



Creating a Neighbourhood
Plan for Eynsham



Eynsham Neighbourhood Plan 2031

LOCAL GREEN SPACE (LGS) DESIGNATIONS

Supporting document relating to Policy ENP12.

Document history

v#	date	Nature of change	Editor	Reviewers
v0.4	19/04/16	First draft in standard format	PP	RA
v0.5	05/06/16	Updated to match ENP12 in draft NP v0.8	RA	PP
v0.6	11/06/16	Corrections to LGS9; replace map; sync with NP v0.9	RA	
v0.7	12/12/16	Updated to match ENP v 1.3	RA	
v1.0	31/01/17	Sync with ENP v 2.0 for submission to WODC	RA	
V1.1	04/03/17	Update to split LGS15/16	RA	PP
V3.0	04/01/19	Update to match submitted version 3 of ENP	RA	PP

List of associated documents – LGS checklists

These documents support each individual applications and include a detailed map.

[LGS 1 Checklist.](#)

[LGS 2 Checklist.](#)

[LGS 3 Checklist.](#)

[LGS 4 Checklist.](#)

[LGS 5 Checklist.](#)

[LGS 6 Checklist.](#)

[LGS 7 Checklist.](#)

[LGS 8 Checklist.](#)

[LGS 10 Checklist.](#)

[LGS 11 Checklist.](#)

[LGS 12 Checklist.](#)

[LGS 14 Checklist.](#)

[LGS 15 Checklist.](#)

[LGS 16 Checklist.](#)

Files are accessed through the above links to Eynsham Parish Council web-site.

WHY THE LOCAL GREEN SPACE DESIGNATIONS ARE BEING MADE

Eynsham is a settlement with a long history stretching back through medieval and Roman times to the Neolithic. Eynsham rose to prominence in the medieval period with the rise of Eynsham Abbey. The varied land uses over the centuries have contributed to some important local landscapes and areas of bio-diversity and Local Green Space designation will protect some of these.

The former Abbey Precinct and LGS 7, LGS 8, LGS 11, LGS 12 and LGS14

The swathe of open land in the south from Station Rd to Oxford Road in the east was once part of the Abbey precinct and still forms the important setting for the village Conservation Area with views enjoyed on a daily basis by many residents and walkers. Local Green Space Designations in this area will help protect this important and sensitive landscape and the setting of the Conservation Area, St Leonard's Church (Listed Grade 2*), Abbey Farm Barn (Listed Grade 2), the Scheduled Ancient Monument and the Fishponds undesignated heritage asset.

The Abbey became one of the richest religious houses in Oxfordshire until it was closed during the 16th century Reformation. Nothing remains above ground except St Leonard's Parish Church (Listed Grade 2*) which was built by the Abbey. Immediately east of the churchyard lies a Scheduled Ancient Monument (SAM) being part of the site of the Abbey and currently used as paddocks, orchard and gardens. The adjoining field to the south of the SAM is the setting of the church, the Conservation Area and the SAM and will be protected as LGS 7.

Eynsham residents are proud of their heritage and have created a popular Abbey Trail around the village, marked by explanation boards on the history of the Abbey and featuring some of the carved stones that have been found in excavations. The trail passes through the Abbey Fishponds and playing field. Many residents walk there daily and enjoy the views. The Abbey Farm site with its Grade 2 Listed Barn is an important part of the scene. The Local Green Space designations assist understanding of the history of this area and protect the setting of the adjoining heritage assets.

The 13th century Abbey Fishponds site has been partially excavated and is an undesignated heritage asset. It lies south of the village and the outlines of the ponds are still visible. It is open access to all and managed by Eynsham Parish Council as a popular Nature Reserve much loved by walkers from the village. Regular professional surveys of the Flora & Fauna are undertaken and inform the way it is managed. The adjoining privately owned fields and meadows provide the setting of the historic Fishponds and also extend the important wetland, meadow and woodland habitats found there. These fields are being designated as Local Green Spaces to prevent possible harm to the setting of the heritage asset and its biodiverse habitats.

