



EAST CHALLOW PARISH

LOCAL GREEN SPACE ASSESSMENT

EVIDENCE BASE DOCUMENT

V3.5 November 2021



Introduction

This assessment has been prepared by Bluestone Planning LLP in conjunction with the East Challow Neighbourhood Plan Steering Group to accompany the “pre-submission” version of the East Challow Neighbourhood Plan. This report sets out the conclusions and methodology used to assess whether sites should be designated as Local Green Spaces.

Reason For Assessment

During the evidence gathering consultations for the Neighbourhood Plan residents raised a number of issues.

Specifically, it was highlighted that parishioners wished to protect and and maintain Local Green Spaces

Within the Neighbourhood Plan, it is recommended that policy will set out which green spaces which have been identified as important to residents. These spaces are valued by villagers, and development will only be supported if it would improve access to, or enhance the use of such spaces, provided that the integrity of the spaces remains intact. Whilst it is acknowledged that some of the areas are

already protected by virtue of their recreational value, these have been assessed for completeness.

National Planning Policy Framework

In order for a site to qualify for designation as a Local Green Space, it must meet each of the criteria set out in paragraphs 101 to 103 of the National Planning Policy Framework (NPPF), 2021 set out details on Local Green Space designation. These require that the green space in question:

- is in reasonably close proximity to the community it serves;
- 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), tranquility or richness of its wildlife)
- is local in character and not an extensive tract of land.

A number of sites were originally considered for potential designation as Local Green Spaces. Those then proposed for designation fell into one (or more) of four distinct categories:

- those (generally small) areas of East Challow’s “built environment” which are considered most vital in terms of adding value to the environment both visually and aesthetically (including in heritage terms where it forms part of the setting of a designated or non-designated heritage asset);
- those sites used for sports and other recreational activities;
- those within and on the immediate periphery of the settlement with public access and in regular use by those on foot/ by cycle/ horseback; and
- those which (without necessarily offering public access) fulfil a specific function either for biodiversity reasons or other reasons specific to the local community, that is reflected in the aspirations and policy objectives of the emerging Neighbourhood Plan.

The full list is set out below with the parish and village overview maps set out in the following pages.

List of Local Green Spaces Assessed in this Document

(See maps overleaf)

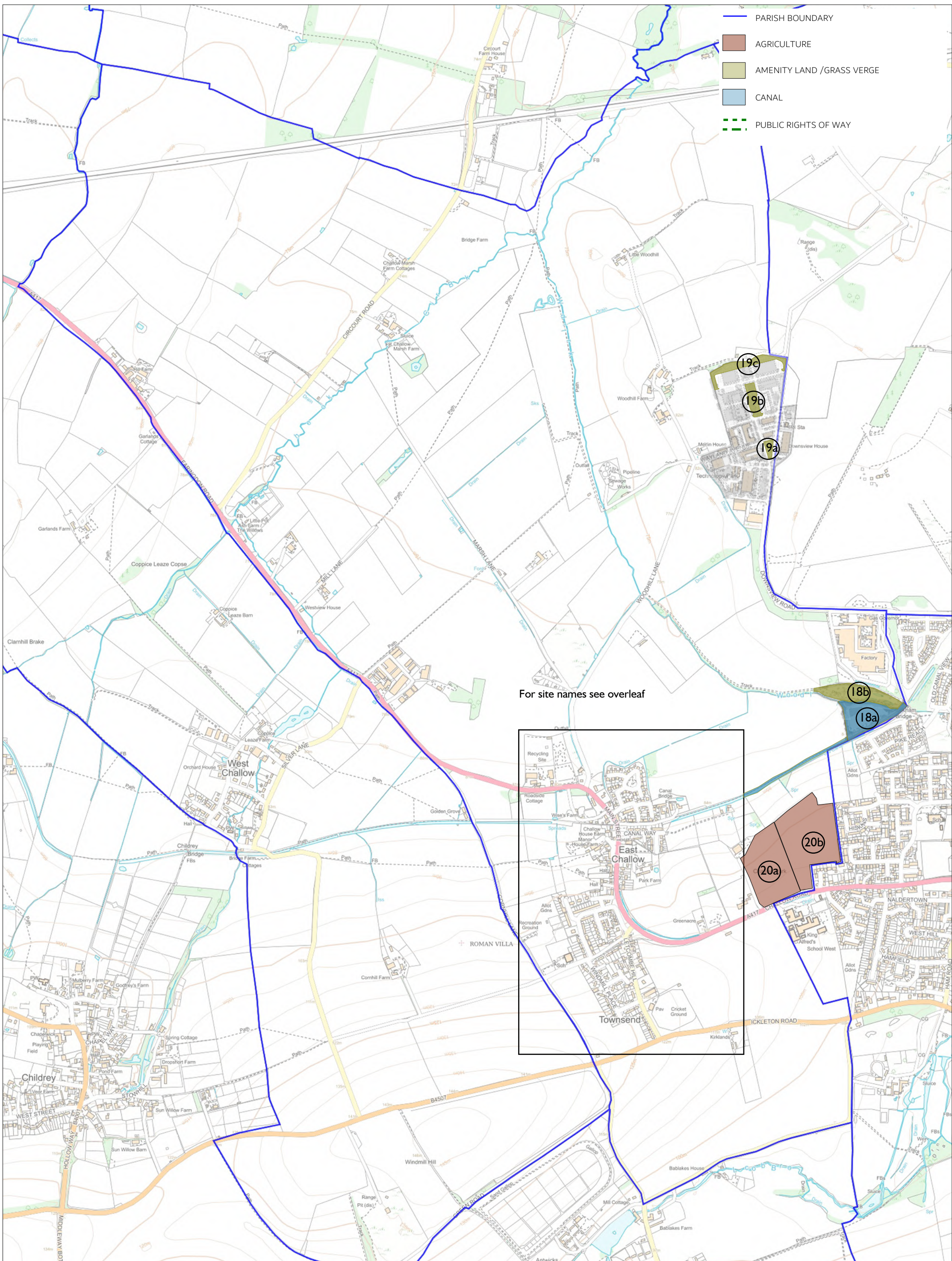
LG-1: VILLAGE GREEN (central)	LG-16a: CHILDREY PARK OPEN SPACE
LG-2: CANAL EAST	LG-16b: CHILDREY PARK GREEN
LG-3: CANAL WEST	LG-17: NALDER GREEN
LG-4: CANAL CAR PARK GREEN	LG-18a: NORTH OF ROACH BANK A
LG-5: LAND OPPOSITE HAYNES	NORTH OF ROACH BANK B
LG-6: DISPUTED LAND ON A417	LG-19: GROVE TECH PARK A
LG-7: HEDGE HILL ROAD GREEN	GROVE TECH PARK B
LG-8: LETCOMBE HILL GREEN	LG-20a: CHALLOW PARK FIELD A
LG-9: THE CUT	CHALLOW PARK FIELD B
LG-10: ALLOTMENTS,	LG-21: LAND SURROUNDING THE NALDER ESTATE
LG-11: REC FIELD, CHILDREN'S PLAYGROUND, TENNIS COURT, INFORMAL PLAY SPACE, GRASS/ WILDFLOWER MEADOW	
LG-12: CRICKET GROUND	
LG-13: CEMETERY	
LG-14: CHURCHYARD	
LG-15a: FULLER'S GROVE AMENITY SPACE	
LG-15b: FULLER'S GROVE PLAY SPACE	



