



SUTTON COURTENAY NEIGHBOURHOOD PLAN LOCAL GREEN SPACE ASSESSMENT

V1.5 APRIL 2022

Introduction

Sutton Courtenay Parish contains a number of green spaces which are important to local residents. Local residents were consulted through the Resident's survey in 2018 about what green spaces and views were important to them. From this it was apparent that green spaces were a high priority.

A Green Space Assessment was produced for the Parish in August 2019 by resident Patrick O'Callaghan. This report evaluated a number of different open spaces within the parish and assessed their condition and quality.

A further detailed landscape assessment was also been undertaken by Novell Tullett in 2019/2020.

A character appraisal produced by Bluestone Planning in 2020/2021 also highlighted a number of important green spaces worthy of potential designation as a Local Green Space.

These documents where relevant have been combined with the survey results and assessed within requirements of the NPPF as set out below. The findings have been drawn together in this Local Green Spaces Assessment.

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), tranquillity or richness of its wildlife)
- is local in character and not an extensive tract of land.

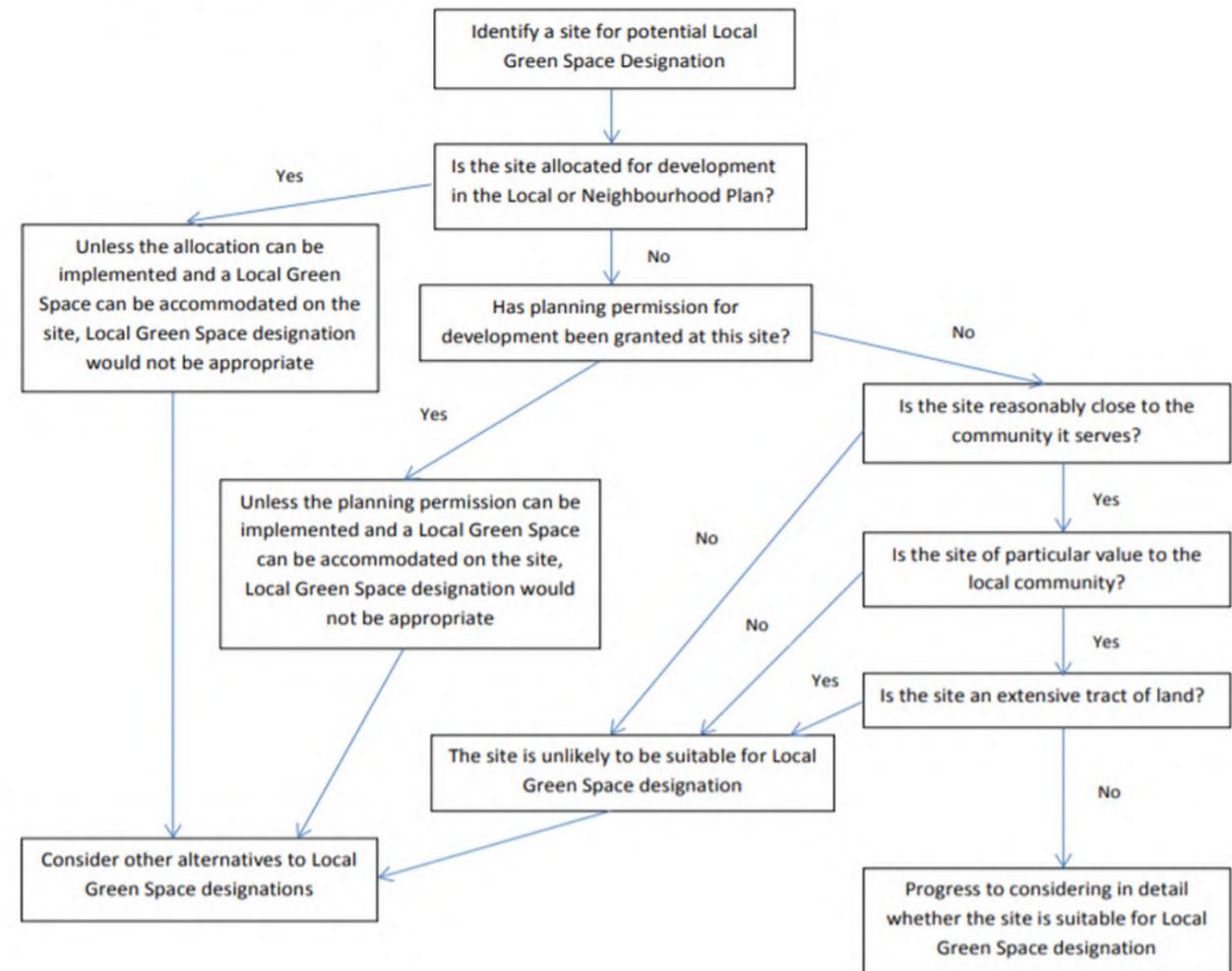
Adjacent is a diagram used to determine whether the initial list of potential LGS meets with criteria for potential designation.