The Conservation Area and LGS 6

As Eynsham developed in the medieval period open fields were spread out around the centre. Farms and cottages in Eynsham tended to be clustered in the centre giving us the compact village structure that survives today. Most of the large farmhouses have lost their surrounding barns, gardens and orchards to infill development but a few remain such as the paddock land at the Gables with its orchard and mature specimen trees. This land is highly valued for its history, as the setting of the Gables, Grade 2 Listed, and the views over it from Newland Street, Cassington Road and from Hazeldene Close. Planning consent was won at Appeal for 13 Homes where the paddock adjoins Cassington Rd. The rest of the land, now a 'Community Orchard' is designated as LGS 6 with the support of the landowners.

Eynsham Apple Trees and LGS 4, LGS 5 and LGS10

In the 19th and 20th centuries Orchards were very widespread as Eynsham became an important apple growing area. The Wastie family were nationally known apple breeders and a keen Apple Group is now working hard to conserve, grow, graft and plant Eynsham apple trees around the village. They have planted young trees at the Local Green Spaces at Dovehouse Close (LGS 4) and Hazeldene Close (LGS 5).

One of the remaining old orchards is at Fruitlands (LGS 10). It consists of “Traditional Orchard UK BAP Priority Habitat”. Mature self-sown woodland now grows around it and adds another important habitat. A recent Planning Application for 6 bungalows the site has also been refused on appeal. The key elements for LGS are the northern and southern parts as noted in supporting documents but it is hoped that the whole of the site will be put forward by the owners as part of the bio-diversity enhancement for the Western SDA of which this is part. The southern section of the wood/orchard which includes the “Traditional Orchard UK BAP Priority Habitat”.

Previously, an application in 2016 for 19 homes was refused on Appeal on the grounds of the ecological importance of the orchard/wood.

Rural fringes of the village and LGS 1, LGS 15 and LGS 16

In the year 2000 the Woodland Trust, the Eynsham Society and CPRE worked together to create a community woodland on the corner of the A40 and Cuckoo Lane- the Millenium Wood. It is one of the Woodland Trust’s “Woods on Your Doorstep” project. This is maturing well and is loved and cared for by residents. It offers a good habitat for owls, red kites, deer, foxes and more and is enjoyed by walkers. This is LGS1.

Eynsham is surrounded on the east and south-east by floodplain and water meadows, affording important walks and highly valued views across the Thames valley to the ancient woodlands at Wytham Hill. Pink Hill Lane is an important bridleway giving access to some of this land and views across the valley. LGS15 and 16 will protect the views across this rural idyll. It comprises 4 fields bounded by old hedgerows and a stream. The land is slightly elevated and is just out of the Thames flood plain.

A recent Planning Application for 52 homes on LGS15b has been rejected on appeal.

Small but important local “Greens” and LGS 2, LGS 3, LGS 4 and LGS 5

New developments in the early 20th century tended to provide large gardens and valued open green areas with trees. LGS 2 is one such and also forms an attractive and welcoming green, tree-lined entrance to the village from A40 either side of Witney Road.

Later 20th and 21st century developers were less generous with garden space but did include valued open space with trees. LGS designation will protect these for the future at Dovehouse Close, LGS 4 and Hazeldene Close, LGS 5.

A similar green space forms the entrance to the village from the A40 roundabout to Hanborough Road, LGS3. Eynsham Parish Council plans, as part of a possible Public Realm project, to use community infrastructure levy receipts to enhance the roadside verges with tree planting in order to make a welcoming entrance on the east of the village. LGS 3 will be protected as the backdrop to these landscape improvements.

Local Green Space designation.

The National Planning Policy Framework (NPPF 2012) gives the Parish Council a new power in its Neighbourhood Plan to designate Local Green Space (LGS). New development will be ruled out on LGS sites except in very special circumstances. The protection conferred is similar to Green Belt designation.