LOCAL GREEN SPACES FOR ASSESSMENT WITHIN THE VILLAGE



LOCAL GREEN SPACES FOR ASSESSMENT IN THE WIDER PARISH



LOCAL GREEN SPACES FOR ASSESSMENT MATRIX

The list below shows all the sites which have been assessed in detail and the recommendations as to whether the sites should be allocated or an alternative approach may be suggested (key overleaf).

	Name of site (as popularly known)	NPPF 1 - Close proximity to community (yes/no)	NPPF 2 - Demonstrably special to a local community					NPPF 3 - Extensive Tract of land?	Ownership Owner Contact	Is this site allocated for any other use (yes/no)	Public access	Score		Recommendation	Comments
			Beauty/ Amenity value (yes/no)	Recreation (yes/no)	Historical (yes/no)	Tranquillity (yes/no)	Wildlife (yes/no)								
LG-1	Village Green areas	Y	3	3	4	1	1	N	Y	N	Y	16	70%	ALLOCATE	
LG-2	Canal East	Y	3	4	3	4	2	N	Y	N	Y	20	87%	ALLOCATE OR SPECIFIC POLICY	
LG-3	Canal West	Y	3	4	3	5	2	N	Y	N	Y	21	91%	ALLOCATE OR SPECIFIC POLICY	
LG-4	Canal Car Park Green	Y	2	2	0	1	1	N	Y	N	Y	10	43%	NO ALLOCATION	The trees are the main asset therefore TPO any trees of value
LG-5	land opposite Haynes on A417	Y	3	2	0	1	1	N	Y	N	Y	11	48%	NO ALLOCATION	TPO any trees of value
LG-6	disputed land	Y	3	0	0	1	1	N	Y	?	N	7	30%	NO ALLOCATION	TPO any trees of value
LG-7	Hedge Hill Road Green	Y	4	3	2	1	1	N	Y	N	Y	15	65%	ALLOCATE	
LG-8	Letcombe Hill Green	Y	3	3	1	1	1	N	Y	N	Y	13	57%	ALLOCATE	Provides a good setting to the village which should not be lost
LG-9	The Cut	Y	2	3	0	4	1	N	Y	N	Y	14	61%	ALLOCATE	Over the threshold for designation and although the amount of space is minimal, the route is important. TPO any trees of value
LG-10	Allotments	Y	2	2	0	3	1	N	Y	N	Y	12	52%	ALLOCATE	It is normal to allocate allotments and the low score does not reflect its true value
LG-11	Rec Field/ Children's playground/ Tennis Court/ Informal Play Space/ Grass Meadow adjacent to the school	Y	5	5	1	3	2	N	Y	N	Y	20	87%	ALLOCATE	Already protected as a recreation ground, but parts may not be covered, therefore should allocate
LG-12	Cricket Ground	Y	4	5	1	2	1	N	Y	N	y	17	74%	ALLOCATE	Already protected as a recreation ground
LG-13	Cemetery	Y	2	2	0	3	1	N	Y	N	Y	12	52%	NO ALLOCATION	Already protected as a burial ground. Allocation not required
LG-14	Churchyard	Y	4	2	4	2	2	N	Y	N	Y	18	78%	NO ALLOCATION	Already protected as a burial ground. Allocation not required
LG-15a	Fuller's Grove Amenity Space (all areas around the new development site except play area and drainage)	Y	3	3	1	2	1	N	Y	N	Y	14	61%	TO ALLOCATE ONCE COMPLETE	As a new development, the benefit is not yet fully available on site , but assessed on details approved as planning permission. Land should exclude the drainage areas.
LG-15b	Fuller's Grove Play Space	Y	2	5	0	3	1	N	Y	N	Y	15	65%	TO ALLOCATE ONCE COMPLETE	As a new development, the benefit is not yet fully available, but assessed on details approved as planning permission
LG-16a	Childrey Park Open Space	Y	3	3	0	2	1	N	Y	N	Y	13	57%	TO ALLOCATE ONCE COMPLETE	As a new development, the benefit is not yet fully available, but assessed on details approved as planning permission
LG-16b	Childrey Park Green	Y	2	2	0	2	1	N	Y	N	Y	11	48%	NO ALLOCATION	Unlikely to be developed as overlooked by housing and a small land area. Allocation not required
LG-17	Nalder Green	Y	3	3	0	4	1	N	Y	N	Y	15	65%	ALLOCATE	Overlooked by housing as a focal feature which should be retained
LG-18a	South of Roach Bank A	Y	4	4	0	4	2	N	Y	N	Y	17	74%	ALLOCATE	Could be merged with Canal Path E, if not considered to be extensive
LG-18b	North of Roach Bank B	Y	4	2	0	3	2	N	Y	N	N	15	65%	ALLOCATE	Lack of public access into the site enhances biodiversity value. Further studies may produce additional evidence to increase scoring. There are public footpaths around the edge of the site
LG-19a	Grove Technology Park A	N	3	3	0	3	1	N	Y	N	N	14	61%	NO ALLOCATION	No public access, part of private technology park. Fails main criterion
LG-19b	Grove Technology Park B	N	3	3	0	3	1	N	Y	N	N	14	61%	NO ALLOCATION	No public access, part of private technology park. Fails main criterion
LG-19c	Grove Technology Park C	N	3	3	0	3	1	N	Y	N	N	14	61%	NO ALLOCATION	No public access, part of private technology park. Fails main criterion
LG-20a	Challow Park Field A	N	5	0	1	4	1	N	Y	N	N	14	61%	NO ALLOCATION	Although the scoring is over the threshold - the use, lack of public access and proximity to the main settlement is of concern. Fails main criterion. To be covered by important views and landscape policy
LG-20b	Challow Park Field B	N	5	0	1	4	1	Y	Y	N	N	13	57%	NO ALLOCATION	Although the scoring is over the threshold - the use, lack of public access and proximity to the main settlement is of concern. Fails main criterion. To be covered by important views and landscape policy
LG-21	Land surrounding the Nalder Estate	Y	4	2	0	4	1	N	Y	N	Y	15	65%	ALLOCATE	Key landscape feature around the development and also links into the public rights of way network and visually into other woodland beyond