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 green space in and around Sutton Courtenay's "built environment" which are considered most vital in terms of their setting and contribution;
- those sites used for sports and other recreational activities;
- those on the immediate periphery of the settlement with public access and in regular use; and
- those which (without necessarily offering public access) fulfil a specific function to the local community, that is reflected in the aspirations and policy objectives of the emerging Neighbourhood Plan.

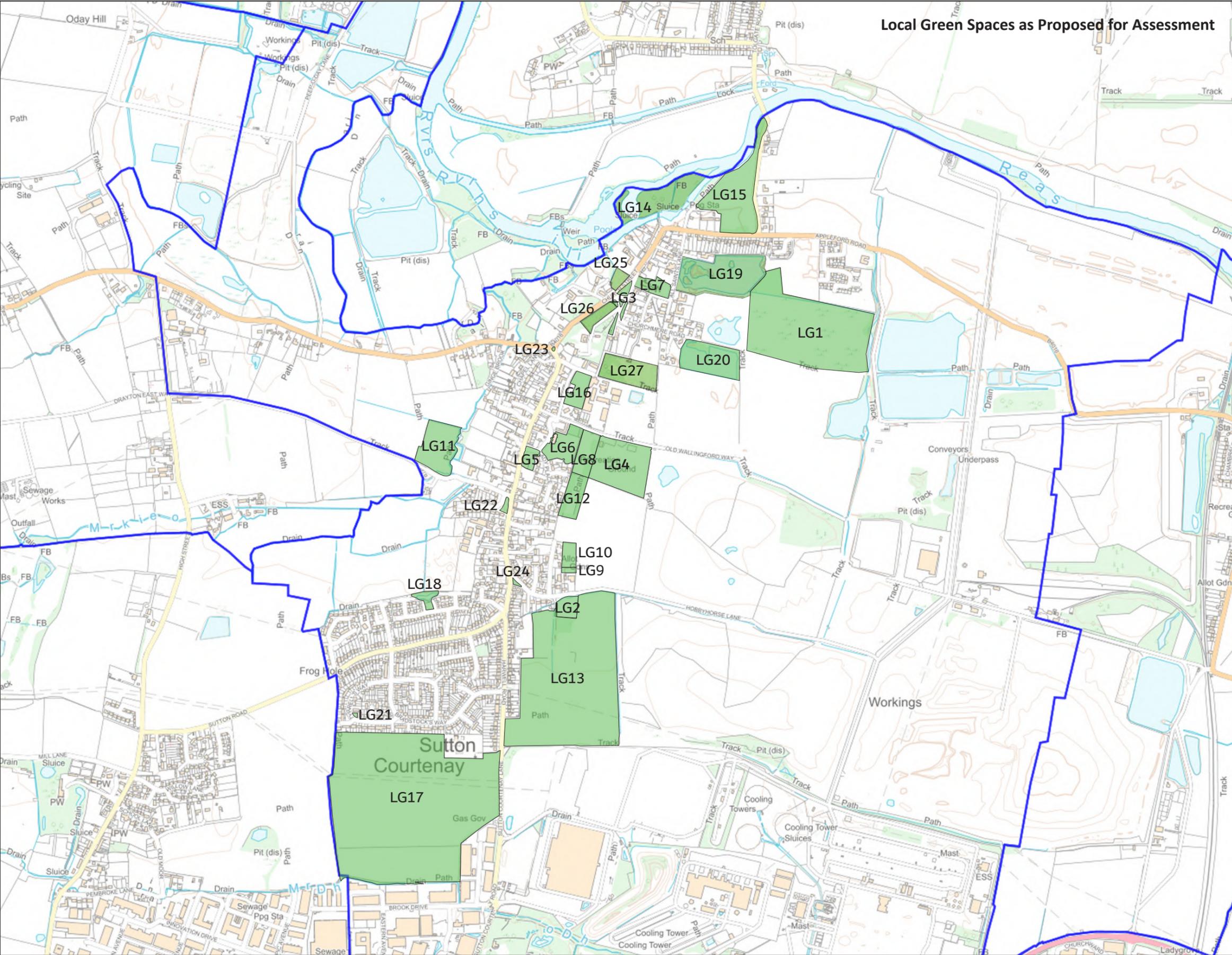
The following sites were considered for assessment:

Appendix 1: Designation Tree



1. The Millennium Common, off Church Mill Road
2. Site of former Catholic church, Hobbyhorse Lane
3. The Green, Church Street
4. Old Wallingford Way Recreation Ground
5. Green space / Local Equipped Area for Play (LEAP) Lady Place and High Street
6. Communal garden for residents of Lady Place
7. All Saints' Churchyard, The Green
8. The Cemetery, Old Wallingford Way
9. Sutton Courtenay Village Hall tennis court
10. Allotments
11. Mill Lane / Ginge Brook
12. Old Wallingford Way Recreation Ground LEAP
13. Land off Hobbyhorse Lane/ Harwell Rd
14. Sutton Pools
15. Riverside Meadow
16. Land adjacent to Cross Trees Farm off E of High St
17. Kelaart's Field
18. Asquith Park LEAP
19. Land West of the Millennium Common
20. Land South West of the Millennium Common
21. Tyrell's Way Green space
22. High St, Mill Lane and Tullis Cl green space
23. Church Street, Brook St and High St triangle
24. Frilsham Street and High Street green triangle
25. Land at The Norman Hall
26. Land at The Abbey
27. Land at Priors Court

