly represents a community orchard , bringing people together and making for an inclusive neighbourhood, something that we need to celebrate and support"  It will provide an educational resource for children and an opportunity for local residents to learn new skills in horticulture.	
4.1	Need for local green space	Pittville Park is very near, however the orchard will be a unique site created and maintained by residents.	
6	Evidence of support - councils/organisations	Martin Horwood MP Gloucestershire Orchard Trust GAVCA Verbal support (to GRCC) from Pittville NCG chair Dennis Parsons Cllr David Prince is in support of the Orchard project as demonstrated by the minutes of the group's AGM Prior to this LGS Study the CBC Assets Committee voted overwhelmingly for the Albemarle Orchard Garden project to progress.	Support for concept of orchard in this space
	Evidence of support-residents	Minutes of the Albemarle Orchard group AGM which supports the Orchard Project. This was prior to the LGS study but represents community support for the orchard. 18 present, including councillors. The GAVCA letter also mentions that there is 'plenty of local support'.	
Other		Received Community Pride Funding £3,777 from CBC in 2014 A 10 year management plan has been produced.	



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**16. Circa Greenlink**

Toolkit ref	Criteria	Information from toolkit application (either verbatim or summarised)	GRCC note
	Applicant	St Paul's Neighbourhood Co-ordination Group	
1.1	Site	Circa development / Bloor Homes development on former Midwinter site southern green public space/ greenlink between Honeybourne line and Elmfield playing field	
1.2	Map Ref	16	
1.4, 1.5	Site ownership	Bloor Homes Not aware of LGS applications but area is designated as public green space within the current planning application	
2.1	Current Planning applications	Planning application for a wider area. This particular site is designated as public green space within the current planning application	One part of the development remains incomplete.
2.2	Allocated for development in JCS or CBC Local Plan	No	
	Current designation/status as an open/green space	No	
3.1, 3.2	Area of site		GCER= 0.74ha
1.7, 3.3, 5.1, 5.2	Proximity to community (Local in character/ barriers to access)	Serves new houses already built on the former Midwinter Allotments site and is immediately adjacent to these new houses. Serves as a link between local communities avoiding the Swindon Road (A busy road with narrow pavements) Within 2 km of the communities it serves as a green corridor, St Pauls, Elmfield and Gardners' Lane  The application states that Tommy Taylor's Lane is mentioned as a barrier.	
7	Local significance due to beauty		
8	Local significance due to history		
9	Local significance due to recreational value	Letters from residents highlight safe alternative route for cycling and walking –especially to allotments, children's centre, shops and to the Honeybourne Line. One letter describes how the route is safe enough for children to use independently One letter states that this route to the Honeybourne Line is well used	
10	Local significance due to tranquillity	This site is tranquil relative to the alternative routes. It is in an urban area. But by linking to other green spaces and off	

		road routes it provides part of a safe off road network for both people and wildlife. One letter mentions enjoying peace and nature.	
11	Local significance due to wildlife		
12	Local significance due to any other reason	Route will be further enhanced as a cycle route if the Big Local gets enough funding to make up a path across Elmfield playing field Links with sustainable transport The site has been a green space for a long time – formerly allotments and prior to that – a market garden. Wildlife corridor	
4.1	Need for local green space	Provides an attractive traffic free route for pedestrians and cyclists. Avoids narrow pavements and busy traffic on Swindon Road (2 letters detail issues with traffic on the Swindon Road).	
6	Evidence of support - councils/organisations		
	Evidence of support- residents	4 emails/ letters from residents Verbal support during consultations held in November 2014 on local green spaces of importance 2 consultations at Dunalley school; 1 drop in consultation at Herrington Rooms, St Paul's Road (combined with parking consultation); Email to St Paul's Road area Residents' association email group and post on the facebook page. Lots of conversations with people I bumped into around the area, in the park, at school, etc, community groups, playgroup, church, staff and students at the university. Approx 25 people in support (verbal)	
Other		Links with children's centre and St Paul's One letter states that as the area is now overlooked this has enhanced safety.	

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**17. St Paul's Walk green space, St Paul's Walk**

Toolkit ref	Criteria	Information from toolkit application (either verbatim or summarised)	GRCC note
	Applicant	St Paul's Neighbourhood Co-ordination Group	
1.1	Site	St Paul's Walk green space, St Paul's Walk Also referred to (in comments of support) as 'the circle'.	
1.2	Map Ref	17	
1.4, 1.5	Site ownership	Uncertain of ownership (responsibility for maintenance lies with Cheltenham Borough Homes) Cheltenham Borough Homes supportive and have written a letter of support	
2.1	Current Planning applications	No – this site forms part of a development – Phase 1 is complete.	
2.2	Allocated for development in JCS or CBC Local Plan	No	
	Current designation/status as an open/green space	No	
3.1, 3.2	Area of site		GCER = 0.05ha
1.7, 3.3, 5.1, 5.2	Proximity to community (Local in character/ barriers to access)	In the heart of St Paul's estate: Overlooked by houses on all sides Used for community events by the local Youth Hub To a lesser extent residents of neighbouring streets including Hanover Street, Folly Lane, Brunswick Street. Access possible from all these areas without need to cross roads Full public access on foot. Whole site is also suitable for wheelchair users and others with impaired mobility	
7	Local significance due to beauty		
8	Local significance due to history		
9	Local significance due to recreational value	Most comments from youth club members related to recreational use eg football, tag, running, bikes, playing hanging around with friends	
10	Local significance due to tranquillity		
11	Local significance due to wildlife		
12	Local significance due to any other reason	3 Youth Club members referred to the money raising community days held in this site. 3 referred to 'hanging out'. One girl at the November consultation event mentioned being able to make new friends at the site.	

4.1	Need for local green space	Serves a new housing estate Ability to watch children from the houses (mentioned by a parent plus youth club members)	
6	Evidence of support - councils/organisations	Cheltenham Borough Homes representative email of support Comment of support from youth worker and another representative of Cheltenham Borough Homes	
	Evidence of support-residents	Youth club comments of support from 10 attendees aged 11-17 Verbal support during consultations held in November 2014 on local green spaces of importance 2 consultations at Dunalley school; 1 drop in consultation at Herrington Rooms, St Paul's Road (combined with parking consultation); Email to St Paul's Road area Residents' association email group and post on the facebook page. Lots of conversations with people I bumped into around the area, in the park, at school, etc, community groups, playgroup, church, staff and students at the university. Approx 25 people in support (verbal)	
Other		Application states that this site is part of an award winning regeneration of St Paul's estate by Nash Partnership. The development was the winner of the Royal Town Planning Institute (RTPI) award for exemplary planning to deliver housing 2014. And later that year the regeneration project was named the 'Best in the West' at an RTPI regional awards ceremony	

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**18. Prestbury Parish Council Playing Fields**

Toolkit ref	Criteria	Information from toolkit application (either verbatim or summarised)	GRCC note
	Applicant	Prestbury Parish Council	
1.1	Site	Prestbury Parish Council Playing Fields. Prestbury Road, Prestbury, Cheltenham	
1.2	Map Ref	18	
1.4, 1.5	Site ownership	Prestbury Parish Council	
2.1	Current Planning applications	None	
2.2	Allocated for development in JCS or CBC Local Plan	No	
	Current designation/status as an open/green space	No	
3.1, 3.2	Area of site	195m x 137m	GCER = 2.88ha
1.7, 3.3, 5.1, 5.2	Proximity to community (Local in character/ barriers to access)	Borough Councillor letter states that the fields are an 'attractive green space in the heart of the village' Bounded on 3 sides by residential development	
7	Local significance due to beauty		
8	Local significance due to history		
9	Local significance due to recreational value	Formal sports- 2 full size football pitches, a training pitch, 2 tennis courts, a multi-use playing area and open spaces. Also changing facilities on the site. Used for recreation by children using the playgroup in the pavillion. Letters from the borough councillor plus parish councillor relate its importance to recreational value- formal and informal sports and play. Site in use for 30 years as a recreational facility	
10	Local significance due to tranquillity		
11	Local significance due to wildlife		
12	Local significance due to any other reason	Community events held on the field Parish council office is on the site Pavillion on the site Playgroup uses the pavillion	
4.1	Need for local green space	Public ownership and therefore free access plus good facilities.	
6	Evidence of support-councils/organisations	Prestbury Parish Council Councillor John Payne (Cheltenham Borough Councillor)	
	Evidence of support-residents		

Other		2 fields close to the playing fields currently have outline planning permission.	
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**19. Blacksmith's Lane Allotment Gardens**

Toolkit ref	Criteria	Information from toolkit application (either verbatim or summarised)	GRCC note
	Applicant	Prestbury Parish Council	
1.1	Site	Blacksmith's Lane Allotment Gardens	
1.2	Map Ref	19	
1.4, 1.5	Site ownership	Prestbury Parish Council Aware and supportive	
2.1	Current Planning applications	None	
2.2	Allocated for development in JCS or CBC Local Plan	No	
	Current designation/status as an open/green space	No	
3.1, 3.2	Area of site	246m x 184m	GCER = 3.87 ha
1.7, 3.3, 5.1, 5.2	Proximity to community (Local in character/ barriers to access)	Bounded by residential properties on 3 sides. 140 allotments- most held by Prestbury residents Easily accessible by foot/cycle and also by car (for drop off of tools/pick up of produce) No barriers to access 2 entrances	
7	Local significance due to beauty	The site in itself has no particular significance for its beauty, but it does enhance the setting of Prestbury, and provides an open space.	
8	Local significance due to history		
9	Local significance due to recreational value	Reference in the 3 supporting letters to: Informal recreation and keeping fit through gardening Social activity – meeting fellow allotment holders Satisfaction of growing own food plus healthy eating links Allotment holder reference to mix of people using the site- young families, community groups, retired people.	
10	Local significance due to tranquillity	Reference in the 3 supporting letters to: Place to escape from everyday stresses and strains	
11	Local significance due to wildlife	Wildlife listed includes hedgehogs, foxes, badgers	
12	Local significance due to any other reason		
4.1	Need for local green space	Only allotment site available to residents in Prestbury 18 people on the waiting list	
6	Evidence of support - councils/organisations	Prestbury Parish Council CBC Councillor John Payne	
	Evidence of support- residents	1 letter from allotment holder and representative for allotments holders on the Prestbury Parish Council Allotments sub committee	



Other		Tenants support a local Produce Show	
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**20. Robson Memorial Field, Prestbury**

Toolkit ref	Criteria	Information from toolkit application (either verbatim or summarised)	GRCC note
	Applicant	Prestbury Parish Council	
1.1	Site	Robson Memorial Field, Prestbury	
1.2	Map Ref	20	
1.4, 1.5	Site ownership	Prestbury Parish Council Aware and supportive of the application	
2.1	Current Planning applications	No	
2.2	Allocated for development in JCS or CBC Local Plan	No	
	Current designation/status as an open/green space	No	
3.1, 3.2	Area of site	65 metres x 69 metres	GCER = 0.58ha
1.7, 3.3, 5.1, 5.2	Proximity to community (Local in character/ barriers to access)	Located on the edge of the parish in the Noverton area of Prestbury Housing on one side of the site Described as integral to the parish Both parish council and borough councillor letters state it is a gateway to the Cotswold Escarpment and Cheltenham Circular Walk No barriers to access 2 access points from the parish Free public access to the whole site	
7	Local significance due to beauty	Views from the site to the Cotswold Escarpment Watercourse	
8	Local significance due to history		
9	Local significance due to recreational value	Informal play and recreation- walking,	
10	Local significance due to tranquillity	Benches provided for public's use Free from traffic	
11	Local significance due to wildlife	Letters from parish council and borough councillor refer to wildlife and fauna. Borough councillor's letter refers to birdlife, foxes and badgers.	
12	Local significance due to any other reason	Bequeathed to the parish council by the de la Bere family for the enjoyment of residents	
4.1	Need for local green space	Free access to the public for the whole site for all residents	
6	Evidence of support - councils/organisations	Prestbury Parish Council Councillor John Payne (Cheltenham Borough Councillor)	



	Evidence of support-residents	Application states 'none available'	
Other			



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Council. Toolkit pages for Chargrove Open Space are on pages 8-13.