Key to Matrix

The list below shows the criteria on which the assessment has been undertaken.

BEAUTY	
5	Excellent visual attractiveness, excellent variety of natural features and of good quality, provides an excellent contribution to the setting of the local area
4	Very good visual attractiveness, good variety of natural features and of good quality, provides a very good contribution to the setting of the local area
3	Good visual attractiveness, variety of natural features and of good quality, provides a good contribution to the setting of the local area
2	Good visual attractiveness, limited variety of natural features and of good quality, provides a good contribution to the setting of the local area
1	Limited visual attractiveness, limited variety of natural features and of good quality, provides a limited contribution to the setting of the local area
RECREATION	
5	Public access, evidence of a good range of informal and formal uses, excellent facilities (good/excellent condition and range) and information on/evidence of frequent use.
4	Public access, evidence of good range of informal uses, some limited facilities and/or information provided on/evidence of reasonably frequent use.
3	Public access, evidence of good range of informal uses, some limited facilities and/or information provided on/evidence of reasonably frequent use.
2	Public access but no evidence submitted of informal or formal use. No notable recreation facilities, and no information provided/evidence of frequent use.
1	Site is accessible to the public if an entrance fee is paid/or site is privately accessible to a limited group of people.
0	Site has no public access and is therefore considered to have no/very limited recreational value.
Additional weight to be added if no other similar spaces are within 800m (10 mins) of the space being assessed to ensure that spaces which are more isolated but provide recreational value are recognised for their importance	
TRANQUILITY	
5	No notable sources of disturbance. No visual or audible intrusion. High degree of self-contain limit noise and disturbance.
4	selfcontainment and screening limit noise disturbance in site.
3	Some disturbance. The site is located on a major and/or minor road with some neighbouring uses causing disturbance. Limited self-containment and screening. Scale of site may mean there are undisturbed parts.
2	Frequent disturbance. The site has some disturbance by a main and/or multiple roads and/or by neighbouring uses with regular disturbance. Limited self-containment and screening.
1	Major and constant disturbance. The site is heavily affected by a main road/or by neighbouring uses with regular disturbance. Total lack of selfcontainment and screening.
HISTORY	
5	The site meets all of the sub-criteria
4	The site meets four of the sub-criteria
3	The site meets three of the sub-criteria
2	The site meets two of the sub-criteria
1	The site meets one of the sub-criteria
0	The site meets none of the sub-criteria
Sub-criteria	
Site is located within an area of high archaeological potential	
Site makes a positive contribution to the setting of a locally listed building	
Site makes a positive contribution to the setting of a nationally listed building.	
Site makes a positive contribution to the setting of a scheduled ancient monument.	
Site makes a positive contribution to the setting of a conservation area.	
Site of local historical importance	
WILDLIFE	
3	Good level of evidence submitted in relation to wildlife on site, and open space is located in close proximity to. or is designated as. an area of local ecological importance of Local Nature Reserve.
2	Good evidence submitted in relation to wildlife observed on site but open space is not in or close proximity to any designated area of ecological significance.
1	None or limited evidence submitted in relation to wildlife observed on the site, and the open space is not in, or in close proximity to any designated area of ecological significance. There is however an assumed level of wildlife value to the site (habits or species).
SCORE	
70%+	Allocate
60%+	Allocate unless any other preventative reason
50%+	Borderline - further assessment
40%+	Below threshold
30%	and below - not allocated

The scoring system is the number of accumulated points in the NPPF 2 section, plus 1 point for each relevant yes/ no questions in NPPF1 and NPPF3, plus whether it is allocated for any other use and whether it has public access. The only question that does not receive points is whether the owner is aware. Therefore a site can gain an additional 4 points further to the scoring given in the NPPF2 questions.