Local Green Spaces as Proposed for Assessment



Sutton Courtenay Neighbourhood Plan Local Green Spaces Assessment

Local Green Spaces Assessment Matrix

	Name of site (as popularly known)	NPPF 1 - Close proximity to community (yes/no)	NPPF 2 - Demonstrably special to a local community						Total (out of 23)	%	NPPF 3 - Extensive Tract of land? (yes/no) size	Ownership - Owner aware? (yes/no)	Is this site allocated for any other use (yes/no)	Public access (yes/no)	Recommendation	Comments
			Beauty/ Amenity value score	Recreation score	Historical score	Tranquillity score	Wildlife score									
LG-1	The Millennium Common, off Church Mill Road	Y	4	4	2	3	3	16	70%	N	Y	N	Y	Designate		
LG-2	Site of former Catholic church, Hobbyhorse Lane	Y	4	1	1	4	2	12	52%	N	Y	N	N	Designate	Scores highly in beauty and amenity value / tranquillity and wildlife	
LG-3	The Green, Church Street	Y	5	3	4	3	2	17	74%	N	Y	N	Y	Designate		
LG-4	Old Wallingford Way Recreation Ground	Y	3	5	2	4	1	15	65%	N	Y	N	Y	Designate		
LG-5	Green space, Lady Place and High Street	Y	4	4	3	3	1	15	65%	N	Y	N	Y	Designate		
LG-6	Communal garden for residents of Lady Place	Y	4	1	3	4	2	14	61%	N	Y	N	N		Private communal garden space and conditions on permission prevent redevelopment as use is for amenity in connection with the properties	
LG-7	All Saints' Churchyard, The Green	Y	4	2	5	4	3	18	78%	N	Y	N	Y	Designate		
LG-8	The Cemetery, Old Wallingford Way	Y	4	2	2	3	1	12	52%	N	Y	N	Y	Designate	Unless any associated buildings - likely to fall within appropriate development	
LG-9	Sutton Courtenay Village Hall tennis court, Hobbyhorse Lane	Y	1	4	1	3	0	9	39%	N	Y	N	Y		Covered by alternative designation or adequate means of protection - Recreation facility	
LG-10	Allotments	Y	3	1	2	4	2	12	52%	N	Y	N	N	Designate	Just over threshold, but sufficient to designate given use	
LG-11	Mill Lane/ Ginge Brook	Y	4	3	2	5	2	16	70%	N	Y	N	Y	Designate		
LG-12	Land south of cemetery	Y	4	3	2	4	2	15	65%	N	Y	N	Y	Designate		
LG-13	Harwell Rd/ hobbyhorse Lane	Y	2	2	1	3	1	9	39%	Y	Y	N	Y		Score is significantly lower than threshold with it also being an extensive tract of agricultural land	

Scoring Criteria:

Beauty

Score	Required Attributes
1	Limited visual attractiveness, limited variety of natural features, provides a limited contribution to the setting of the local area.
2	Good visual attractiveness, limited variety of natural features but of a good quality, provides a good contribution to the setting of the local area.
3	Good visual attractiveness, variety of natural features of a good quality, provides a good contribution to the setting of the local area.
4	Very good visual attractiveness, good variety of natural features and of a good quality, provides a very good contribution to the setting of the local area.
5	Excellent visual attractiveness, excellent variety of natural features and of good quality, provides an excellent contribution to the setting of the local area.

Historic

Score	Required Attributes
0	The site meets none of the sub-criteria
1	The site meets one of the sub-criteria
2	The site meets two of the sub-criteria
3	The site meets three of the sub-criteria
4	The site meets four of the sub-criteria
5	The site meets all 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 .

Recreation

Score	Required Attributes
0	Site has no public access and is therefore considered to have no/very limited recreational value.
1	Site is accessible to the public if an entrance fee is paid/or site is privately accessible to a limited group of people.
2	Public access but no evidence submitted of informal or formal use, no notable recreation facilities, and no information provided/evidence of 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 .
4	Public access, evidence of good range of informal and formal uses, good facilities (fair condition and range) and/or information on/evidence of frequent use .
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 .

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.

Tranquillity

Score	Required Attributes
1	Major and constant disturbance. The site is heavily affected by a main road/or by neighbouring uses with regular disturbance. Total lack of self-containment and screening.
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.
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.
4	Limited disturbance in at least part of site, e.g. site is located within residential area with low levels of noise and visual intrusion from associated residential or recreational activities. Degree of self-containment and screening limit noise disturbance in site.
5	No notable sources of disturbance. No visual or audible intrusion. High degree of self-contain limit noise and disturbance.