The conditions are strict. The LGS must be all of the following:

- A. close to the local community such as in walking distance
- B. be demonstrably special to the local community
- C. have particular local significance
- D. not be an extensive tract of land
- E. not be subject to current planning applications/appeals

The specialness and particular local significance can be due to any one of the following:

- 1. Beauty of the scenery/views or
- 2. Historic significance or
- 3. Recreational value or
- 4. Tranquillity or
- 5. Richness of wildlife

The land can be public open space or privately owned. It may or may not have public access. The LGS designation does not confer any rights of public access or any change in the current management of the land by its owner. It just protects it from any development.

The following tables include a reference number to link them with the attached map and a letter and/or number code in [brackets] indicating the condition(s) which this site meets.

All sites are within walking distance of the village [A] and are not subject to current planning applications [E]. Sites do not constitute large (e.g. greater than 10 ha) tracts [D]. As conditions A, D and E are met for all sites, a note is made of how each listed site meets conditions B and C.

NB. Some LGS sites are part of larger sites that are proposed for development in the now-adopted West Oxfordshire Local Plan 2031 (LGS 1 and LGS 10). They can and should still be part of the green space of a larger development. Three of the sites were put forward by landowners in the Strategic Housing & Economic Land Availability Assessment (SHELAA) in March 2016 but not considered suitable by WODC (LGS 10, LGS 11 and LGS 12).

SUGGESTED SITES

Suggestions put forward stem from public consultation events in 2015 and 2016, comments on the History / Heritage questionnaire, from various Eynsham community groups and other individual residents.

Sites have been assessed as shown and sites 1 to 12, 14, 15 and 16 have been selected for LGS designation.

As part of the assessment, colour codes have been applied -

Chosen sites for LGS or TPO designation – meet LGS criteria and lack any other protection.

Flood zone 2 or 3 or Ancient Monument – therefore precluded from development.

Other uncoded sites are either in public ownership or otherwise protected against development.

Landowners of selected sites have been consulted and their comments are included in the supporting documents for each site - "Checklist and Criteria for Local Green space Designation in Eynsham Neighbourhood Plan". There is a checklist for every site proposed. A list of all the individual checklists is [provided inside the front cover of this document.](#)

LGS Ref.	Location (owner or controller of site)	Description with associated [reference] to justification for LGS designation	Any other protection or other comment
1.	Eynsham Millennium Wood. (The Woodland Trust)	Open access woodland planted in 2000 by the local community marking the start of the third millennium [B3, C1, C2]. Good wildlife habitat [B5], popular with residents for recreational walking and enjoyment of nature [B3, B4].	No other designation. It is included in the site outline for the proposed West Oxfordshire Garden Village AAP (WODC Policy EW1a). It could and should remain as publicly accessible green open space.
2.	Land east and west of Witney Road, between Tilgarsley Rd and Old Witney Rd. (OCC)	Open access area with mature trees. Small 'village-green' effect on eastern side creates a significant village entrance feature [B, C1, 3] – see NP Appendix B, recommendation C	None
3	Land between A40, B4449 and Hanborough Road. (Private / OCC)	Fenced County Council owned woodland and open verges of Hanborough Road and B4449. Mature trees and grass. Provides noise-abatement to A40 traffic and forms part of wildlife corridor along A40. One of the 'village entrances' as LGS2 [B1, C1]	None. The 2 fields enclosed by the site are in private ownership and are not part of the LGS. The easternmost field had Planning Application for a Children's Day Nursery rejected.
4	Land at Dovehouse Close, east of 'Dovehouse Come and Play' (EPC)	Open grass space with mature trees along boundary with the school which will be subject of TPO. Popular with residents and dog-walkers with otherwise limited immediate access to an accessible green space [B, C3]	None – could be viewed as potential expansion to Dovehouse Close