In designating an area as Local Green Space it is proposed that if an area achieves over 50% of the points available, then it would be considered for

designation. This is because it would need to score highly against at least three criteria. Alternatively, if an area scores maximum points (5) against two criteria, but does not score at least 13 points overall, it will also be considered for designation due it scoring so highly against those criteria

If an area scores below 13 points and does not score 5 against two criteria then it will not be considered for designation as the area is not considered to be meeting the requirements of the criteria sufficiently to warrant designation.

Individual Detailed Site Assessments for Sites Identified Within the Matrix

The individual assessments below look in further detail at those sites which have been considered for allocation.

LG-1: VILLAGE GREEN (all parts)

NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- Located within the centre of the village
- NPPF Criteria 2: The designation should only be used 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.
- Owner contact: Yes
- The site possesses significant beauty and amenity value - creating a green lung in the heart of the village. Although subdivided by minor lanes, the three elements of the village green are considered to be interlinked
- NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.
- the site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of the site amounts to 767m²

Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

Conclusion

The land scored 70% in the matrix, which is considerably above the threshold of 50% proposed to be allocated as a LGS.



LG-2: CANAL EAST

NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- Located on edge of the village

NPPF Criteria 2: The designation should only be used 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.

- Owner contact: Yes
- The site possesses significant beauty and amenity value alongside the Wilts and Berks canal route. Not all of the route is in water, but some sections are and these have greater wildlife potential. The route is important both as a long distance Public Right of Way, as well as historically. Whilst some elements have been built over in the village centre, the remaining sections should be preserved along the wider canal area.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- the site has defined boundaries and is of local character to the area as shown on the associated plan Although it is argued as to where the full extent of the route lies.
- The size of the site varies depending on extent

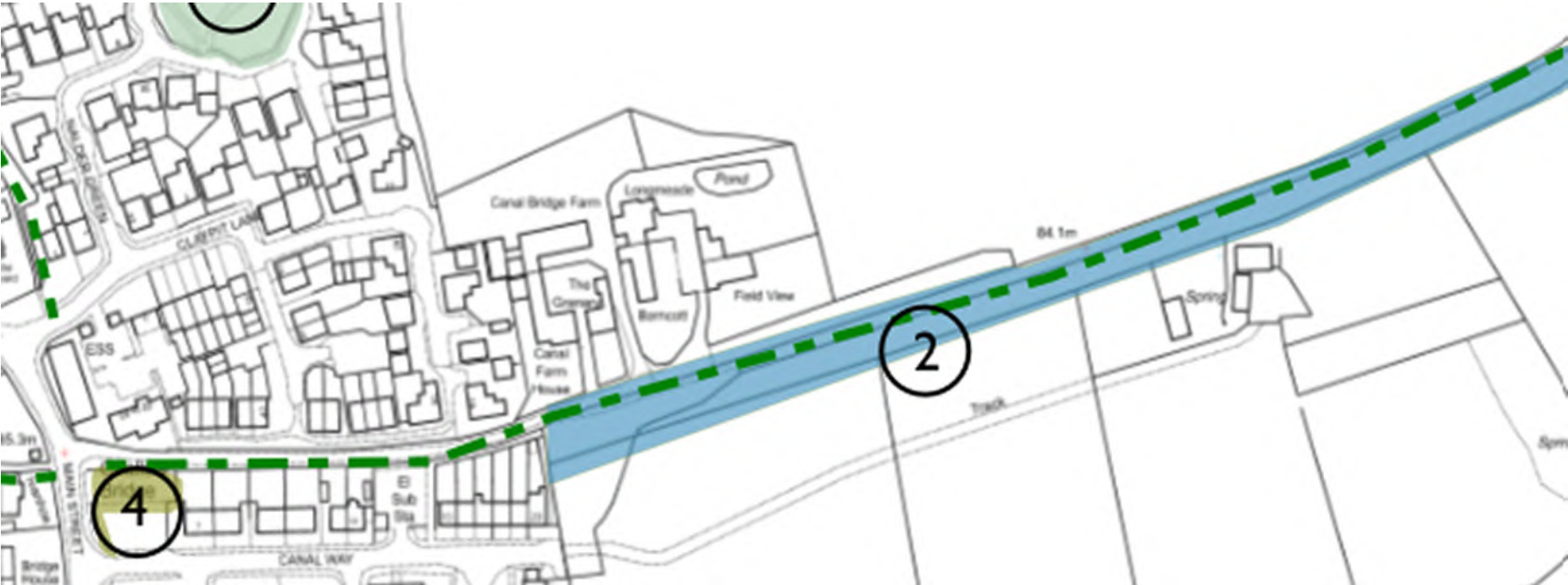
Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

Conclusion

The land scored 87% in the matrix, which is considerably above the threshold of 50% and whilst could be allocated as a LGS, a dedicated policy may be more beneficial depending on objectives.



LG-3: CANAL WEST

NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- Located on edge of the village

NPPF Criteria 2: The designation should only be used 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.

- Owner contact: Yes
- The site possesses significant beauty and amenity value alongside the Wilts and Berks canal route. Not all of the route is in water, but some sections are and these have greater wildlife potential. The route is important both as a long distance Public Right of Way, as well as historically. Whilst some elements have been built over in the village centre, the remaining sections should be preserved along the wider canal area.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- the site has defined boundaries and is of local character to the area as shown on the associated plan Although it is argued as to where the full extent of the route lies.
- The size of the site varies depending on extent- approx 3,482 m²