Wildlife

Score	Required Attributes
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).
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.
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.

	Name of site (as popularly known)	NPPF 1 - Close proximity to community (yes/no)	NPPF 2 - Demonstrably special to a local community					Total (out of 23)	%	NPPF 3 - Extensive Tract of land? (yes/no) size	Ownership - Owner aware? (yes/no)	Is this site allocated for any other use (yes/no)	Public access (yes/no)	Recommendation	Comments
			Beauty/ Amenity value score	Recreation score	Historical score	Tranquillity score	Wildlife score								
LG-14	Sutton Pools	Y	5	3	4	5	3	20	87%	N	Y	N	Y	Designate	
LG-15	Riverside Meadow	Y	3	3	2	4	2	14	61%	N	Y	N	Y	Designate	
LG-16	Field bordered by Cross Trees Farm to east of High St	Y	3	0	4	4	1	12	52%	N	Y	N	N		Planning permission granted
LG-17	Kelaarts Field	Y	3	3	3	3	3	15	65%	N	Y	N	Y	Designate	
LG-18	Asquith Park LEAP	Y	2	5	1	3	2	13	57%	N	Y	N	Y	Designate	Recommend designate with the reed bed area
LG-19	Land to the west of the Millenium Common	Y	4	1	3	4	2	14	61%	N	Y	N	Y	Designate	Important setting to the Conservation Area. Current permissive access welcomed. Would recommend talks with Club to ascertain future options to agree final boundary
LG-20	Land to the south-west of the Millenium Common	Y	3	1	2	4	2	12	52%	N	Y	N	Y	Designate	Important to the setting of the Conservation Area
LG-21	Tyrrell's Way green space	Y	3	2	1	4	1	11	48%	N	Y	N	Y		A small space unlikely to be developed due to outlook of buildings
LG-22	Green space bordered by High St, Mill Lane and Tullis Close	Y	3	2	3	4	1	13	57%	N	Y	N	Y	Designate	
LG-23	Triangle at junction of Brook St, Church St and High St	Y	2	2	4	2	1	11	48%	N	Y	N	Y	Designate	
LG-24	Triangle at junction of Frilsham St and High St	Y	3	2	2	3	2	12	52%	N	Y	N	Y	Designate	
LG-25	Land at The Norman Hall	Y	5	0	4	2	1	12	52%	N	Y	N	N		No public access- private garden - Covered by alternative designation or adequate means of protection - Conservation Area (inc trees) although individual TPOs could be considered. Also setting of Grade I Listed building
LG-26	Land at The Abbey	Y	5	0	4	2	2	13	57%	N	Y	N	N		No public access - Covered by alternative designation or adequate means of protection - Conservation Area (inc trees) although individual TPOs could be considered. Also setting of Grade II* Listed building
LG-27	Land at Priors Court	Y	4	0	2	5	1	12	52%	N	Y	N	N		No public access lawful use as a garden

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 60% of the points available, then it would be considered automatically for designation. If it scores over 50% and highly against at least three criteria, it should also be designated.

Alternatively, if an area scores over 45% and highly against at least one criteria, it will also be considered for designation due to its specific value.