LGS Ref.	Location (owner or controller of site)	Description with associated [reference] to justification for LGS designation	Any other protection or other comment
5	Land at Hazeldene Close - central green crossed by stream and area north of playing fields. (Private)	Open central grass area with young trees and orchard planting. Area near playing fields used as flood attenuation zone. [B1, B3, C1, C3]	In the Conservation Area.
6	Land at The Gables, south of Newland St/ Cassington Rd. (Private) The landowners support LGS designation.	Private walled field- mature woodland, pasture, orchards and private Allotments. The Gables is one of the major historic houses in the village, Listed grade 2. Good views from adjoining roads of beautiful trees. Access to orchard is available to the public on payment of a small subscription. [B, C, 1,2,4,5]	Site adjacent to LGS area currently being developed for 13 dwellings.
7	Land east of Abbey Park House, Abbey Street, south of the churchyard and SAM, north and west of the old course of the Chilbrook and playing fields (Private)	Fenced rough private pasture, stone wall and hedges. Contributes to the views of green landscape framing the historic part of the village. Part of the setting of the Scheduled Ancient Monument immediately to its north, grade 2* Listed St Leonards church and part of the setting of the Abbey Fishponds. Wetland habitat. Much bird life. [B, C, 1,2,4,5]	In the Conservation Area. Part in Zone 2/3 floodplain
8	Land south of Abbey Farm Barns, North of the Abbey Fishponds. (Private) The landowners support LGS designation.	Fenced/ walled private field. Horticulture, orchard, tree plantation and pasture. Holewelle spring. Valued for views from the public footpaths through the Abbey Fishponds. Part of the setting for the old part of the village, in particular the grade 2* Listed St Leonards church and grade 2 Listed Abbey Farm Barn. Also part of the setting of Abbey Fishponds. Much bird life, deer, slow worms etc [B, C, 1,2,4,5]	In the Conservation Area.
10	Fruitlands Wood (Private) LGS10 includes the northern and southern sections of the wood	Site abandoned about 20 years ago, now maturing from scrub into woodland, popular with local residents who used to have free access for in excess of 30 years. Contains "Traditional Orchard UK BAP Priority Habitat". Much bird life. [B, C,1,4,5] Reports from WODC Biodiversity Officer and Forestry Officer strongly oppose any development on this important site. Site is within West Eynsham SDA	Could and should remain as green open space within SDA. Various attempts to develop from 19 down to 6 homes on the site have all been rejected on appeal.
11	Litchfield, west of Station Road (Private)	Walled and fenced private Horse paddock. Part of 'gateway' via Station Road into Conservation Area. [B, C,1,2,4] Setting of CA, Listed Buildings and Abbey Fishponds. Thought to be cemetery of medieval Abbey.	SHELAA Site 209. Planning Appeal dismissed in 2016.