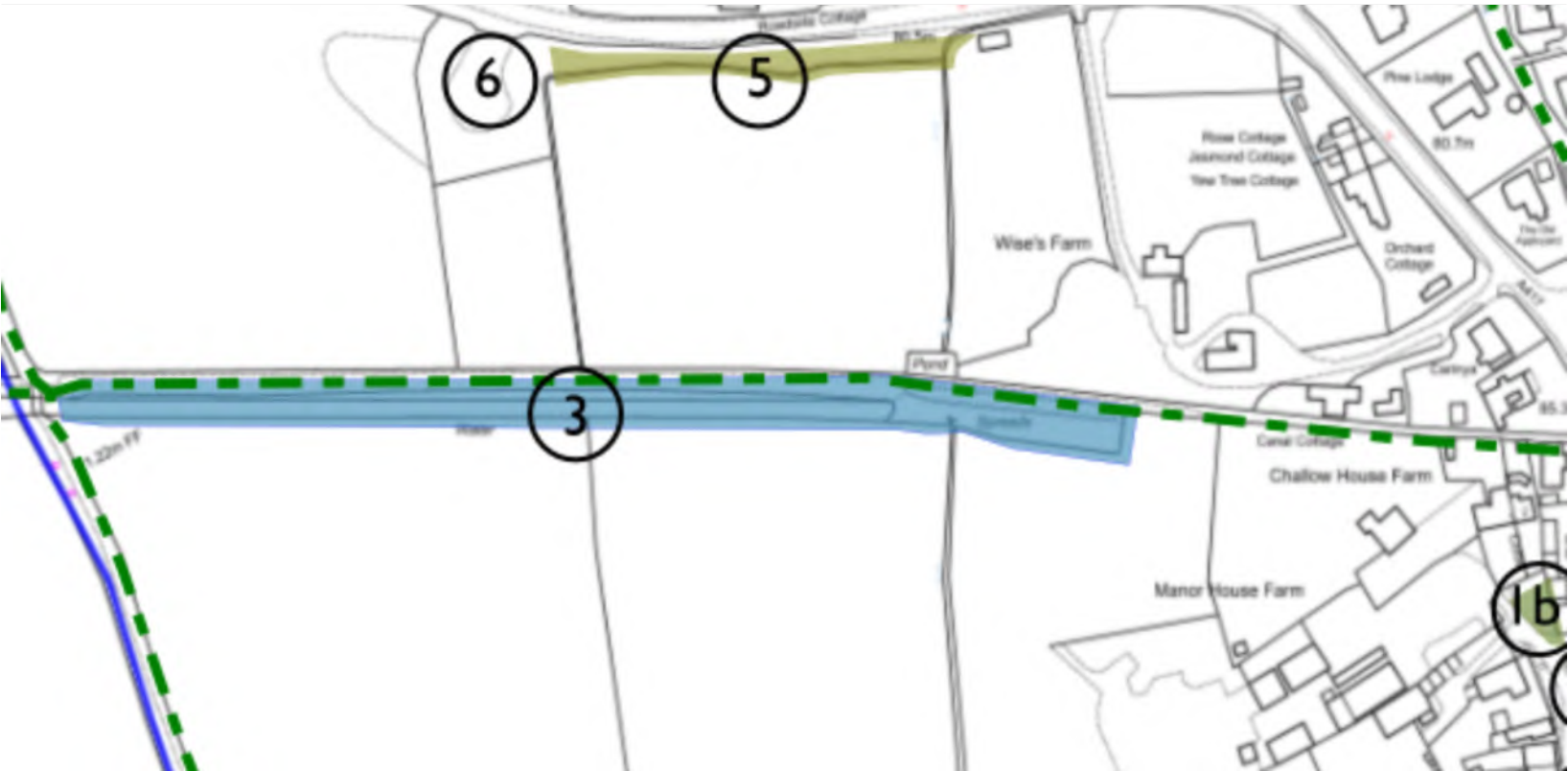
Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

Conclusion

The land scored 91% in the matrix, which is considerably above the threshold of 50% and whilst could be allocated as a LGS, a dedicated policy may be more beneficial depending on objectives.



LG-7: HEDGE HILL ROAD GREEN

NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- Located within the centre of the village

NPPF Criteria 2: The designation should only be used 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.

- Owner contact: Yes
- The site possesses significant beauty and amenity value - creating a green lung in the heart of the village. Has a different feel to that of the village green area, but performs a vital function in offsetting and softening the busy A417.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- the site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of the site amounts to approx 2,123 m²

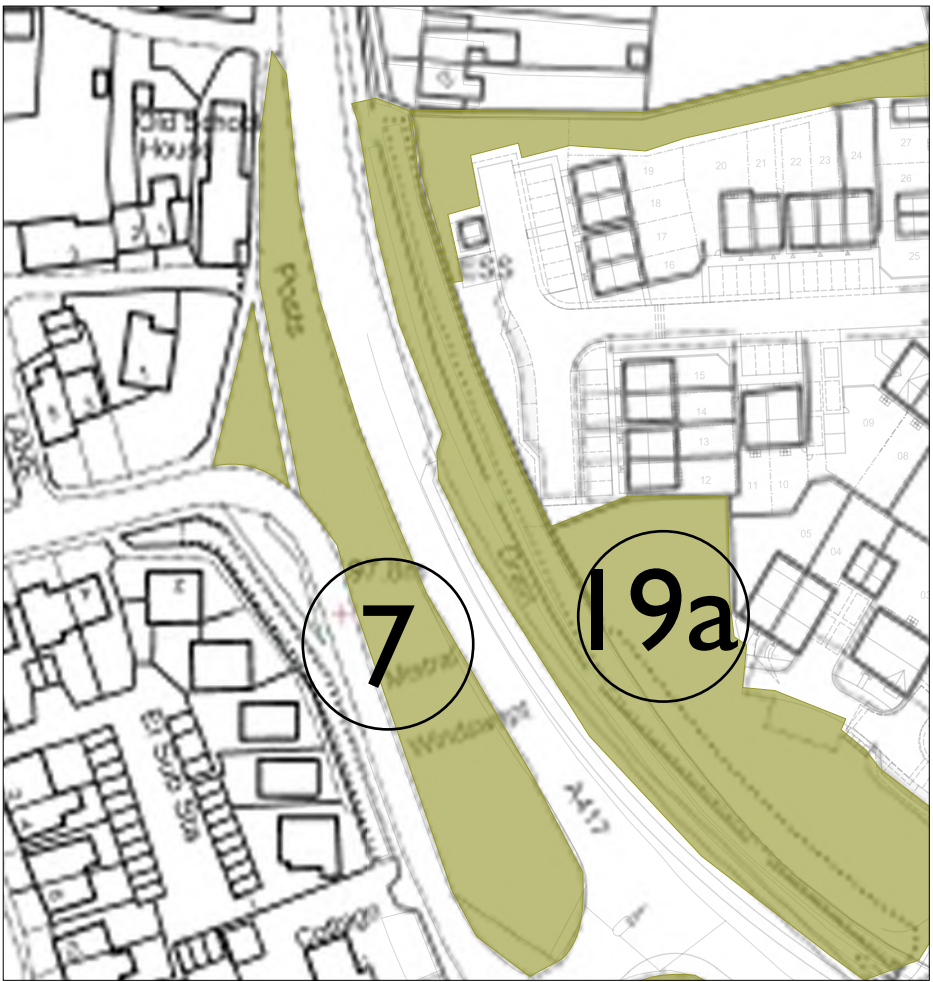
Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