**21. Chargrove Open Space**

Toolkit ref	Criteria	Information from toolkit application (either verbatim or summarised)	GRCC note
	Applicant	Up Hatherley Parish Council	
1.1	Site	Chargrove Open Space. (North of Up Hatherley Way, it is located between Timperley Way and Chargrove Lane.)	
1.2	Map Ref	21	
1.4, 1.5	Site ownership	Cheltenham Borough Council Application to be discussed with CBC	
2.1	Current Planning applications	No	
2.2	Allocated for development in JCS or CBC Local Plan	No	
	Current designation/status as an open/green space	Public Green Space in the 2006 CBC Local Plan	
3.1, 3.2	Area of site	2ha (5 acres)	GCER= 1.93ha
1.7, 3.3, 5.1, 5.2	Proximity to community (Local in character/ barriers to access)	Within 1.2km of most of parish Green space between estates No barriers Flat access Several points of access	
7	Local significance due to beauty	3 survey respondents referred to beauty of the site and one to views from the park.	
8	Local significance due to history	Wide historic hedgerow, known as Greatfield Hedge, believed to be over 100 years old (150m x 10 m wide) The site is part of 'The Great Field' Noted in MP Martin Horwood's letter for its importance for the historic natural habitat/landscape	
9	Local significance due to recreational value	Informal sports, ball games, Frisbees, running, jogging etc Dog walking Blackberry picking Good footpath access and full public access to the site Disabled access  Gloucestershire Wildlife Trust states its importance for wellbeing of local community as an area to walk, exercise and play. 8 out of 20 survey respondents noted that they used Chargrove Open Space more than once a month and 7 of these used it for dog walking; 4 for informal sports and games, 6 to meet and chat.	

		Comments made also related to importance of a place for family play, citing that local gardens are too small for some play and that it is the only place in the local area where children can run and play freely.	
10	Local significance due to tranquillity	Tranquil once away from boundary with Up Hatherley	
11	Local significance due to wildlife	<p>Large population of sparrows and starlings in the Greatfield Park Hedge</p> <p>Bats</p> <p>Adjacent area is a Biodiversity Action Plan Habitat</p> <p>Noted by local MP and county councillor as important for wildlife</p> <p>People's Trust for Endangered Species noted the hedge as an important wildlife corridor- and local wildlife specialist also noted its importance as a green link to the open countryside</p> <p>Nature- orchard remnants -Perry Trees - within the hedgerow</p> <p>Local wildlife specialist notes importance of blackthorn blossom for attracting bees</p> <p>Mature oak and related biodiversity –local wildlife specialist notes that 284 species of insect, bird, fungi etc can be in a 100 year oak and its importance for ecosystem due to its longevity.</p> <p>Gloucestershire Wildlife Trust- insufficient survey information to date to conclude.</p> <p>6 survey respondents noted Chargrove Open Space for its wildlife.</p>	
12	Local significance due to any other reason		
4.1	Need for local green space	<p>Application states that a parish council analysis of available space against of ANGSt recommendations concluded there is a lack of green spaces in Up Hatherley</p> <p>Comments from the survey relate to Chargrove Open Space being 1 of only 2 sites in the area for informal sports, ball games, frisbees, running, jogging etc</p> <p>Dog walking</p> <p>Blackberry picking</p> <p>Good footpath access and full public access to the site</p> <p>Disabled access</p>	
6	Evidence of support - councils/organisations	<p>Up Hatherley Parish Council</p> <p>MP Martin Horwood</p> <p>County + CBC Councillor Simon Wheeler</p> <p>CBC Councillor Andrew Mckinlay</p> <p>People's Trust for Endangered Species</p> <p>Gloucestershire Wildlife Trust</p>	
	Evidence of support- residents	<p>Community Survey December 2014; 20 responses- 8 of who named Chargrove Open Space as important to them.</p> <p>Mary Nelson- local resident and wildlife specialist.</p>	
Other			



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**Council. Toolkit pages for Redthorne Way are on pages 14-19**

## 22. Redthorne Way Open Space

Toolkit ref	Criteria	Information from toolkit application (either verbatim or summarised)	GRCC note
	Applicant	Up Hatherley Parish Council	
1.1	Site	Redthorne Way Open Space (located behind Morrisons / Hillview Community Centre etc)	
1.2	Map Ref	22	
1.4, 1.5	Site ownership	Cheltenham Borough Council Application to be discussed with CBC	
2.1	Current Planning applications	No	
2.2	Allocated for development in JCS or CBC Local Plan	No	
	Current designation/status as an open/green space	Public Green Space in the CBC Local Plan 2006	
3.1, 3.2	Area of site	1.2ha (3 acres)	GCER 1.42ha
1.7, 3.3, 5.1, 5.2	Proximity to community (Local in character/ barriers to access)	Serves much of Eastern end of Up Hatherley and Warden Hill. 3000 households, of which approximately 700 households are within 300 metres of Redthorne Way. Surrounded by houses, a primary school, and a supermarket/community complex. Within 1.5 km of most of the parish  No barriers 3 flat open access points at the corners of the site	
7	Local significance due to beauty		
8	Local significance due to history		
9	Local significance due to recreational value	Used since housing development in 1980s. Informal recreation, football, Frisbees etc. Children's playground is well used. Dog walking Picnicking Playgroup letter of support states how children enjoy playing in the park and that the play area is well used.  4 people /20 in the survey noted that they used Rethorne Way more than once a month and 4 of these used it for dog	



		walking; 5 for informal sports and games, 4 for the play area.	
10	Local significance due to tranquillity	Away from main roads and separated from the shopping centre by its wooded edge 2/5 people in the survey who named Redthorne Way as important to them felt it was important due to its tranquillity.	
11	Local significance due to wildlife	Playgroup letter of support states how they explore the wooded area with the children for its wildlife. Some flora and fauna due to mature deciduous trees Application states that mature trees are in short supply in the area.	
12	Local significance due to any other reason		
4.1	Need for local green space	Parish Council's Review of green spaces in the parish concluded that Redgrove Way Open Space is the only accessible green area of significance within 300m (5 minutes' walk) of much of the south-east of the parish. Playgroup letter of support states importance of keeping this space as there are no others nearby.	
6	Evidence of support - councils/organisations	Up Hatherley Parish Council MP Martin Horwood County and CBC Councillor Simon Wheeler CBC Councillor Andrew Mckinlay Greatfield Playgroup	
	Evidence of support- residents	Community Survey December 2014; 20 responses- 5 of who named Redthorne Way as important to them.	
Other			

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**23. A40 trunk road adjacent to Campden Road & Miserden Road**

Toolkit ref	Criteria	Information from toolkit application (either verbatim or summarised)	GRCC note
	Applicant	Benhall Residents Association / Cllr Nigel Britter	
1.1	Site	A40 trunk road adjacent to Campden Road & Miserden Road	
1.2	Map Ref	23	
1.4, 1.5	Site ownership	Highways Agency A40 side – Residential side unknown confirmed	
2.1	Current Planning applications	No	
2.2	Allocated for development in JCS or CBC Local Plan	No	
	Current designation/status as an open/green space	No	
3.1, 3.2	Area of site	Approximately a 1km stretch	GCER- 1.25 ha
1.7, 3.3, 5.1, 5.2	Proximity to community (Local in character/ barriers to access)	As a main gateway into Cheltenham it affects the whole town in particular residents of both Campden Road and Miserden Road, for which this site is on their doorstep. There are no barriers to access.	
7	Local significance due to beauty		Application states 'yes- but no further information provided.
8	Local significance due to history	Application states that there is an ancient hedgerow and mature trees	
9	Local significance due to recreational value	Dog walkers on the suburban roads of Campden & Miserden Roads since the Benhall Estate was constructed (over 50 years ago)	
10	Local significance due to tranquillity	The site acts as a sound and a visual barrier from the busy A40	
11	Local significance due to wildlife	Application states wildlife survey is being undertaken but no further information provided. Road verges form an important wildlife corridor providing links between habitats. These links help to protect and maintain sustainable populations of flora and fauna which in turn enable species to adapt to climate change.	
12	Local significance due to any other reason	Maintaining and improving Cheltenham's environment which will promote economic health by making the borough attractive to residents and visitors.	
4.1	Need for local green space	It is a green corridor into the town centre with the hedgerow also providing a high value wildlife corridor connecting to other areas of semi natural open spaces.	



6	Evidence of support - councils/organisations	Application states that it is supported by Cllr Nigel Britter Cllr Jacky Fletcher CBC Ward Council Members, County Councillor Simon Wheeler and Cheltenham MP Martin Horwood who will supply letters of support if required.	No evidence was received by 28.1.15
	Evidence of support-residents	10 emails; 2 letters, 32' in person' feedback.	
Other			



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**24. Colesbourne Road & Redgrove Park**

Toolkit ref	Criteria	Information from toolkit application (either verbatim or summarised)	GRCC note
	Applicant	CLlr Nigel Britter	
1.1	Site	Colesbourne Road & Redgrove Park	
1.2	Map Ref	24	
1.4, 1.5	Site ownership	unknown	
2.1	Current Planning applications	No	
2.2	Allocated for development in JCS or CBC Local Plan	No	
	Current designation/status as an open/green space	No	
3.1, 3.2	Area of site	Approximated 0.5km in length	GCER = 0.81 ha
1.7, 3.3, 5.1, 5.2	Proximity to community (Local in character/ barriers to access)	The site is used by residents living in both Colesbourne Road and Redgrove Park. It is a green open space between two housing developments. The site is a green buffer which was deliberately created to enhance the area for residents between them and the main road.	
7	Local significance due to beauty		Application states 'yes' but no further information provided.
8	Local significance due to history	Application states that the site has ancient woodland and mature trees	
9	Local significance due to recreational value	This site has a flat green area that children play on. Dog walkers and children have played ball games etc since the Benhall Estate was constructed (over 50 years ago).	
10	Local significance due to tranquillity	The site acts as a green visual barrier next to two housing developments	
11	Local significance due to wildlife	Application states that the site has ancient woodland and mature trees, plus the road verges form an important wildlife corridor providing links between habitats. These links help to protect and maintain sustainable populations of flora and fauna which in turn enable species to adapt to climate change.	
12	Local significance due to any other reason		
4.1	Need for local green space	Application states that the space is needed to serve those living in the two housing developments.	