LGS Ref.	Location (owner or controller of site)	Description with associated [reference] to justification for LGS designation	Any other protection or other comment
12	Field south of Abbey Farm Barns Nos 9-14 (Private)	Fenced/ walled private field on east side of Station Road to Litchfield with same significance. [B, C,1,2,4,5]. Sheep graze. Valued for views from the public footpaths through the Abbey Fishponds. Part of the setting for the old part of the village, in particular the grade 2* Listed St Leonards church and grade 2 Listed Abbey Farm Barn. Also part of the setting of Abbey Fishponds. Much bird life, deer, slow worms etc [B, C, 1,2,4,5]	SHELAA Site 210. Planning consent unlikely for same reason as 209
14	Land at Monkwood Close Farm, north of B4449 (Southern Bypass), south of the Chilbrook. (Private)	Fenced rough pasture. Valued for its views into and out of the CA. Contributes to the green landscape framing the historic part of the village/CA seen from B4449. Also part of the setting of the Abbey Fishponds. Much bird life, incl. barn owls. [B, C,1,2,5]	In the Conservation Area.
15	Land south of B4449 (Southern Bypass) (OCC and 2 private owners) Application is for part identified as LGS15a due to repeated applications for development although all have now been refused.	Fenced pasture. Three fields of varying sizes surrounded with mature hedgerows. Contributes to the green landscape context for the village/Abbey fish-ponds as seen from B4449. Development would have a dramatic urbanising effect on the southern bypass which is currently perceived by road-users and walkers as being in open countryside and an important part of the Thames valley and flood plain. Much wildlife including badgers and sparrow-hawks. Excellent views east over Thames valley to Wytham Hill. [B, C,1,5] Planning applications on potential site 15b 17/00281/OUT refused on 13 June 2017, 17/03717/OUT refused on 13 March 2018	B4449 is the edge of Conservation Area and much of the site is currently not part of any flood zone. "Environmentally Sensitive Area" according to magic.co.uk maps.
16	Land east of Pink Hill Lane (Private)	Fenced pasture surrounded with mature hedgerows. Contributes to the green landscape context for the village as seen from Pink Hill Lane public bridleway and, to some extent, from B4449 southern bypass. Development would have a dramatic urbanising effect on the landscape seen by many walkers using Pinkhill Lane leading to the Thames meadows and flood plain. Much wildlife including badgers and sparrow-hawks. Excellent views east over Thames valley to Wytham Hill. [B, C,1,5]	As above

The following sites have been considered but not put forward as Local Green Space as they have other protection, do not meet the criteria or are considered too small to be developed.

LGS Ref.	Location (owner or controller of site)	Description with associated [reference] to justification for LGS designation	Any other protection or other comment
9	Old railway line, including a public footpath	Justification has been prepared but site is part of Western SDA and LGS status is vigorously opposed by developers who want it for an access road. Although this use will be resisted on both amenity and bio-diversity grounds it is considered too complex for inclusion as an LGS site	Will be decided as part of the SDA
13	Car park and adjacent grass and trees, Back Lane / Conduit Lane (WODC)	Mainly public car park but bordered by some of the few mature trees in village centre. [B, C 1]	In the Conservation Area, which gives the trees TPO protection.
20	Land at Greens Rd & Marlborough Place. (Cottsway)	Open grassed roundabout, surrounded by houses.	None but not big enough for housing
21	Old Witney Road Children's Play Area (EPC)	Popular [B,C3] and well equipped children's play ground and recreation area adjacent to school playing fields and a private children's nursery.	Eynsham Parish Council (EPC) ownership
22	'Dovehouse Come and Play' children's Play Area (EPC)	Popular [B,C3] and well equipped children's play ground and recreation area adjacent to primary, nursery schools and Orchard Children's Centre	EPC control.
23	Strip of land bordering B4449 from Hanborough Rd to Cassington Rd (OCC and EPC)	Maturing tree belt planted as noise-attenuation between nearby houses / Eynsham Primary School and the traffic on B4449.	Too narrow to be used for housing. Owned by OCC
24	As 23, Cassington Rd to Hazeldene Close (OCC / private)	Planted as noise-abatement and visual barrier for Hazeldene Close development	Too narrow to be used for housing.
25	Strip of land west of Hawthorn Road with Newland St to south and the Bridleway to north. (Private)	Fenced private grass area with some newly planted apple trees. Contributes to the setting of several Listed buildings in Newland Street.	In the Conservation Area. Covenant prevents building except doctors/dentist
26	Allotments east of B4449 and north of Wharf Rd. (EPC/ Allotments Association)	Public Allotments - fully subscribed with small waiting list. [B, C, 3,4,5]	Flood zone 2/3
27	North Playing Field, between Oxford Rd & The Bitterell. (EPC on 99yr lease from Corpus Christi College)	Public playing fields, children's playground and Skateboard area. Mature trees around car park and perimeter. Forms part of village entrance into Conservation Area along Oxford Rd. [B, C, 1,2,3]	In the Conservation Area. Flood zone 2/3 EPC controlled though lease
28	Land south-east of Park Cottage, between Oxford Rd and B4449. (private – Park Cottage)	Fenced rough pasture, stream with old line of willow trees. One of the village entrances to the historic part of the village/CA along Oxford Rd. [ENP15.4] [B, C, 1,2,4]	In the Conservation Area. Zone 3 floodplain
29	See LGS 14		