Conclusion

The land scored 65% in the matrix, which is above the threshold of 50% proposed to be allocated as a LGS. Can be linked to LG-1 and LG-8 for further value.



LG-8: LETCOMBE HILL GREEN

NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- Located within the centre of the village

NPPF Criteria 2: The designation should only be used 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.

- Owner contact: Yes
- The site forms part of a green lung in the heart of the village. It has slowly been eroded over time and it is feared it will be lost through informal parking and lack of maintenance. It has a different feel to that of the main village green area, but performs a vital function in providing a linked green space and offsetting and softening the busy A417.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- the site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of the site amounts to approx 1,202 m²

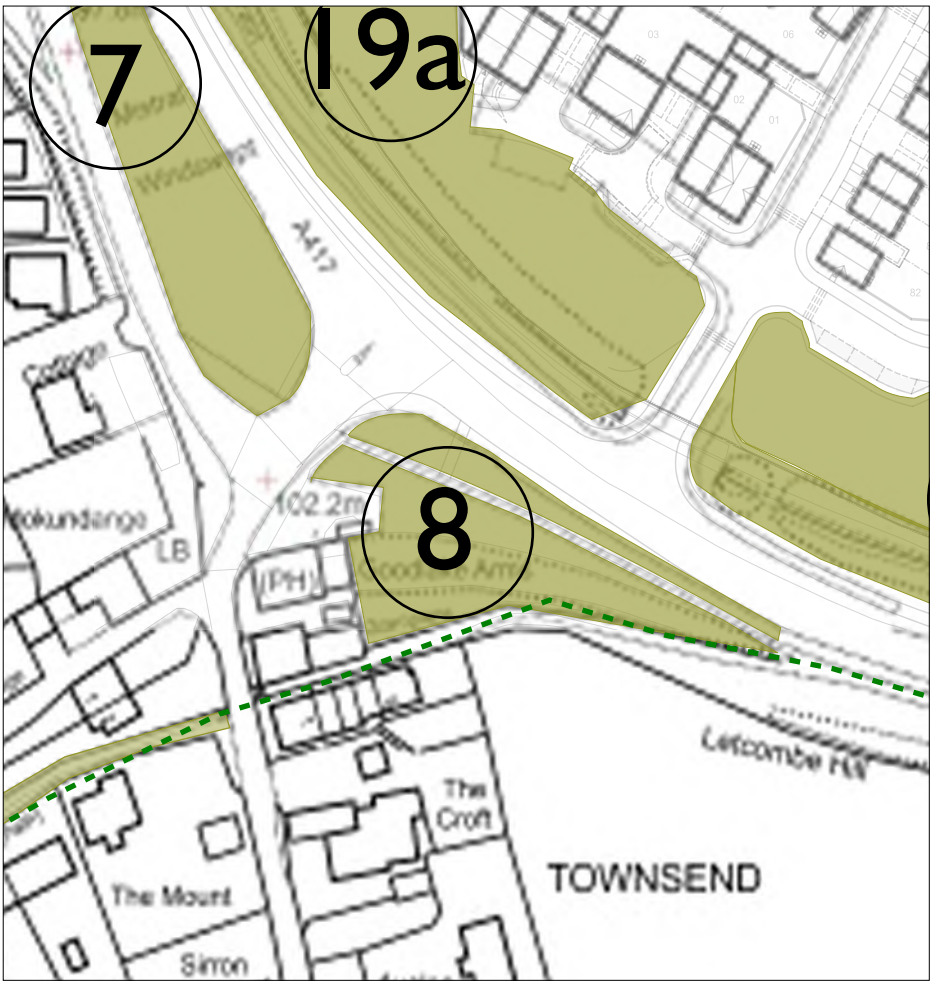
Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

Conclusion

The land scored 57% in the matrix, which is just above the threshold of 50% and is proposed to be allocated as a LGS. It’s value is linked to LG-1 and LG-7.



LG-9: THE CUT

NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- Located within the centre of the village

NPPF Criteria 2: The designation should only be used 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.