6	Evidence of support - councils/organisations	Application states that the following will provide letters of support if required: CBC Cllr Nigel Britter, CBC Cllr Jacky Fletcher, County Councillor Simon Wheeler, Cheltenham MP Martin Horwood	No letters received by 28.1.15
	Evidence of support-residents	4 emails; 1 letter Application states- 7 verbal statements of support.	
Other			



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**25. Swindon Village (Fields)**

Toolkit ref	Criteria	Information from toolkit application (either verbatim or summarised)	GRCC note
	Applicant	Swindon Parish Council	
1.1	Site	Cheltenham Town FC playing field and eleven fields around Swindon Village. The historic names of the fields are: Parson's Close, The Bank, Green Dean Furlong, Wheatlands Orchard, Little Wheatlands, Peas Furlong, Shepherd Close, Bushby Close, Upper Hill Meadow, Home Leaze, Furzen Hill, and Hill Orchard.	
1.2	Map Ref	25	
1.4, 1.5	Site ownership	4 private landowners/developers plus Cheltenham Town FC Owners informed; 1 response	
2.1	Current Planning applications	None at time of toolkit submission (13 <sup>th</sup> January 2015) Expecting an application from Bloor and Persimon and seen draft plans	
2.2	Allocated for development in JCS or CBC Local Plan	Part of a site allocated for housing development in the JCS	
	Current designation/status as an open/green space	At time of toolkit submission 13/1/15 – green belt status	
3.1, 3.2	Area of site	47 ha	GCER =48.47 ha
1.7, 3.3, 5.1, 5.2	Proximity to community (Local in character/ barriers to access)	Serves population of Swindon Village – 364 households/850 people – fields are outside or very close to their home – walk of 1 to 2 minutes. Indirectly within walking distance (2km) of households in the Swindon Village Ward (2117 households /4850 people  Multiple entrances (including at both ends of Quat Goose Lane, Brockhampton Lane, Stantons Drive, Hyde Lane and two entrances on Manor Road – one to Dog Bark Land and one to Upper Hill meadow).  Most of the fields have direct public access. Some of the fields do not have direct public access but are important in terms of wildflowers and wildlife plus views over the Cotswold hills. MP Martin Horwood's letter states that it is reasonably level land therefore accessible and used by young and old.	
7	Local significance due to beauty	Views cited as important to the character of the area - in Swindon Village Conservation Area Character Appraisal by CBC in 2007	

		<p>Green Space Survey, 96 of 104 respondents indicated agreement with the statement “The green fields and hedgerows are beautiful, particularly against the backdrop of the Cotswold and Malvern hills.”</p> <p>Views of area from approach roads are important – eg Brockhampton Lane and Manor Road.</p> <p>Proposed LGS provides visual context for Swindon Village conservation area including church and listed buildings</p> <p>JCS Historic Environment Assessment quoted in the application as stating that there is a risk from development of affecting the setting of designated heritage assets.</p>	
8	Local significance due to history	<p>Village development as a rural /agricultural village with 3 farms</p> <p>Ridge and furrow land - Information from the Assistant Inspector of Ancient Monuments at English Heritage</p> <p>JCS Environment Heritage Assessment – high potential for encountering remains of agricultural activity close to village (ie in proposed LGS area)</p> <p>Route used by Yorkist Army – Battle of Tewkesbury</p>	
9	Local significance due to recreational value	<p>In the survey 102/104 respondents agreed that the green space was valuable for horse riding, dog walking running and other leisure activities</p> <p>‘The Bank’ is Cheltenham Town’s football training ground</p> <p>Comments and drawings by school children to illustrate how the space is special- November 2014. The majority featured recreational activities - mountain biking, nature walks, running, dog walking, sports, playing, football, doing cartwheels, mucking around, enjoying the fresh air,</p> <p>Footpaths and bridleways across the proposed LGS area, including Cheltenham Circular path.</p> <p>In letters of support from local organisations, uses include history walks, running, dog walking, fruit picking, sketching and painting, children’s play, star gazing, orienteering, hiking, den building, and exploring the environment</p>	
10	Local significance due to tranquillity	<p>Undisturbed by noise of major roads</p> <p>101 of 104 respondents indicated agreement with the statement ‘The fields provide an important space for tranquillity</p> <p>CBC’s <i>Swindon Village Conservation Area Character Appraisal 2007</i> refers to tranquillity and village atmosphere</p>	
11	Local significance due to wildlife	<p>101 of 104 survey respondents indicated agreement with the statement “The fields with their hedgerows and streams provide a haven for a great variety of insects, bird species, as well as mammals such as roe deer, giving an important chance for villagers to interact with natural wildlife”</p>	

		<p>At the school event nearly half of the comments /drawings by children related to wildlife. Children drew pictures of butterflies, deer, rabbits, birds they had seen in the proposed LGS area.</p> <p>Letters of support from local organisations – uses include <i>biodiversity/wildlife observation, conservation activities, nature walks, star gazing, surveys of hedgerows, educational walks, learning about wild plants and flowers</i></p> <p>Swindon Village Society- monitoring birds and plants over past 10 years:  37 bird species  23 plant varieties  Importance of hedgerows in maintaining wildlife  Mature trees within hedgerows  Particular importance of hedgerows along north of The Bank  JCS Historic Environment Assessment – importance of hedgerows and importance under the Hedgerow Regulations  Unploughed field- Green Dean Furlong – particularly important for wildlife</p>	
12	Local significance due to any other reason	<p>Fields are a direct part of their daily life for village residents  Multiple entrance points make the fields a meeting place for people from different parts of the village (and those from wider afield and potentially those in any new housing development)  Give a countryside setting to the school  Survey responses - 102 felt the area was important to preserve the identity of the village;  95/104 felt the area was important for avoiding light pollution (Swindon village has a no streetlights policy)</p> <p>Application states that, in general, the fields surrounding the village make it a much more attractive place to live, work, play and visit. In the Green Space Survey, 101 of 104 respondents indicated agreement with this statement.</p>	
4.1	Need for local green space	<p>Application states that the identity of the village as a village depends on being surrounded by these fields therefore essential to the character – survey responses indicate that importance</p> <p>There are access issues in reaching other open space (crossing railway line)</p>	
6	Evidence of support - councils/organisations	<p>Parish council – meeting minutes plus letter of support confirming unanimous support from the 8 councillors.</p> <p>MP Laurence Robertson  MP Martin Horwood</p>	

		<p>CBC councillor Dr Flo Clucas  CBC councillor Chris Nelson  CBC councillor Roger Whyborn  CBC councillor Anne Regan  CBC and County councillor Bernard Fisher</p> <p>The Swindon Village Society  Gloucestershire Hash House Harriers  Swindon Village Art Club  Bishops Cleeve District Rangers  1st Swindon Village Scout Group  Terrapins After School Club  Swindon Village Rainbows  Save the Countryside  CPRE  Barry Simon- local historian</p>	
	Evidence of support-residents	<p>Survey of residents at a local event November 2014. 104 respondents. Original copies seen by GRCC.</p> <p>In November 2014, Swindon Parish Council invited parents and children at the local school to draw pictures and write comments to show the ways in which they value the proposed Green Space area. 81 individuals described a range of uses of the green space</p> <p>In 2012, runners on the Cheltenham Circular Challenge signed five large canvases to express support for keeping the area green for the future. In total 628 runners signed the canvases.</p>	
Other		<p>Application refers to JCS strategic allocation- the proposed area for LGS designation would also serve as green space for any new homes – with recreational, wildlife and social (a meeting area with many access points) benefits  Proposed LGS area is 47ha of full JCS area of 356 ha – less than 14% of the strategic site allocation - map provided (section 3.2) to show proportion</p> <p>Application states that the proposal for LGS designation will have minimal impact on number of houses to be built as part of the strategic site.</p> <p>Application quotes the JCS Historic Environment Assessment – development should preserve character and setting of Swindon Village.</p> <p>Application states that there has been considerable compromise in defining the LGS. CPRE letter suggests considering the natural contours of the land to define the boundary of the LGS.</p> <p>Proposed LGS includes Home Farm buildings</p>	





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**26. Victoria Cricket Ground**

Toolkit ref	Criteria	Information from toolkit application (either verbatim or summarised)	GRCC note
	Applicant	Fairview Community Association (FCA)	
1.1	Site	Victoria Cricket Ground	
1.2	Map Ref	26	
1.4, 1.5	Site ownership	The Cheltenham Cricket Club Application states that Club Chairman approval for designation has been given.	
2.1	Current Planning applications	None	
2.2	Allocated for development in JCS or CBC Local Plan	No	
	Current designation/status as an open/green space	None	
3.1, 3.2	Area of site	Approx. 3 hectares	GCER= 2.76ha
1.7, 3.3, 5.1, 5.2	Proximity to community (Local in character/ barriers to access)	Direct access to the Victoria Ground is enabled to all 53 resident families on its periphery through their garden gates The public can access the site during organised activities or on request. It is a central facility for community and social events. It serves the whole Fairview community and is used for sporting attracting wider use.	
7	Local significance due to beauty		
8	Local significance due to history	Site was opened by Dr. W. G. Grace on 21 June 1897. Commemorative plaque in place	
9	Local significance due to recreational value	Formal sports: Berkhampstead School (daily use of green space) St Johns School (annual school sports day) Regular screening of major, international sporting events such as rugby and football championships hosted by the Cricket Club. Cricket club. Weekly, seniors, fitness training Informal sports: Regular Skittles team and occasional, inter-street community matches Recreational rounders for community use Local residents use the site for dog walking, recreational play for children on a daily Social activities - family parties, annual company events, BBQs and picnics, including jubilee celebrations, annual	



		beer festival (1000 attendees) annual Fairview Community Fireworks Party (2500 attendees) residents Christmas parties.	
10	Local significance due to tranquillity		
11	Local significance due to wildlife		
12	Local significance due to any other reason		
4.1	Need for local green space	Application states that there is a shortage of accessible green space in the Fairview area to hold community events – this is the only viable space, and the CBC green space audit 2008 showed All Saints had less green space per head than any other ward.	
6	Evidence of support - councils/organisations	October 2013. Local stakeholder consultation including Local Councillors, business leaders and CBC community engagement officers provided support during consultation for the importance of maintaining a green space facility within Fairview.  CBC Councillor Steve Jordan email of support	No further information has been supplied on the consultation.
	Evidence of support-residents	Meeting on 4th December to carry out initial assessment with approximately 10 attendees. There was unanimous verbal support for taking this site forward to full toolkit application.	Meeting 4.12.14 attended by GRCC
Other		In the 2014 FCA Fireworks party survey, 284 out of 782 respondents wanted to improve health and wellbeing, 313 out of 784 respondents wanted to improve the urban area.  The project 'Building stronger communities' in 2013 proposed to utilise the Victoria Cricket Ground venue as a resource through which to engage the local residents in their community. Referred to as one of 4 'Priority 1' sites for LGS designation by applicant (in email to GRCC)	