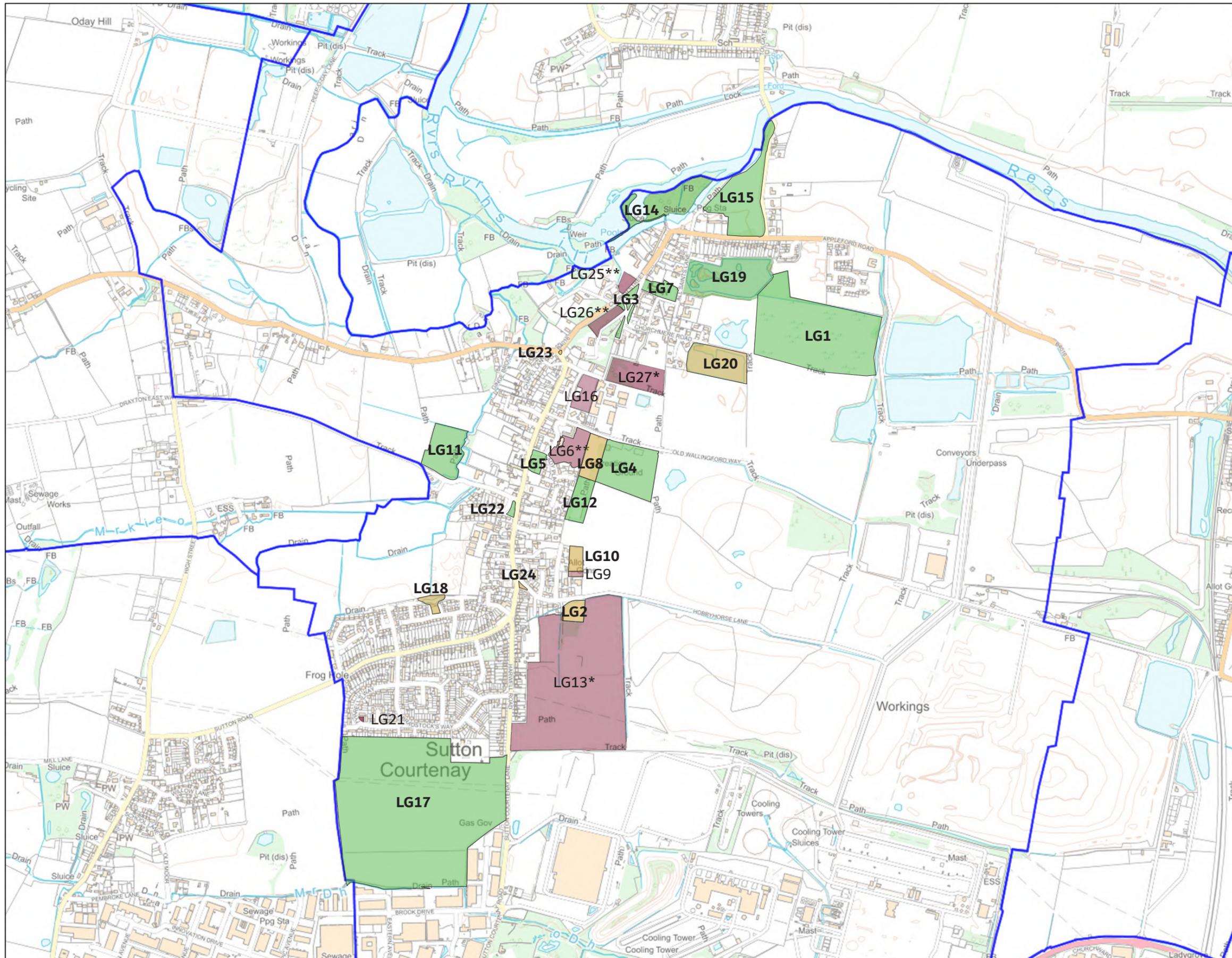
If an area scores below 45% then it will not be considered for designation unless it can be combined with an adjacent, highly scoring site.

Where an area has been allocated for another use, it cannot be designated as a LGS.

In the comments section where is discusses the potential for applying for a Tree Preservation Order on a site, it should be noted that each application is assessed individually. Orders should be used to protect selected trees and woodlands if their removal would have a significant negative impact on the local environment and its enjoyment by the public. Each tree is assessed for a range of characteristics including:

- size and form;
- future potential as an amenity;
- rarity, cultural or historic value;
- contribution to, and relationship with, the landscape; and
- contribution to the character or appearance of a conservation area

Recommendation in this document does not mean that trees would warrant further protection, without assessment by a qualified arboriculturalist.



- Sites with a score of under 45-50% or those with no public access / designated for another use
- Sites with a score of over 50%, but under 60% with specific value worthy of designation
- Sites with a score of over 60% considered worthy of designation

** Site not designated as LGS, but within the Conservation Area and therefore the removal of trees requires consent.

* Site not designated as LGS, but covered by Countryside and Green Gaps Evidence Base Document as forming a Green Gap around Sutton Courtenay.

Detailed Review of Amber or Green Sites

LG1 - The Millennium Common, off Church Mill Road

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

The site is situated to the north of Sutton Courtenay Village and is accessed via Churchmere Mill Road. The site is accessible to a large number of residents and directly behind properties on All Saints Lane and Appleford Road. A number of Public Rights of Way also lead into the site, making it also directly accessible from the south and east of the parish.

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.

The Millennium Common was created to mark the transition between millennia. Sited on restored land formerly used for gravel extraction.

The site is considered to be of very good visual attractiveness with a variety of natural features. It forms an important setting to this part of the village and acts as an important buffer between the built form and the mineral workings to the east.

The site has public access and is widely used by local residents on a frequent basis.

Having been recently designated as a Local Nature Reserve the site has a wide range of common species found in the local area. Its biodiversity was scored as being of medium level, due to the locally important habitats, such as plantations, semi-improved grassland, species-rich and -poor hedges with trees, scrub and tree-lined watercourses it contains.

The site is fairly quiet and due to its size can be relatively undisturbed.

The site is an important setting to both the Conservation Area and a number of Listed Buildings.

Sutton Courtenay Millennium Common Committee currently manage the land

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 is defined on the plan adjacent and extends to 10.90 hectares. Although it is of a significant size, it is self-contained and distinct from its wider context.

