



Eynsham Neighbourhood Plan

PROPOSALS FOR LOCAL GREEN SPACE (LGS) DESIGNATION

Supporting document relating to Policy ENP12.

Version	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	

BACKGROUND

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.

***Some sites have been put forward for development either in the past or in the most recent SHELAA map in response to WODC call for sites in march 2016; this is noted where applicable and such sites are coded amber rather than green in the following table of sites.**

SUGGESTED SITES

Suggestions made so far are from March 2015 Launch event, comments on the History / Heritage questionnaire, from various Eynsham Futures Steering Group(EFSG) members and other residents.

Sites have been assessed as shown but no decisions yet made by EFSG or EPC.

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

Likely candidates 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.

Assessment may be amended/updated after further public consultation and after consulting the landowners.

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 millenium [B3, C1, C2]. Good wildlife habitat [B5], popular with residents for recreational walking and enjoyment of nature [B3, B4].	No other designation
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,C4] – see NP Appendix B, recommendation C	None
3	Land between A40, B4449 and Hanborough Road. (Private / OCC)	Fenced private field, often neglected scrub or grass; parts have more 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 [B4, C4]	Part was subject of planning application but withdrawn as site is unsuitable for housing. May need some of area for A40 underpass
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
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)	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 will be available to others on payment of a subscription. [B, C, 1,2,4,5]	Owner wants land placed in Trust to preserve it as it is. Outside of area currently subject of planning application.
7	Land east of Abbey Park House, Abbey Street, south-east of the churchyard, north and west of the old course of the Chilbrook. (Private)	Fenced rough pasture, scrub 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, grade 2 Listed Abbey Farm Barn 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 – owner wants LGS protection)	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 etc [B, C, 1,2,4,5]	In the Conservation Area.
9	Eastern end of the old railway line footpath (Private)	Part of old railway line route in ownership of Polar Technology with Public Footpath bordered by rare wild flower plants and 6 spot Burnett Moth. [B,C,3,5]	
10	Fruitlands Wood	Site abandoned about 20 years ago now maturing from scrub into woodland, popular with local residents. [B,C,3,5]	Currently SHELAA site 180. Planning Appeal dismissed but new plan submitted.
11	Litchfield, west of Station Road	Horse paddock. Part of 'gateway' via Station Road into Conservation Area. [B,C,1,2,4] Setting of CA, Listed Buildings and Fishponds	Site 209, Planning Appeal dismissed.
12	Field south of Abbey Farm Barns Nos 9-14	Field on east side of Station Road to Litchfield with same significance. [B,C,1,2,4,5]	Site 210. Planning consent unlikely for same reason as 209
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] Perhaps better protected by TPO applied to trees adjacent to car park and alongside Conduit Lane	In the Conservation Area.
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, including barn owls. [B,C,1,2,4,5]	In the Conservation Area.
15	Land south of B4449 (Southern Bypass) – area nearest B4449 public realm.	Fenced rough pasture. Contributes to the green landscape context for the village/Abbey fish-ponds as seen from B4449. Development would have a dramatic urbanising effect along the southern bypass which is currently perceived by road-users and walkers as being in open countryside. [B,C,1,5]	B4449 is the edge of Conservation Area and much of the site is currently not included in any flood zone.
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.			
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.	EPC has been asked to give up a small area to improve the adjacent nursery and is minded to agree (ENP3.5)
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.	
24	As 23, Cassington Rd to Hazeldene Close (OCC / private)	Planted as noise-abatement and visual barrier for Hazeldene Close development	
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		
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.

SHELAA sites and land subject to Planning Applications or Appeals have been included in the list now that their status has been settled by planning appeal decisions.

Special Area: The Former Eynsham Abbey Precinct

The Abbey Fishponds area & the rest of the contiguous land to east including the Southern Paying 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. 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.

However one of the long term transport plans presented by OCC in Sep 2015 showed this land used as a transport corridor https://consultations.oxfordshire.gov.uk/consult.ti/Investing_A40/consultationHome. This plan appears fanciful and based on ignorance of the history and nature of the site and therefore unlikely to be implemented; it is not clear if LGS would help protect the site if OCC were ever to attempt to implement their plan using a compulsory purchase order and therefore LGS designation is not being sought.

An alternative would be to designate the entire former Abbey Precinct as a single LGS. This would include sites 7, 8, 12, 28, 29 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 elements of the site as presented in the table.

Map of sites with references.