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**27. All Saints' allotments & churchyard**

Toolkit ref	Criteria	Information from toolkit application (either verbatim or summarised)	GRCC note
	Applicant	Fairview Community Association (FCA)	
1.1	Site	All Saints allotments and Churchyard	
1.2	Map Ref	27	
1.4, 1.5	Site ownership	St Nicolas' Church	
2.1	Current Planning applications	No	
2.2	Allocated for development in JCS or CBC Local Plan	No	
	Current designation/status as an open/green space	No	Central conservation area
3.1, 3.2	Area of site	Approx 0.2 hectares	GCER= 0.13ha
1.7, 3.3, 5.1, 5.2	Proximity to community (Local in character/ barriers to access)	Sixteen individual allotment holders are the community served and are predominantly from the Fairview area. The church is a landmark feature in Fairview and a local social hub in that it offers a space for local residents with similar interests to come together within their neighbourhood The site is adjacent to public pathways but direct access only by allotment holders	
7	Local significance due to beauty		
8	Local significance due to history		
9	Local significance due to recreational value	Allotment activities, physical exercise involved The adjacent churchyard green space is used by All Saints' Playgroup	
10	Local significance due to tranquillity	Allotments and Church setting: A sheltered, tranquil area hidden behind the church and isolated from noise and activity the encircling main thoroughfares The churchyard has some large specimen trees which enhance the setting of the church	
11	Local significance due to wildlife	Application states that the allotments encourage wildlife and richer biodiversity than adjacent, sterile, high-density, residential, urban areas. A variety of plant life encourages an equal variety of wildlife and plants can even be selected for their enhancement of, for example, pollinating species. The All Saints' Playgroup additionally erects and maintains bird feeders on this site.	
12	Local significance due to any other reason		
4.1	Need for local green space	Application states that Fairview has the lowest proportion of green space of any area in Cheltenham and that the CBC	

		green space audit 2008 showed All Saints had less green space per head than any other ward. This is the only area of allotments in Fairview. Demand is clearly indicated by its full current utilisation and the waiting list of 10 for allocation of an allotment.	
6	Evidence of support - councils/organisations	CBC Councillor Steve Jordan email of support	
	Evidence of support-residents	Meeting on 4th December to carry out initial assessment with approximately 10 attendees. There was unanimous verbal support for taking this site forward to full toolkit application.	Meeting 4.12.14 attended by GRCC
Other		In the 2014 FCA Fireworks party survey, 284 out of 782 respondents wanted to improve health and wellbeing, 313 out of 784 respondents wanted to improve the urban area. Referred to as a 'Priority 2' site for LGS designation by applicant (in email to GRCC)	

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**28. Holy Apostles C of E Primary School fields**

Toolkit ref	Criteria	Information from toolkit application (either verbatim or summarised)	GRCC note
	Applicant	Fairview Community Association	
1.1	Site	Holy Apostles C of E Primary School (Fields)	
1.2	Map Ref	28	
1.4, 1.5	Site ownership	To be confirmed	
2.1	Current Planning applications	No	
2.2	Allocated for development in JCS or CBC Local Plan	No	
	Current designation/status as an open/green space	No	
3.1, 3.2	Area of site	Approximately 2 hectares	GCER = 2.5ha
1.7, 3.3, 5.1, 5.2	Proximity to community (Local in character/ barriers to access)	The site is part of the school and is not publicly accessible during school hours	
7	Local significance due to beauty		
8	Local significance due to history		
9	Local significance due to recreational value	All sport and activities. The school is generally well equipped; enjoys a safe outdoor play area and a large field which provide ideal settings for sports and social events	
10	Local significance due to tranquillity		
11	Local significance due to wildlife		Application states 'yes' but no further info provided
12	Local significance due to any other reason		
4.1	Need for local green space	Application states that the CBC green space audit 2008 showed All Saints had less green space per head than any other ward.	
6	Evidence of support - councils/organisations	CBC Councillor Steve Jordan email of support	
	Evidence of support- residents	Meeting on 4th December to carry out initial assessment with approximately 10 attendees. There was unanimous verbal support for taking this site forward to full toolkit application.	Meeting 4.12.14 attended by GRCC

Other		In the 2014 FCA Fireworks party survey, 284 out of 782 respondents wanted to improve health and wellbeing, 313 out of 784 respondents wanted to improve the urban area. Referred to as one of 2 'Priority 3' sites for LGS designation by applicant (in email to GRCC)	
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**Cheltenham Borough Council Local Green Space Study**  
**Summary of application for Local Green Space designation**  
Please refer to the full toolkit application contained in Part 2 of the CBC LGS Report

**29. Holy Trinity Primary School Fields**

Toolkit ref	Criteria	Information from toolkit application (either verbatim or summarised)	GRCC note
	Applicant	Fairview Community Association	
1.1	Site	Holy Trinity Primary School Playing Fields	
1.2	Map Ref	29	
1.4, 1.5	Site ownership	Unknown	
2.1	Current Planning applications	Unknown	Central Conservation Area
2.2	Allocated for development in JCS or CBC Local Plan	No	
	Current designation/status as an open/green space	No	
3.1, 3.2	Area of site	Approx 0.08 hectares	GCER= 0.19ha
1.7, 3.3, 5.1, 5.2	Proximity to community (Local in character/ barriers to access)	This space provides the school with a playing field in a densely populated area and also a wooded area used as a Forest School Not for public use during school hours.	
7	Local significance due to beauty		
8	Local significance due to history		
9	Local significance due to recreational value	School sports	
10	Local significance due to tranquillity		
11	Local significance due to wildlife		Application states 'yes' but no further info supplied
12	Local significance due to any other reason	Educational: a wooded area used as a Forest School, an innovative educational approach to outdoor play and learning that provides engaging, motivating and achievable tasks and activities for children in outdoor environment.	
4.1	Need for local green space	Application states that the CBC green space audit 2008 showed All Saints had less green space per head than any other ward.	
6	Evidence of support - councils/organisations	CBC Councillor Steve Jordan email of support	
	Evidence of support- residents	Meeting on 4th December to carry out initial assessment with approximately 10 attendees. There was unanimous	Meeting 4.12.14 attended by GRCC



		verbal support for taking this site forward to full toolkit application.	
Other		In the 2014 FCA Fireworks party survey, 284 out of 782 respondents wanted to improve health and wellbeing, 313 out of 784 respondents wanted to improve the urban area. Referred to as one of 2 'Priority 3' sites for LGS designation by applicant (in email to GRCC)	







# LOCAL GREEN SPACE DESIGNATION A TOOLKIT FOR LOCAL COMMUNITIES IN CHELTENHAM BOROUGH

## INTRODUCTION

The Natural Environment White Paper ([The Natural Choice](#): securing the value of nature 2011) 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
- climate change adaptation for example by flood alleviation

The White Paper recommended that a new Green Areas designation be introduced that would give local people an opportunity to protect green spaces that have significant importance to their local communities.

“ We propose 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 ....”

That recommendation was incorporated into the [National Planning Policy Framework](#) (NPPF) as the new designation of Local Green Spaces.

## PURPOSE OF THE TOOLKIT

This toolkit is designed to support local communities in putting forward their local open spaces for formal designation as a Local Green Space in a robust, consistent and transparent manner.

### The Policy Context

#### National Planning Policy Framework

The NPPF provides the following information on Local Green Space designations -

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.

Additional guidance is provided in the [National Planning Practice Guidance](#).

### Local and Neighbourhood Plans

Local Green Spaces can be designated through the emerging Cheltenham Plan or through Neighbourhood Plans.

A policy, related to Local Green Spaces, will be included in the emerging Cheltenham Plan.

Where relevant, an appropriate policy could alternatively be included in Neighbourhood Plans.

## PROCESS FOR DESIGNATION

### Step 1

If your community is considering designating an area as a Local Green Space, it may be helpful to test the site against the “decision tree” in Figure 1 on page 4.

### Step 2

Make informal contact with the Council (contact Philip Stephenson, [Planning Policy](#)) so that we can provide you with help in deciding whether it is worth progressing with the designation process.

**Step 3**

If the site seems potentially suitable we will ask you to complete the designation checklist (including all the relevant evidence) see pages 7-12

**Step 4**

We will review the evidence you have provided and give guidance as to whether we consider the site is suitable for designation and whether any additional evidence is required. If the evidence is sufficiently robust and, in the case of designation through the Cheltenham Plan, Cheltenham Borough Council considers the site suitable and appropriate for designation, taking into account relevant planning factors including development need, the designation process can start.

**Step 5**

If the site is to be designated in the Cheltenham Plan, we will consult the owner of the land (if known).

If the site is to be designated in a Neighbourhood Plan, those responsible for producing that plan should consult the owner of the land (if known).

**Step 6**

The site can then be considered for inclusion in the appropriate draft Local or Neighbourhood Plan. The deadline for inclusion in the emerging Cheltenham Plan has not yet been finalised, but a draft of the new plan is being prepared for consultation in spring 2015.