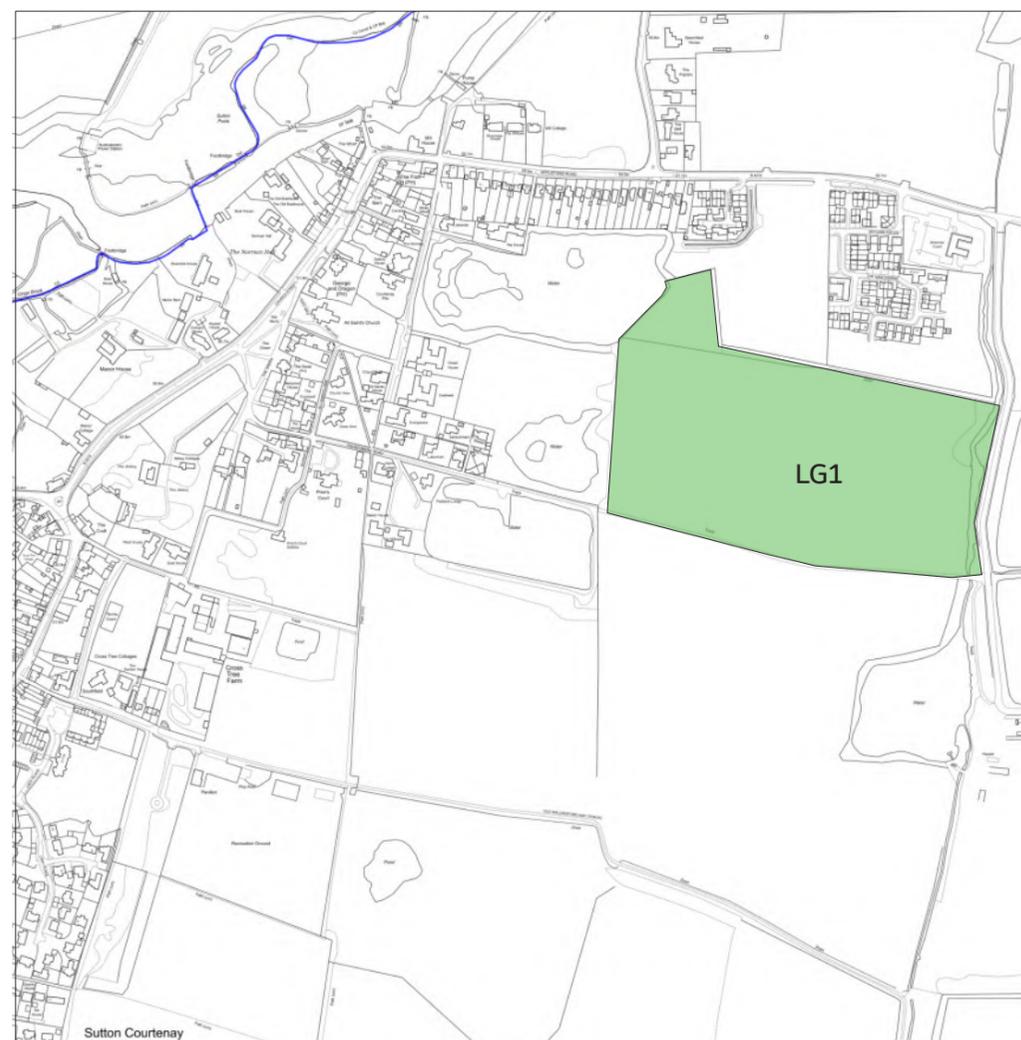
Planning History

The site is a restored minerals and waste site which was granted use as a Millennium Common for an 80 year period from 1996. The time frame for use would extend beyond the Plan period.

There are no planning applications covering the site at the time of writing which would preclude the site from being designated as a Local Green Space.

Conclusion

*In conclusion, the site is in close proximity to the community it serves with public access. It scores highly in terms of beauty, recreation and wildlife. It is not an extensive tract of land, nor allocated for any incompatible use. For these reasons it is considered suitable as a **designated Local Green Space**.*



LG2 - Site of Former Catholic Church, Hobbyhorse Lane

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

The site is located to the southern part, on the edge of the village and adjoins Hobbyhorse Lane to the north. The church that was previously on the site was demolished in August 2005 and the site has remained vacant since that time.

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.

Like the Millennium Common, the site is part of the North Didcot Lower Vale Farmland character area. Given the undisturbed nature of the site, the biodiversity of the site is likely to have good potential. This is enhanced by the fact that the site has no public access.

Whilst the site appears to not be in use, it has good visual amenity value to those using the public rights of way and residents nearby.

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 can be seen on the adjacent plan and is approximately 0.56 ha in area. It is contained by several trees and hedges preserving the rural appearance and character of the area along Hobbyhorse Lane.

Planning History

*The site has been assessed for development in the HELAA under reference number **SUTC06**. The site is considered to have archaeological interest and is Grade 2 agricultural land. Whilst the site was considered to be potentially suitable it has not been promoted for development.*

Since the site became redundant in 2004, the site has remained as such. The site previously benefited from a planning permission for the development of 5 dwellings which was approved in an in 2006, which has since lapsed.