- Owner contact: Yes
- The site forms part of an important historic route crossing east (see 1896 map) - west through the village. It was originally an open and prominent route through to Cornhill Lane (west). Whilst the Public Right of Way still exists, the land either side has been surrounded by development and could potentially be lost or made difficult to use through enclosure and further narrowing. It has a number of mature trees on the site that may also be worthy of protection

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- the site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of the site amounts to approx 900 m²

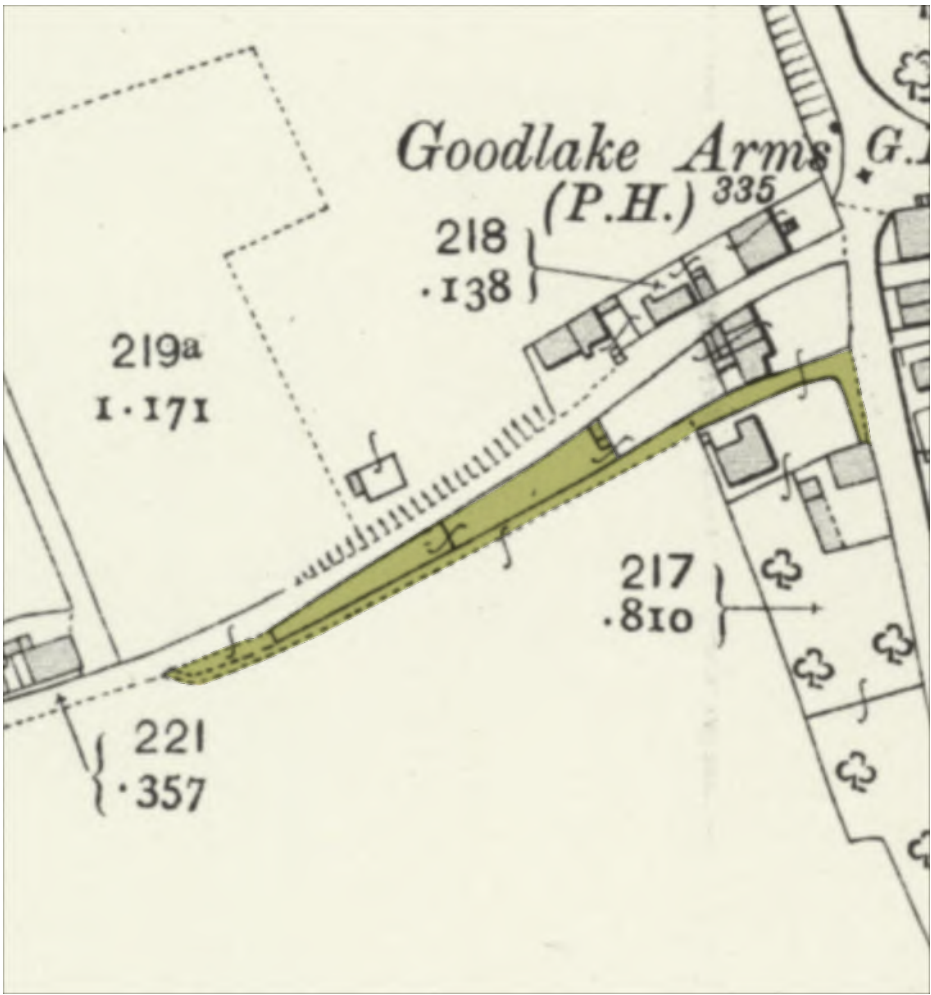
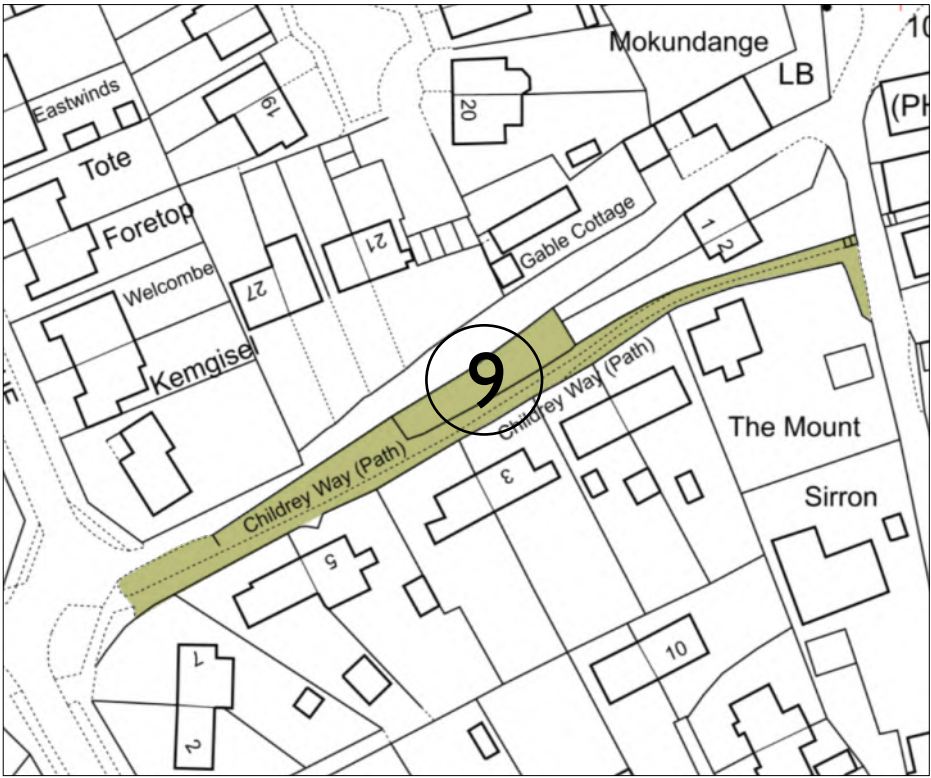
Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

Conclusion

The land scored 61% in the matrix, which is above the threshold of 50% and is proposed to be allocated as a LGS.



LG-10: ALLOTMENTS

NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- Located on edge of the village

NPPF Criteria 2: The designation should only be used 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), tranquility or richness of its wildlife.