**Step 7**

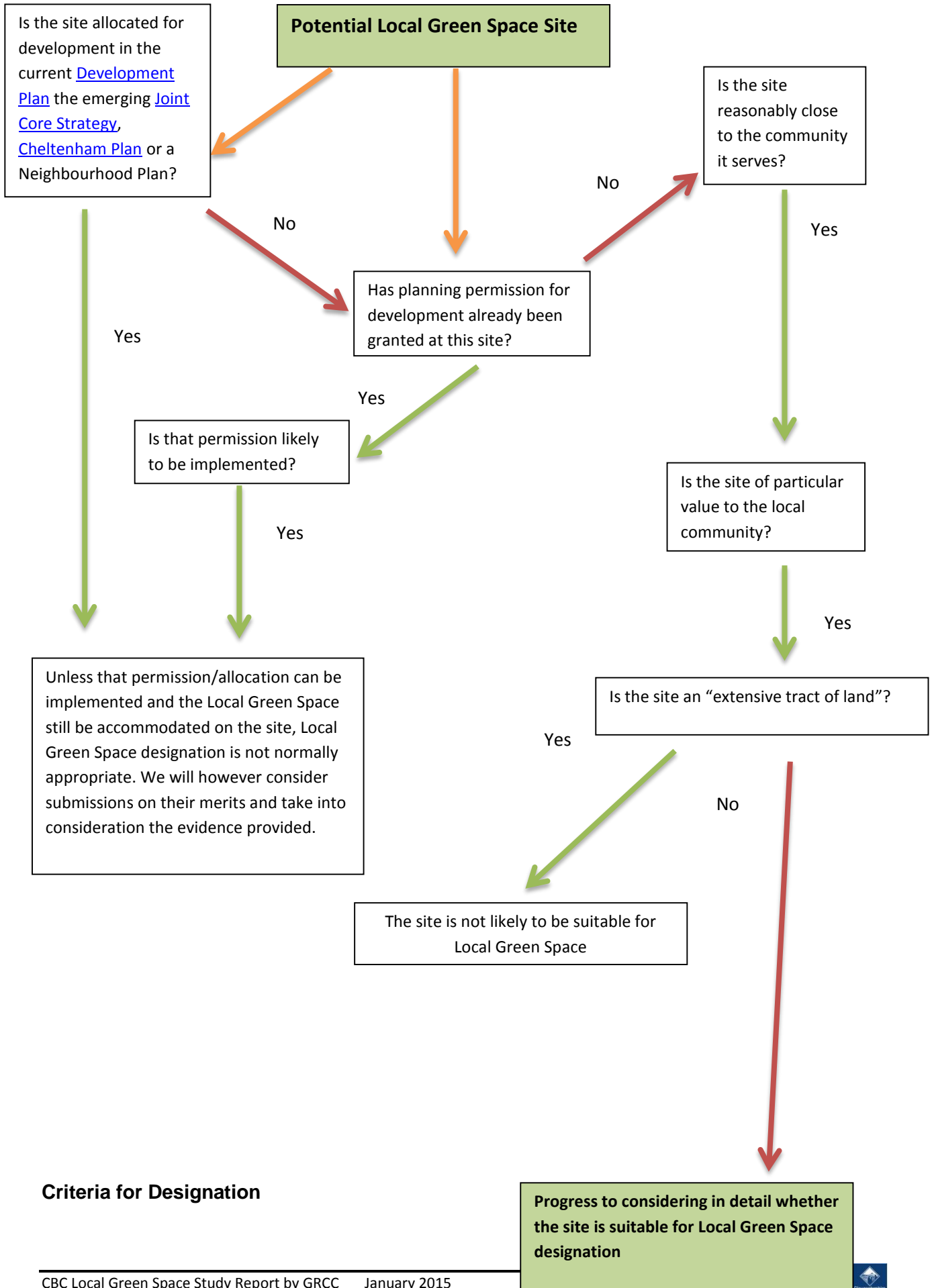
The site designation will be “tested” through the plan process. Anybody can object to policies or sites in a plan during the consultation process and these consultation responses must be considered. Neighbourhood Plans will also be subject to a local referendum. Both the Cheltenham Plan and any Neighbourhood Plans would be subject to scrutiny by a Planning Inspector or an Independent Examiner, who will ensure that the plans are robust and based on sound evidence.

**Step 8**

Formal designation when the relevant plan is approved.

**It is important to note that the designation process could take some time and that it may be worth looking in parallel at other means of protecting or enhancing the site.**

**Figure 1 -Decision tree**



Any type of green space could be suitable for Local Green Space designation from recreational land with a sports pavilion or the area around a war memorial to allotments or an urban space that provides a tranquil oasis.

As Local Green Space designation means that development is highly unlikely to be permitted on a site, there is a strong possibility that land owners and others will challenge the designation. To meet that challenge the designation must be based on solid evidence that the site meets the relevant criteria. This will be easier to demonstrate if the checklist in this toolkit is completed and the relevant evidence provided.

A potential Local Green Space site must meet the criteria set out in the NPPF, and further detailed in the National Planning Practice Guidance. These criteria are not specific – they do not give set distances or areas, but act as guidance which should then be interpreted at a local level.

In order to ensure that any designation in the Borough is robust, we have created a checklist against which potential Local Green Space sites should be tested.

**Not every potential site will meet every criteria however all sites must meet the following criteria in the checklist –**

Point 2.1	not with an extant planning permission within which the Local Green Space could not be accommodated
Point 2.2	not allocated for development in the current Development Plan or in the emerging Joint Core Strategy, Cheltenham Plan or a Neighbourhood Plan; or alternatively that the Local Green Space could be incorporated within the site as part of the allocated development whilst meeting development needs set out in strategic policies.
Point 3.2	Not an “extensive tract of land”
Point 3.3	“local in character”
Point 5	in “proximity to the community it serves”
Point 6	“demonstrably special to the local community”

**And all sites must meet at least one of the following criteria in the Checklist-**

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

In order to provide further certainty, it is proposed that Natural England’s Accessible Natural Greenspace Standards (ANGSt) are used to define the likely size of a suitable Local Green Space and its distance from the local community. Therefore 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 5 minutes’ walk) of the community it serves.

[Accessible Natural Greenspace Standard](#) (Natural England 2010)



ANGSt recommends that everyone, wherever they live, should have an accessible natural greenspace:

- of at least 2 hectares (5 acres) in size, no more than 300 metres (325 yards) (5 minutes walk) from home;
- at least one accessible 20 hectare (50 acres) site within two kilometres (1.25 miles) of home;
- one accessible 100 hectare (250 acres) site within five kilometres (3 miles) of home; and
- one accessible 500 hectare (1240 acres) site within ten kilometres ( 6.25 miles) of home; plus
- a minimum of one hectare (2.5 acres) of statutory Local Nature Reserves per thousand population.

## CHECKLIST AND CRITERIA FOR LOCAL GREEN SPACE DESIGNATION

1	<b>General Information</b>	<b>Tick if relevant evidence provided</b>
1.1	Name and address of site <i>Some sites have several names and all known names should be given</i>	
1.2	Site location plan <i>The plan can be at any scale, but must show the location and boundaries of the site. Please indicate the scale.</i>	
	<i>Insert here or attach separately</i>	
1.3	Organisation or individual proposing site for designation <i>This will normally be a Town or Parish Council or a recognised community group</i>	
1.4	Ownership of site if known <i>Information on land ownership can be obtained from the <a href="#">Land Registry</a>. Some land parcels are not registered however local people may know the owner.</i>	
1.5	Is the owner of the site aware of the potential designation? Do they support the designation? (Sites may be designated as Local Green Spaces, even if there are objections from the site owners)	
1.6	Photographs of site	
	<i>Insert here or attach separately</i>	
1.7	Community served by the potential Local Green Space <i>i.e. does the site serve the whole village/town or a particular geographic area or group of people?</i>	
2	<b>Planning History</b>	
2.1	Is there currently a planning application for this site? If permitted, could part of the overall site still be used as a Green Open Space? for further information please contact Cheltenham Borough Council <a href="#">Planning Applications</a> team	

2.2	Is the site allocated for development in the existing Development Plan, emerging Joint Core Strategy, Cheltenham Plan or a Neighbourhood Plan? If allocated, could part of the overall site still be used as a Green Open Space? For further information please contact Cheltenham Borough Council <a href="#">Planning Policy</a> team	
3	<b>Size, scale and “local nature” of proposed Local Green Space</b>	
3.1	Area of proposed site	
3.2	Is the site an “extensive tract of land”? <i>(Extensive tracts of land cannot be designated as Local Green Space) e.g. how large is it in comparison to other fields; groups of fields; areas of land in the vicinity etc.? Does the site “feel” extensive or more local in scale?</i>	
3.3	Is the proposed site “local in character”? <i>e.g. does the site feel as though it is part of the local area? And why? How does it connect physically, visually and socially to the local area? What is your evidence?</i>	
4	<b>Need for Local Green Space</b>	
4.1	Is there a need for a local green space in this location? <i>e.g. is there a shortage of accessible greenspace in the area? Is there a village needs survey or parish plan that provides evidence of that need. Further information – Natural England (<a href="#">Accessible Natural Greenspace Standard</a>)</i>	
5	<b>Evidence to show that “the green space is in reasonably close proximity to the community it serves”</b> <b><i>Please indicate what evidence you have provided against each point.</i></b>	
5.1	How far is the site from the community it serves? Is the site within 2km of the local community? <i>Possible evidence – a map to show that distance</i>	
5.2	Are there any barriers to the local community accessing the site from their homes? <i>e.g. railway line; main road</i> <i>Possible evidence – a map to show any potential barriers and how those can be overcome.</i>	



6	<b>Evidence to show that the green area is “demonstrably special to a local community”</b> <i>Please indicate what evidence you have provided against each point.</i>	
6.1	Evidence of support from Parish or Town Council <i>e.g. letter of support; Council minutes</i>	
6.2	Evidence of support from other local community groups or individuals. <i>e.g. letters of support; petitions; surveys etc.</i>	
6.3	Evidence of support from community leaders <i>e.g. letters of support from Ward Members; County Councillors; MP etc.</i> <i>Further information on these contact details – <a href="#">Cheltenham Borough Council</a>, <a href="#">Gloucestershire County Council</a>, <a href="#">House of Commons</a></i>	
6.4	Evidence of support from other groups <i>e.g. letters of support from organisations such as Campaign to Protect Rural England; local amenity societies; local schools etc.</i>	
7	<b>Evidence to show that the green area “holds a particular local significance, for example because of its <u>beauty</u>,” (if applicable)</b> <i>Please indicate what evidence you have provided against each point.</i>	
7.1	<b>Is this criteria relevant to this site ?</b>	
	<b>YES / NO</b>	
7.2	Describe why the community feels that the site has a particular local significance for its beauty.	
7.3	Site visibility <i>e.g. is it easy to see the site from a public place? Are there long-distance views of the site? Are there views of the site from any key locations?</i>	
7.4	Is the site covered by any landscape or similar designations? <i>e.g. Area of Outstanding Natural Beauty; Conservation Area; Special Landscape Area</i> <i>Further information – <a href="#">Cheltenham Borough Council</a>; <a href="#">Natural England</a>;</i>	
7.5	Is the site (or the type of site) specifically mentioned in any relevant landscape character assessments or similar documents? <i>e.g. Cotswolds AONB landscape character assessment. Further information – <a href="#">Cheltenham Borough Council</a>; <a href="#">Natural England</a>; <a href="#">Cotswolds Conservation Board</a></i>	

7.6	Does the site contribute to the setting of a historic building or other special feature?	
7.7	Is the site highlighted in literature or art? <i>e.g. is the site mentioned in a well-known poem or shown in a famous painting?</i>	
<b>8</b>	<b>Evidence to show that the green area “holds a particular local significance for example because of its <u>historic significance</u>” (if applicable) <i>Please indicate what evidence you have provided against each point.</i></b>	
8.1	Is this criteria relevant to this site ?	
	YES / NO	
8.2	Are there any historic buildings or remains on the site? <i>e.g. listed buildings; scheduled ancient monuments ; registered parks and gardens; war memorials; other historic remains or structures. Further information – <a href="#">Cheltenham Borough Council</a>; <a href="#">English Heritage</a>; <a href="#">Gloucestershire Historic Environment Record</a>; <a href="#">Gloucestershire Archives</a>; local history society;</i>	
8.3	Are there any important historic landscape features on the site? <i>e.g. old hedgerows; ancient trees; historic ponds or historic garden features Further information – Cheltenham Borough Council; <a href="#">English Heritage</a>; <a href="#">Gloucestershire Historic Environment Record</a>; local history society</i>	
8.4	Did the site play an important role in the historic development of the village or town? <i>e.g. the old site of the town railway station; the old garden for the manor house etc.</i>	
8.5	Did any important historic events take place on the site?	
8.6	Do any historic rituals take place on the site? <i>e.g. well-dressing; maypole dancing etc.</i>	
<b>9</b>	<b>Evidence to show that the green area “holds a particular local significance, for example because of its <u>recreational value</u> (including as a playing field)”, (if applicable) <i>Please indicate what evidence you have provided against each point.</i></b>	