The Diocesan Trust has made applications to renew the permission in 2011 however this has been refused

Conclusion

*The site is located on the edge of the village, but on a public right of way, due to its location and potential environmental and amenity value of benefit to the surrounding area, it does manage to score enough to be able to be considered for designation. Based on all of the above, it is considered that the site is potentially suitable for designation as a **Local Green Space**.*



LG3 - The Green, Church Street

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

The site consists of small component parts of a larger village green area located off Church Street. The green spaces lie at the northern part of the village, within its Conservation Area.

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.

The sites are considered to hold substantial historical and visual amenity significance, being an integral part of the northern neighbourhood part of the Conservation Area and used by the community. The areas have remained open historically as can be seen on historic maps of the area.

Several mature native trees can be noticed on the edges along with wooden palisades that form their boundaries.

The green space to the south adjoins the curtilage of The Abbey and Abbey Cottages, which are a Grade II and Grade II Listed buildings respectively. Sutton Courtenay's War memorial, which is also a Grade II Listed building, can also be found within one of the green spaces.*

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.

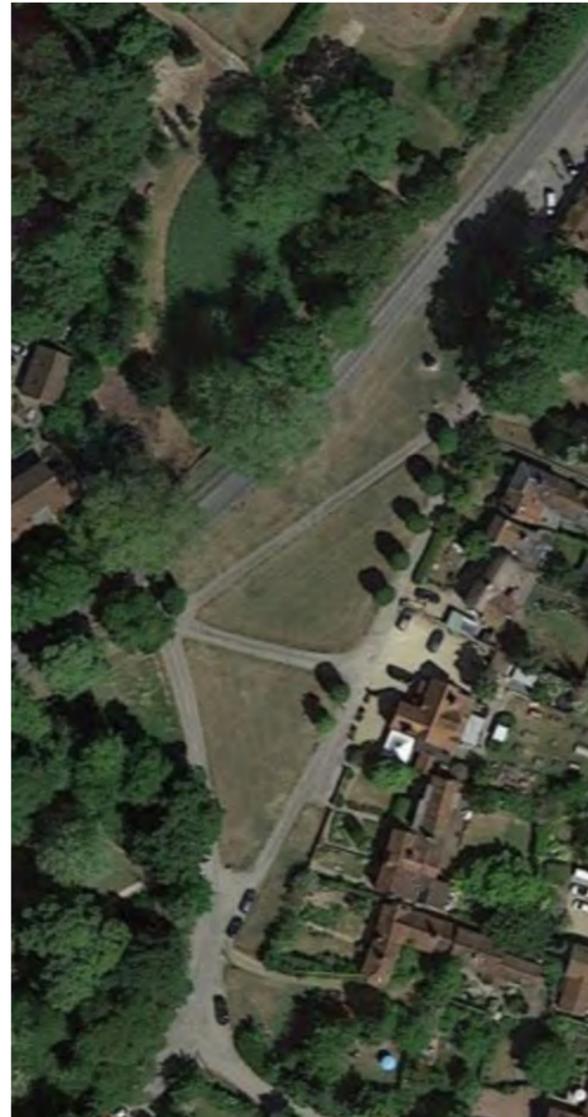
The green spaces total approximately 0.37 ha in area. They are located along the Green and Church Street and adjacent to several significant heritage assets of the area, such as The Abbey and Abbey Cottages, the War Memorial and the traditional houses to the east of the Green.

Planning History

There is no planning application currently for the site. The site is also not allocated for development in any adopted or emerging Local plan.

Conclusion

*Based on all the above evidence, it is deemed that the collective green spaces that make up the Green are considered of having amenity and historic significance to the both the village and the local community, and thus should be designated as **Local Green Spaces** having reference to each other.*



LG4 - Old Wallingford Way Recreation Ground

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

The site consists of an open recreation ground with cricket and football pitches, a playground, a multi-use games area; and, a youth facility. It is located on the edge of the village, just outside its urban built core.

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.

It holds significant social and recreational value to the village

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 is approximately 3.2 ha in area. It is bordered by several trees and hedges and is adjacent to a number of large open fields from all sides.

Planning History

There is no planning application currently for the site. The site is also not allocated for development in any adopted or emerging Local plan.

Conclusion

*Site consists of an area with significant recreation value that provides much needed facilities to its local community. For that reason, its is considered that the area should be designated as a **Local Green Space**.*



LG7 - All Saints' Churchyard, The Green

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

The green space consists of the curtilage of the Church of All Saints, which is a Grade I Listed building. It is located within the Conservation Area, towards the northern part 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.

The area has significant historical value, contains a number of significant mature yew trees of amenity value and is within the curtilage of a listed building.

It provides great amenity value to the wider area.

The Church has been in the area since the 12th century and its location has been considered as one of the most valued places within the village.

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 green space is approximately 0.65 ha in area. It is surrounded by mostly residential properties and is contained by several trees. Within the area, there are also a number of trees and hedges that contribute towards the local character of the area.