LGS Ref.	Location (owner or controller of site)	Description with associated [reference] to justification for LGS designation	Any other protection or other comment
30	Nursery Field- Land west of the churchyard (Private)	Paddocks. Valued views of the historic centre of village, church etc. from public-accessible churchyard{B, C, 1,2,4}	Scheduled Ancient Monument (Eynsham Abbey) & in Conservation Area.
31	Land west of Station Road, south of Dutch Cottages.	Private field. Fenced rough pasture and water meadow, crossed by the Chilbrook. Good wetland habitat and part of one approach to the village/CA up Station Road; setting of the Abbey Fishponds. [B, C, 1,2,4,5]	Flood zone 2/3 Now site 411b on latest SHELAA
32	Land south of B4044 opposite The Talbot. (Private)	Private field. Fenced orchard of heritage varieties Limited view from public realm apart from upper deck of S1 bus	Zone 3 flood plain.
33	Land between River Thames, Wharf Stream and B4044. (Private)	Fenced grazing and water meadow, trees. Valued as setting of Listed Toll Bridge. Site of Wharf Stream Way footpath which received an award after recent upgrade. [B,C, 1,2,3,4,5]	Zone 3 flood plain. In Oxford Green Belt.

Special Areas:

Local Green Space should not include 'large tracts of land'. As a result certain village assets and potential assets have not been put forward as a whole although many people will view them as constituting one site.

The Former Eynsham Abbey Precinct

The Abbey Fishponds area and the rest of the contiguous land east from Station Road including the Southern Playing Field (south of Oxford Road) is owned by "Fields in Trust", leased to EPC and the playing fields managed by the Playing Field Management Committee. Almost the whole area is in Flood Zone 3. All this land is therefore well protected from development and so was not included in the above list.

An alternative to the above LGS designations would be to designate the entire former Abbey Precinct as a single LGS. This would include sites 7, 8, 12, 14, 28 and 30 above along with the Fishponds and South Playing Field. The combined LGS would be simpler in concept but may be considered 'too extensive' at approx 16 Hectares. As a result, partial protection by LGS is sought for specific sites, as presented in the previous table, that are key to the setting of the Abbey Fishponds, the old part of the village, in particular the grade 2* Listed St Leonards church, the SAM and grade 2 Listed Abbey Farm Barn.