9.1	Is this criteria relevant to this site ?	
	YES / NO	
9.2	Is the site used for playing sport? <i>If so what sport? How long has it been used for sports provision? Is this sports provision free or is a club membership required?</i> Further information – <a href="#">Sport England</a>	
9.3	Are the public able to physically access the site? <i>e.g. are there any public rights of way across the site? Or adjacent to the site? Has access been allowed on a discretionary basis? Is there public access to the whole site or only part? Is there good disabled access to the site? (A site can still be designated even if there is no public access.)</i> Further information – <a href="#">Gloucestershire County Council</a>	
9.4	Is the site used by the local community for informal recreation? And since when? <i>e.g. dog walking; sledging; ball games etc</i>	
10	<b>Evidence to show that the green area “holds a particular local significance, for example because of its <u>tranquillity</u>” (if applicable)</b> <b><i>Please indicate what evidence you have provided against each point.</i></b>	
10.1	Is this criteria relevant to this site ?	
	YES / NO	
10.2	Do you consider the site to be tranquil? <i>e.g. are there are any roads or busy areas close by?</i>	
10.3	Is the site within a recognised tranquil area? <i>e.g. within the <a href="#">Campaign to Protect Rural England</a>'s tranquillity maps</i>	
11	<b>Evidence to show that the green area “holds a particular local significance, for example because of the <u>richness of its wildlife</u>”; (if applicable)</b> <b><i>Please indicate what evidence you have provided against each point.</i></b>	
11.1	Is this criteria relevant to this site ?	
	YES / NO	
11.2	Is the site formally designated for its wildlife value? <i>e.g. as a site of special scientific interest; a key wildlife site etc</i> Further information - <a href="#">Natural England</a> ; <a href="#">Gloucestershire Centre for Environmental Records</a>	

11.3	<p>Are any important habitats or species found on the site?  <i>e.g. habitats and species listed in the UK priority habitats and species lists or Gloucestershire Biodiversity Action Plans or protected species or on the red/amber lists of birds of conservation concern.</i>  <i>Further information - <a href="#">Natural England</a>; <a href="#">Gloucestershire Centre for Environmental Records</a>; <a href="#">National Biodiversity Network</a>; <a href="#">RSPB</a></i></p>	
11.4	<p>What other wildlife of interest has been found on the site?  <i>Further information - <a href="#">Natural England</a>; <a href="#">Gloucestershire Centre for Environmental Records</a>; <a href="#">National Biodiversity Network</a>;</i></p>	
11.5	<p>Is the site part of a long term study of wildlife by members of the local community?  <i>e.g. long-term monitoring of breeding birds.</i></p>	
<b>12</b>	<p><b>Evidence to show that the green area “holds a particular local significance, for <u>any other reason</u>”; (if applicable)</b>  <b><i>Please indicate what evidence you have provided against each point.</i></b></p>	
<b>12.1</b>	<p><b>Is this criteria relevant to this site ?</b></p>	
	<p><b>YES / NO</b></p>	
12.2	<p>Are there any other reasons why the site has a particular local significance for the local community?</p>	

## ALTERNATIVES TO LOCAL GREEN SPACE DESIGNATION

If during the process it becomes evident that the site is not appropriate for local green space designation, there are other options that can be investigated.

### Agreements with land-owners

It may be possible for local communities to reach either formal or informal agreements with the owner of the site to ensure access to the site for local people. This may be an appropriate option where the site owner has a long-term connection with the local area, for example the owner of a large historic estate. It may be possible for the land-owner to dedicate the site as “open access land”.

Further information:

[Right of way and open access land - GOV.UK](#)

### Community Purchase

In some instances local communities have purchased important sites to ensure that they remain in community control in perpetuity. The ownership can lie with the Town or Parish Council or with a specific trust.

### Village Green status

Anyone can apply to register land as a green if it has been used by local people for lawful sports and pastimes ‘as of right’ (ie without permission, force or secrecy) for at least 20 years.

Further information:

[Gloucestershire County Council](#)

### Local Nature Reserves

A Local Nature Reserve (LNR) provide people with special opportunities to study or learn about nature or simply to enjoy it. Local Nature Reserves are designated by district or county councils and the Local Authority must control the LNR through ownership, lease or agreement with the owner.

Further information:

[Natural England](#)

### Assets of Community Value

The Community Right to Bid gives community groups a fairer chance to prepare and bid to buy community buildings and facilities that are important to them. This could include village shops, pubs or allotments. The right covers private as well as public assets. It is important to nominate land and buildings to be part of the register of ‘assets of community value’, which is held by the Local Authority (Cheltenham Borough Council). If something on this register is offered for sale, the community then have up to six months to prepare a bid.

Further information:

[www.gov.uk](http://www.gov.uk)

[My Community Rights](#)

## APPENDIX 1 (of toolkit): POSSIBLE DRAFT CHELTENHAM LOCAL PLAN POLICY AND SUPPORTING TEXT

### Draft Supporting Text

National policy makes provision for local communities to identify green areas of particular importance to those communities, where development will not be permitted except in very special circumstances. These Local Green Spaces can be designated through the Cheltenham Plan or through Neighbourhood Plans. The following sites have been proposed as Local Green Spaces through the local plan consultation process

–

A

B

C

Additional guidance is provided on the criteria and evidence required for selection of local green space sites in “Local Green Spaces – a toolkit for local communities in Cheltenham Borough”

Neighbourhood plans, if produced, should seek the provision and enhancement of green infrastructure, including Local Green Spaces where designated, as well as including the designation of new Local Green Spaces if appropriate.

### Draft Policy

Local communities are encouraged to include new and robustly justified Local Green Spaces within their neighbourhood plans, where this designation does not prevent identified development needs being met. The selection of these sites should be guided by the advice in “Local Green Spaces– a toolkit for local communities in Cheltenham Borough”

**Development that would harm the openness or special character of a Local Green Space or its significance and value to the local community will not be permitted unless there are very special circumstances which outweigh the harm to the Local Green Space.**

## Appendix 2: Planning Practice Guidance

Revision date: 06 03 2014

<http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

### What is Local Green Space designation?

Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.

### How is land designated as Local Green Space?

Local Green Space designation is for use in [Local Plans](#) or [Neighbourhood Plans](#). These plans can identify on a map ('designate') green areas for special protection. Anyone who wants an area to be designated as Local Green Space should contact the local planning authority about the contents of its local plan or get involved in neighbourhood planning.

Paragraph: 007 Reference ID: 37-007-20140306

### How does Local Green Space designation relate to development?

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.

Paragraph: 008 Reference ID: 37-008-20140306

### What if land has planning permission for development?

Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented.

Paragraph: 009 Reference ID: 37-009-20140306

### Can all communities benefit from Local Green Space?

Local Green Spaces may be designated where those spaces are demonstrably special to the local community, whether in a village or in a neighbourhood in a town or city.

Paragraph: 010 Reference ID: 37-010-20140306

### **What if land is already protected by Green Belt or as Metropolitan Open Land (in London)?**

If land is already protected by Green Belt policy, or in London, policy on Metropolitan Open Land, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.

One potential benefit in areas where protection from development is the norm (e.g. villages included in the green belt) but where there could be exceptions is that the Local Green Space designation could help to identify areas that are of particular importance to the local community.

Paragraph: 011 Reference ID: 37-011-20140306

### **What if land is already protected by designations such as National Park, Area of Outstanding Natural Beauty, Site of Special Scientific Interest, Scheduled Monument or conservation area?**

Different types of designations are intended to achieve different purposes. If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.

Paragraph: 012 Reference ID: 37-012-20140306

### **What about new communities?**

New residential areas may include green areas that were planned as part of the development. Such green areas could be designated as Local Green Space if they are demonstrably special and hold particular local significance.

Paragraph: 013 Reference ID: 37-013-20140306

### **What types of green area can be identified as Local Green Space?**

The green area will need to meet the criteria set out in [paragraph 77 of the National Planning Policy Framework](#). Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis.

Related policy

National Planning Policy Framework [Paragraph 77](#)

Paragraph: 014 Reference ID: 37-014-20140306

### **How close does a Local Green Space need to be to the community it serves?**

The proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but 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.

Paragraph: 015 Reference ID: 37-015-20140306

### **How big can a Local Green Space be?**

There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed. However, [paragraph 77 of the National Planning Policy Framework](#) is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a ‘back door’ way to try to achieve what would amount to a new area of Green Belt by another name.

Related policy National Planning Policy Framework [Paragraph 77](#)

Paragraph: 016 Reference ID: 37-016-20140306

### **Is there a minimum area?**

Provided land can meet the criteria at [paragraph 77 of the National Planning Policy Framework](#) there is no lower size limit for a Local Green Space.

Related policy National Planning Policy Framework [Paragraph 77](#)

Paragraph: 017 Reference ID: 37-017-20140306

### **What about public access?**

Some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (e.g. green areas which are valued because of their wildlife, historic significance and/or beauty).

Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with land owners, whose legal rights must be respected.

Paragraph: 018 Reference ID: 37-018-20140306

### **What about public rights of way?**

Areas that may be considered for designation as Local Green Space may be crossed by [public rights of way](#). There is no need to designate linear corridors as Local Green Space simply to protect rights of way, which are already protected under other legislation.

Paragraph: 019 Reference ID: 37-019-20140306

### **Does land need to be in public ownership?**

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. Landowners will have opportunities to make representations in respect of proposals in a draft plan.

Paragraph: 020 Reference ID: 37-020-20140306

### **Would designation place any restrictions or obligations on landowners?**

Designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations on landowners.

Paragraph: 021 Reference ID: 37-021-20140306

### **Who will manage Local Green Space?**

Management of land designated as Local Green Space will remain the responsibility of its owner. If the features that make a green area special and locally significant are to be conserved, how it will be managed in the future is likely to be an important consideration. Local communities can consider how, with the landowner's agreement, they might be able to get involved, perhaps in partnership with interested organisations that can provide advice or resources.

Paragraph: 022 Reference ID: 37-022-20140306

### **Can a Local Green Space be registered as an Asset of Community Value?**

Land designated as Local Green Space may potentially also be nominated for listing by the local authority as an [Asset of Community Value](#). Listing gives community interest groups an opportunity to bid if the owner wants to dispose of the land.