- Owner contact: Yes
- The site although separate, forms part of the wider recreation ground site to the west and south and offers a linked benefit in terms of both recreation, tranquility and wildlife,

- NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.
- the site has defined boundaries and is of local character to the area as shown on the associated plan
 - The size of the site amounts to approx 4,010 m²

Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

Conclusion

The land scored 52% in the matrix, which is just above the threshold of 50% and is proposed to be allocated as a LGS due to its benefit to the community.



LG-11: REC FIELD INC PLAY AREA, TENNIS COURT AND MEADOW

NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- Located on edge of the village

NPPF Criteria 2: The designation should only be used 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.

- Owner contact: Yes
- The site is a large recreation ground which leads into a children’s play area, sports pavilion and an informal unequipped area for children’s play/ recreation. There is also a managed wildflower/grass meadow which is maintained by the community. A mown path runs through the site and offers quiet recreation benefit. The whole site is surrounded by mature trees and hedgerows and opens onto the wider countryside, giving greater wildlife potential and also lead onto Public Rights of Way.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- The site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of the site amounts to approx 4,010 m²

Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

Conclusion

The land scored 87% in the matrix, which is considerably above the threshold of 50% and is proposed to be allocated as a LGS due to its considerable benefit to the community.



LG-12: CRICKET GROUND

NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- Located on the far southern edge of the village

NPPF Criteria 2: The designation should only be used 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.

- Owner contact: Yes
- The site is a large cricket ground which is surrounded by mature specimen trees and hedgerows. The edges of the site open onto the wider countryside. The ground is an important focal point when entering the village from the B4507 from Wantage.
- The site contains the sports pavilion and storage area which has been excluded from the LGS to enable any future improvements if required.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- The site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of the site amounts to approx 22,365 m²

Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

Conclusion

The land scored 74% in the matrix, which is considerably above the threshold of 50% and is proposed to be allocated as a LGS due to its considerable benefit to the community.



LG-15: FULLERS GROVE

NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- Located within the village

NPPF Criteria 2: The designation should only be used 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.

- Owner contact: Yes
- The site provides a range of open spaces throughout the development area which is still under construction. As well as informal open spaces for play and reflection, the site includes a dedicated area for children’s play (area 15a). The green spaces are interlinked and therefore have all been numbered as 15 (with the exception of the play area, which is separate) The green space will become a key focal point for the new community, as well as providing an important setting to the entrance to the village. It is therefore essential that with regard to the latter, that this open space is not developed further. It also links into the Public Rights of Way network, which provides a wider benefit for existing residents.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- the site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of the site is to be confirmed upon completion, but less than 2 hectares.

Planning History

No further planning application has been permitted or are currently proposed for the green space area which would undermine allocation as a LGS.

The site is not allocated for further development in the Local or Neighbourhood Plan.

Conclusion

The land scored 65% for area 15 as a whole and 61% for the play area in the matrix, which is above the threshold of 50% and is as such is proposed to be allocated as a LGS.



LG-16a: CHILDREY PARK

NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- Located on eastern edge of the village adjacent to new development

NPPF Criteria 2: The designation should only be used 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.

- Owner contact: Yes
- The site labelled as 16a is still under construction. The green space has been designed to integrate into the new development and provide a focal feature for properties overlooking the space and of key importance in the future for residents, once the development is occupied. It also links into the Public Rights of Way network, which provides a wider benefit for existing residents.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- the site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of the site is to be confirmed upon completion, but less than 0.5 hectares.

Planning History

No further planning application has been permitted or are currently proposed for the green space area which would undermine allocation as a LGS.

The site is not allocated for further development in the Local or Neighbourhood Plan.

Conclusion

The land scored 57% for area 16a in the matrix, which is above the threshold of 50% and is as such proposed to be allocated as a LGS.



At the time of preparation, the site is still under construction, however the area proposed as LGS is adjacent to the mature trees in the photographs

LG-17: NALDER GREEN

NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- Located within the village

NPPF Criteria 2: The designation should only be used 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.

- Owner contact: Yes
- The site provides an informal unequipped area for children’s play/ open space which is valued by the community. It is a key focal point for the new development situated around Nalder Green.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- the site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of the site amounts to approx 2,100 m²

Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

Conclusion

The land scored 65% in the matrix, which is above the threshold of 50% and is proposed to be allocated as a LGS.



LG-18: ROACH BANK

NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- Located away from E Challow village, but adjacent to new development in Grove

NPPF Criteria 2: The designation should only be used 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.

- Owner contact: Yes
- The site provides an informal open space adjacent to the Wilts and Berks Canal.
- The land to the north (18b) was part of the Downsview development to the north and designated an ecology park. It has no direct public access into the site, but has paths around the edge. The lack of public access enhances the biodiversity value.
- The land to the south (18a) formed part of the Stockham Farm open space as a recreation area with public access and links directly to the Vale Way public footpath along the route of the canal.
- Both sites offer local residents an important and tranquil green space with either important recreation or ecology functions.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- the site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of area 18a amounts to approx 1.6 hectares. With area 18b measuring 1.3 hectares.

Planning History

The sites were proposed as green space associated with housing developments. The site is not allocated for development in the Local or Neighbourhood Plan.

Conclusion

Area 18a scored 74% in the matrix, with area 18b scoring 65%, which is above the threshold of 50% and therefore both are proposed to be allocated as a LGS.



Landscape Masterplan by Define Planning and Design Ltd



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LG-21: LAND SURROUNDING NALDER GREEN

NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- Located within the village

NPPF Criteria 2: The designation should only be used 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.

- Owner contact: Yes
- The site provides an informal unequipped area for children’s play/ open space which is valued by the community. It is a key focal point for the new development situated around Nalder Green.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- the site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of the site amounts to approx 2,100 m²

Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

Conclusion

The land scored 65% in the matrix, which is above the threshold of 50% and is proposed to be allocated as a LGS.



View of the rear of the LGS taken from nearby Woodhill Lane, where the proposed LGS meets the Public Right of Way across the field to the north