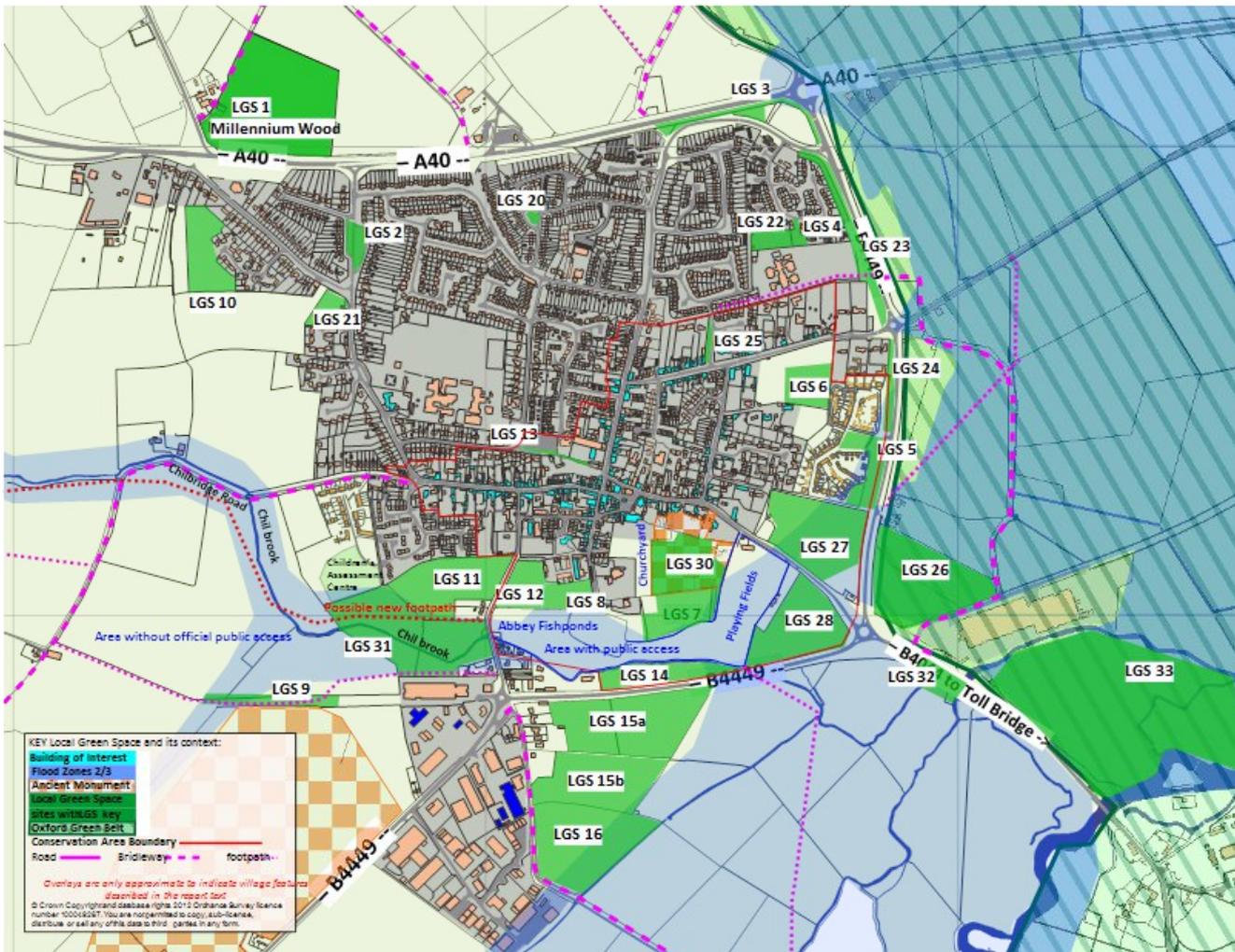
A potential 'Chilbrook Linear Park'

The Chil Brook which runs through the Abbey Fishponds crosses underneath Station Road having flowed along the western edge of the site put forward by WODC for a western development. There is significant land either side of the brook which is floodplain presenting the prospect of a green corridor along the whole western edge of the village. As noted in ENP17, the NPPF para 109 (and Natural England) expects there to be significant 'bio-diversity gain' from large developments and this site from Station Road almost to the A40 presents an ideal opportunity to sensitively combine nature