## Appendix 3: Local Green Spaces in Local Plans and Neighbourhood Plans

### Information about Local Plan LGS designations

Criteria used will depend on the particular circumstances and priorities in the relevant Local Planning Authority

#### 1. Havant Borough Council Local Plan

Main web page for Havant Borough Council Local Plan documents: <http://www.havant.gov.uk/planning-and-environment/planning-policy-design>

[http://www.havant.gov.uk/sites/default/files/documents/Adopted%20Allocations%20Plan%20July%202014\\_0.pdf](http://www.havant.gov.uk/sites/default/files/documents/Adopted%20Allocations%20Plan%20July%202014_0.pdf) Allocations: Adopted version, July 2014

Local Green Spaces in Havant Borough, October 2013 lists all the sites considered for LGS. (20 out of 40 sites were approved as LGS and 2 of these- highlighted below- are the larger sites while the other sites were under 20ha in size).

<http://www.havant.gov.uk/sites/default/files/documents/Local%20Green%20Spaces%20in%20Havant%20Borough.pdf>

1. Emsworth Recreation Ground Emsworth
2. Brook Meadow Local Nature Reserve Emsworth
3. Hollybank Woods Emsworth
4. Hampshire Farm Open Space
5. The Paddocks, Langstone Havant
6. Havant Park Havant
7. Bidbury Mead Havant
8. Foreshore between Langstone and
9. Warblington Havant
10. Hayling Park Hayling Island
11. Stone's Allotments Leigh Park
12. Front Lawn Recreation Ground Leigh Park
13. Battins Copse Leigh Park
14. Great Copse Leigh Park
15. Stockheath Common Leigh Park
16. Staunton Country Park Leigh Park
17. Park Wood Waterlooville



18. Queen's Inclosure Waterlooville
19. Purbrook Heath Waterlooville
20. Waterlooville Recreation Ground Waterlooville

<http://maps.easthants.gov.uk/havant/map/ui/> Link to interactive map showing the sites. The approximate size in hectares of the largest sites shown on this map were calculated by replicating the site boundary on Google maps and using the 'measure area' tool.

## 2. Lake District National Park

The Lake District National Park Local Plan Part 2 contains information on allocations of land:

[http://www.lakedistrict.gov.uk/\\_data/assets/pdf\\_file/0009/394812/Allocations-of-Land-Full-report-2013.pdf](http://www.lakedistrict.gov.uk/_data/assets/pdf_file/0009/394812/Allocations-of-Land-Full-report-2013.pdf)

The methodology used in allocating Local Green Spaces is described on page 14. Amenity land and Recreational land identified in the previous local plan provided the starting point for allocating local green spaces. Further considerations were the contribution to the settlement character that each site made and the likelihood of that space receiving pressure from development in the future. The council sought to protect the spaces that, if lost, would be detrimental to the character of the area.

The Local Green Space designations vary in size and number across the district. The largest of these are found in Keswick which has 20 individual sites (see p19). These include the designation of adjoining fields and sites, including sites of approximately 20ha, 15ha, 13ha and 12 ha in close proximity to each other. The Local Green Spaces are displayed on 46 individual inset maps, divided by area.

## 3. Links to Neighbourhood Development Plans

Bersted: <http://www.arun.gov.uk/documentHandler.cfm?dId=23848&pflag=docm93jijm4n23848>

Broughton Astley: <http://broughtonastley.leicestershireparishcouncils.org/the-big-plan-for-broughton-astle.html>

Tattenhall: [http://consult.cheshirewestandchester.gov.uk/portal/cwc\\_ldf/np/tattenhall\\_np?tab=files](http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/np/tattenhall_np?tab=files)

**Much Wenlock:** <http://shropshire.gov.uk/media/888497/Plan-2-Much-Wenlock-Town-Map.pdf>

The largest Local Green Space is around 11ha

### Felpham

[http://www.felphampc.gov.uk/mediaFiles/downloads/100492963/Map\\_E\\_Local\\_Green\\_Spaces.pdf](http://www.felphampc.gov.uk/mediaFiles/downloads/100492963/Map_E_Local_Green_Spaces.pdf)

17 local green spaces designated. The largest site is around 9.1 hectares

**Worth** <http://www.worthparishcouncil.org.uk/NDP/Referendumindex.htm>

2 local green spaces designated, both of which are under approximately 6ha

**Yapton** <http://www.ynp.org.uk/cgi-bin/download.cgi>

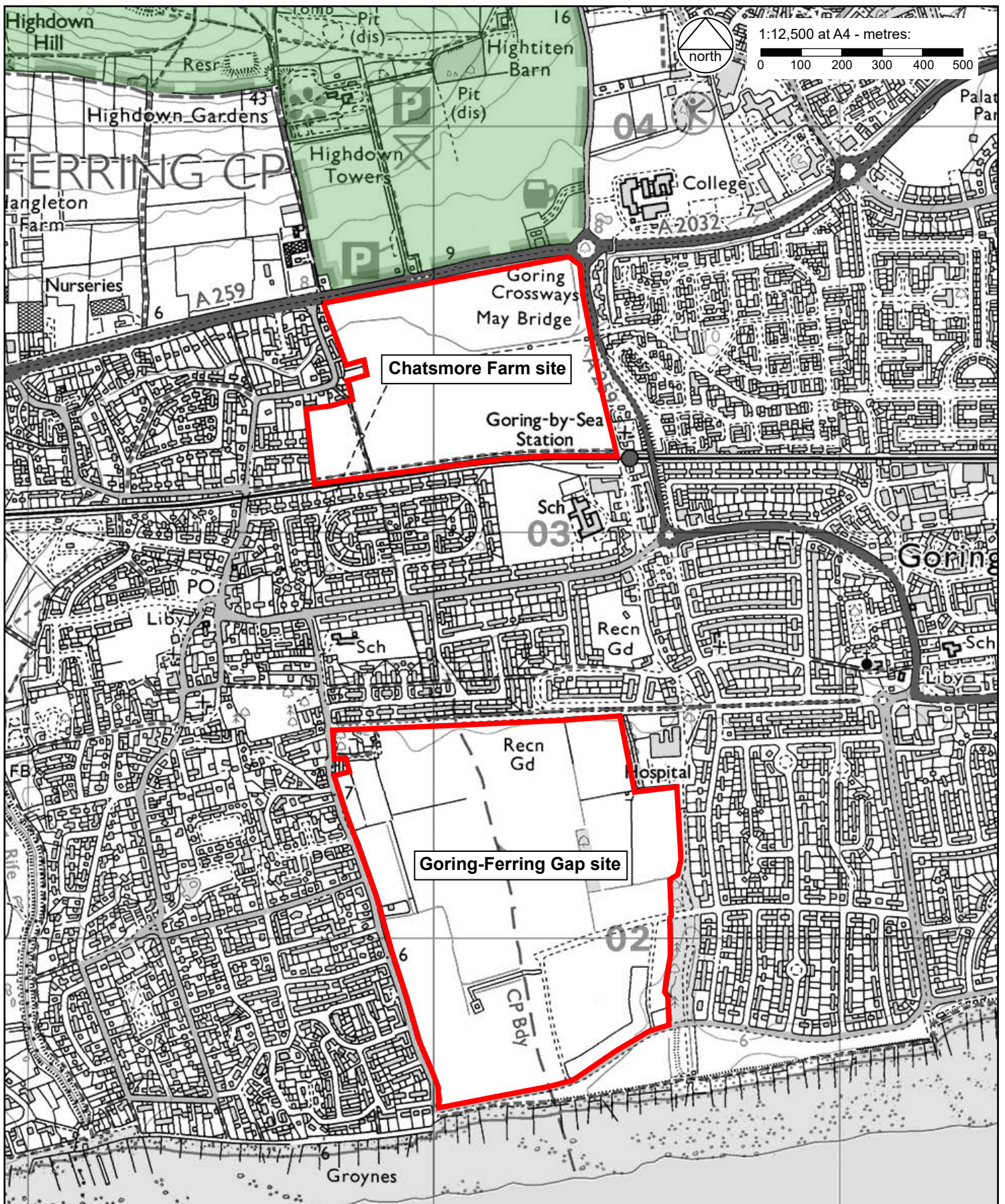
5 sites designated as Local Green Space. King George V playing field is the largest at 4.4ha

# Plans

**HDA 1 Sites Location**

**HDA 2 Northern Gap Area – Chatsmore Farm site**

**HDA 3 Southern Gap Area – Goring-Ferring Gap site**



**KEY**

- Goring Gap
- potential Local Green Space
- South Downs National Park

CLIENT:  
Worthing Borough Council

PROJECT:  
Goring Gap Local Green Space Designation

TITLE:  
Sites Location

SCALE AT A4:                      DATE:  
1:12,500                              April 2018

454.3 / 53 A

**HDA 1**

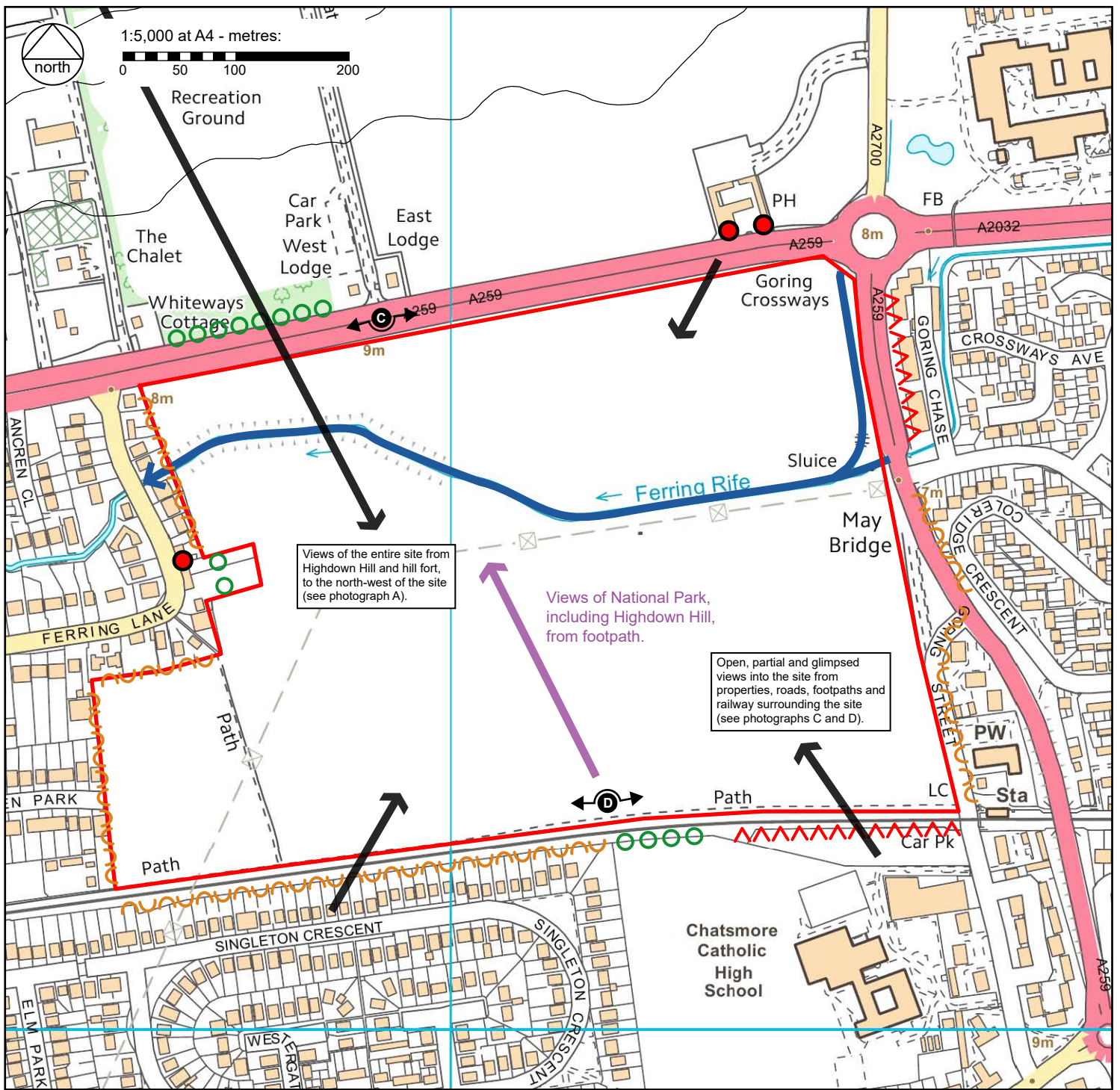
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t 01491 838175 e consult@hda-enviro.co.uk w www.hda-enviro.co.uk