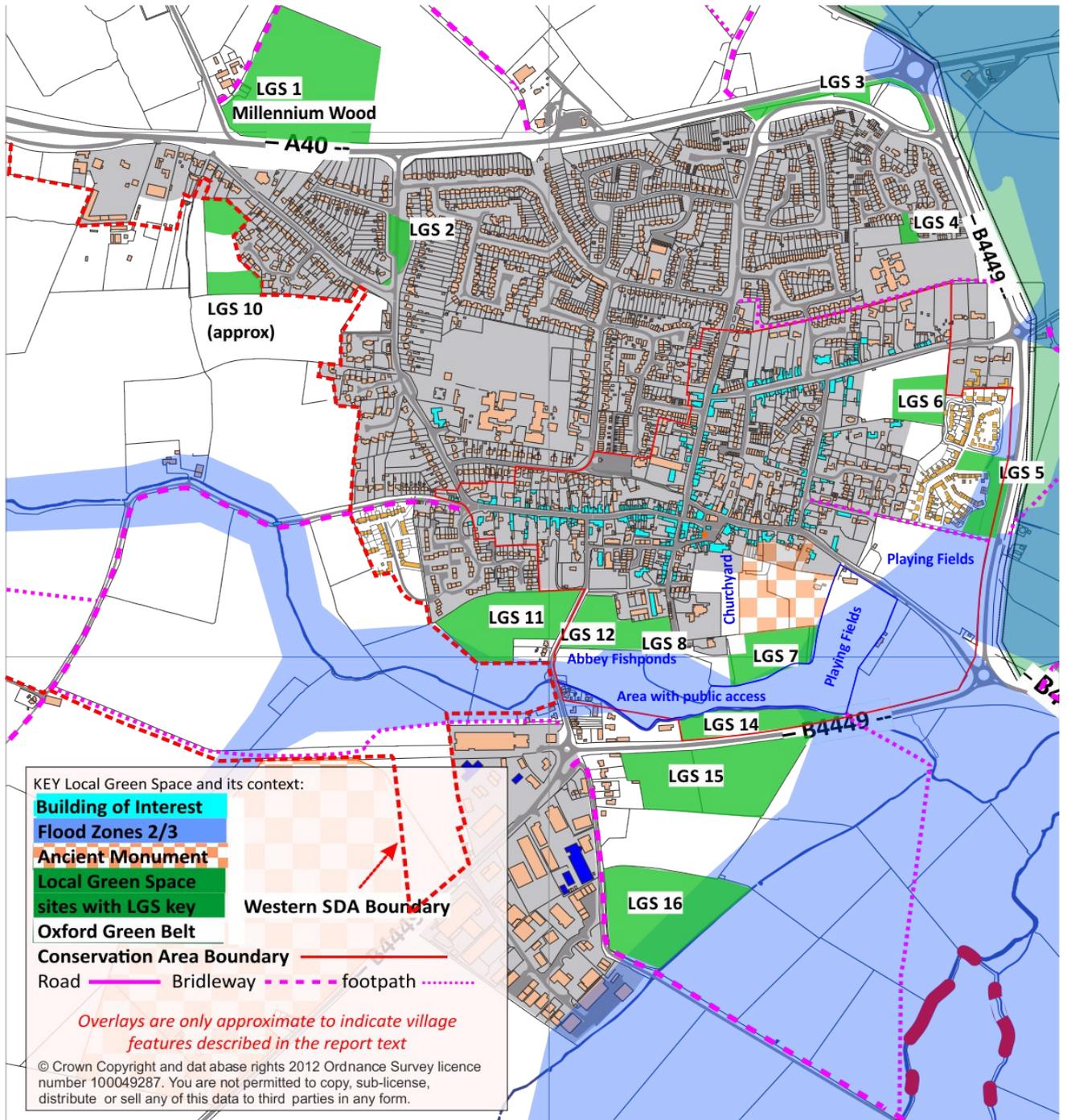
and public access, including the ponds and swales necessary to prevent flooding from the Chil into the development.

Most of the area is flood zone and not in need of further protection. A small area of the old railway line which would form the southern edge of this area was originally included as LGS9 but the complexity of LGS designation given that this area is considered a significant part of the SDA suggests that the matter is best decided as part of the SDA process and LGS9 is no longer one of the sites proposed for Local Green Space designation under the Eynsham Neighbourhood Plan.

Map of all sites with references.



MAP OF SITES IDENTIFIED AS SUITABLE FOR LGS DESIGNATION.



SEE ALSO SUPPORTING DOCUMENTS

“Checklist and Criteria for Local Green Space Designation in Eynsham Neighbourhood Plan” for each LGS for which links are provided on page 2 of this document.