Landscape Architecture  
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Ecology















Views of the entire site from Highdown Hill and hill fort, to the north-west of the site (see photograph A).

Views of National Park, including Highdown Hill, from footpath.

Open, partial and glimpsed views into the site from properties, roads, footpaths and railway surrounding the site (see photographs C and D).

**KEY**

-  Site boundary
-  Significant watercourse
-  Contours (5m intervals)
-  Grade II listed building
-  Containment  
e.g. boundary vegetation / woodland
-  Key views into the site
-  Filtered urban edge
-  Key views out from the site
-  Hard urban edge
-  Photograph locations

CLIENT:  
Worthing Borough Council

PROJECT:  
Goring Gap Local Green Space Designation

TITLE:  
Northern Gap Area - Chatsmore Farm

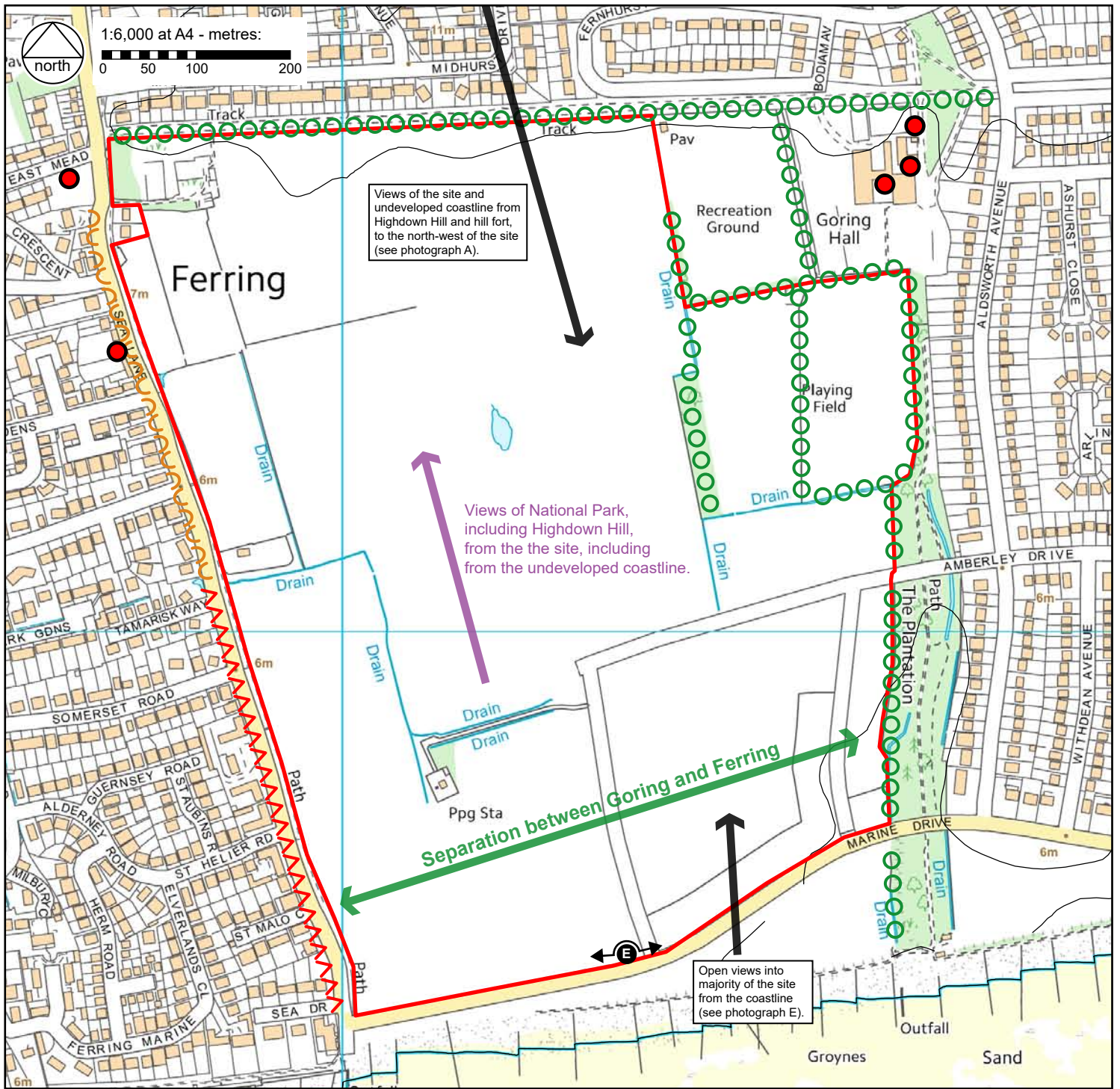
SCALE AT A4:  
1:5,000

DATE:  
April 2018

454.2 / 51 B **HDA 2**

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Views of the site and undeveloped coastline from Highdown Hill and hill fort, to the north-west of the site (see photograph A).

Views of National Park, including Highdown Hill, from the site, including from the undeveloped coastline.

Separation between Goring and Ferring

Open views into majority of the site from the coastline (see photograph E).

**KEY**

	Site boundary		Separation between settlements
	Contours (5m intervals)		Grade II listed building
	Containment e.g. boundary vegetation / woodland		Key views into the site
	Filtered urban edge		Key views out from the site
	Hard urban edge		Photograph locations

CLIENT:  
Worthing Borough Council

PROJECT:  
Goring Gap Local Green Space Designation

TITLE:  
Southern Gap Area - Goring-Ferring Gap

SCALE AT A4:  
1:6,000

DATE:  
April 2018

454.2 / 52 B **HDA 3**

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# Photographs

**A - D Northern Gap Area Photographs – Chatsmore Farm site**

**E - F Southern Gap Area Photographs – Goring-Ferring Gap site**



Built Up Area of Worthing

A259 road

Northern Gap area

Ferring Rife

Goring

Northern Gap area

Southern boundary of northern gap, along West Coastway railway line

Southern Gap area

Ferring

**Photograph A** Looking south from Highdown hill fort. Continues right.



English Channel

Highdown Hill and  
South Downs National Park

Angmering

Continued from left. Looking south from Highdown hill fort.



**Photograph B** Looking south-west, from South Downs National park west of High Salvington.



**Photograph C** Looking east to south from the A259. Continues right



Continued from left. Looking south to west.

Footpath 2121, along southern site boundary, adjacent to the railway line

Dwellings off Ferring Lane to the west of the site

Northern Gap area

Highdown Hill

South Downs National Park

Ferring Rife

A259 road



**Photograph D** Looking west to north from footpath 2121. Continues right.

Marine Drive

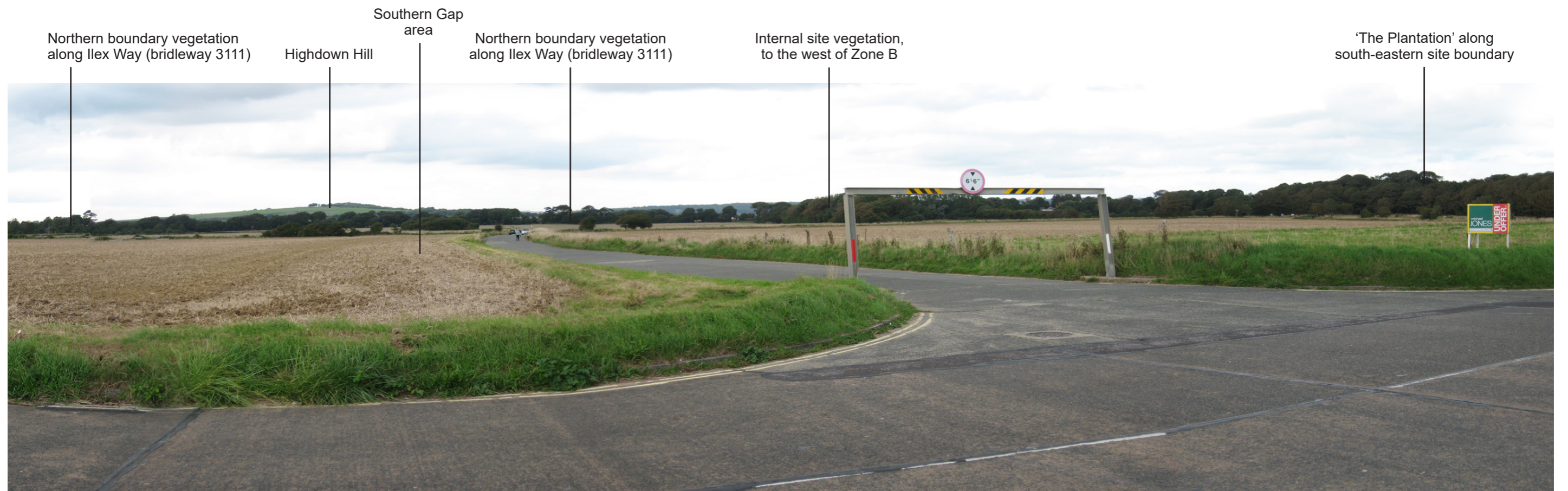
Dwellings along south-eastern edge of Ferring



**Photograph E** Looking west to north. Continues right.



Continued from left. Looking north to east.



Continued from left. Looking north to east.