Planning History

There is no planning application currently for the site. The site is also not allocated for development in any adopted or emerging Local plan.

Conclusion

*The site consists of a significant green space that forms the curtilage of the Church of All Saints, which is a significant historical asset for the village. It is therefore considered that the site should be designated as a **Local Green Space**.*



LG8 - The Cemetery, Old Wallingford Way

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

The site is part of the All Saint's Church and serves as an additional Cemetery. It is located on the eastern 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.

The area is a tranquil place of reflection for the community, with the number of trees and hedges creating a visually attractive site that has a positive impact on the wider 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 is approximately 0.73 ha in area. It is contained by large trees and surrounded by large fields.

Planning History

There is no planning application currently for the site. The site is also not allocated for development in any adopted or emerging Local plan.

Conclusion

*The site could be designated as a **Local Green Space**, however it should be noted that part of the site may require some form of development potentially related to grounds maintenance storage or a covered seating or collective meeting space etc. Any green space designation would exclude this and further conversation should be had with land owners*



LG9 - Sutton Courtenay Tennis Court,

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

The tennis court is located to the east, on the edge of the village. It is a fully open community facility that is considered of good quality, but lacking ancillary facilities.

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.

The tennis court area has a high standalone recreation value, which as a public facility is valued by the community

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 tennis court is approximately 0.06 ha in area and is located on the rear of the Sutton Courtenay Village Hall.

The tennis court is managed by the Village Hall Management Committee.

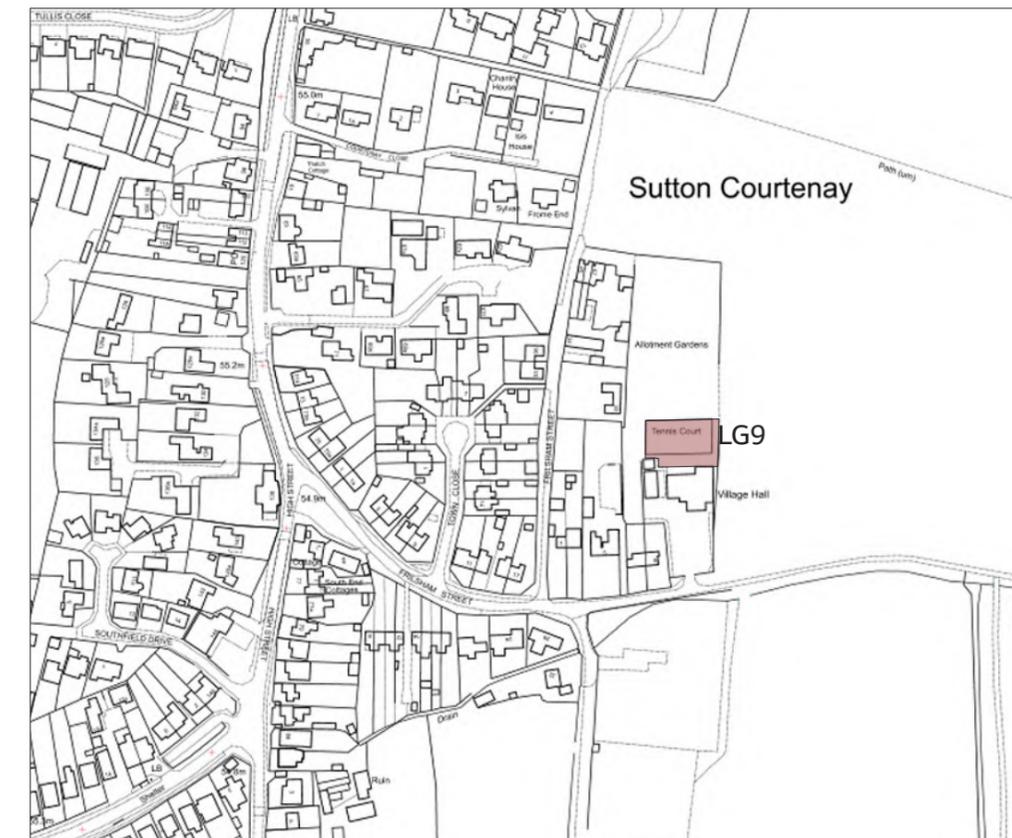
Planning History

There is no planning application currently for the site. The site is also not allocated for development in any adopted or emerging Local plan.

Conclusion

The site as a standalone facility does not score sufficiently to merit designation as a Local Green Space. The site however is already protected as a sporting facility by Sport England and designation as a Local Green Space is not necessary.

It could if preferred be combined with the allotments below as one single LGS.



LG11 -Green Space off Mill Lane

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

The site is located to the west of Sutton Courtenay, adjacent to its built up area. It is connected to the village via Mill Lane. It is mainly defined by its relationship to Ginge Brook, which borders its eastern edge.

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.

The site is regarded primarily as a grazing meadow. The space is well used by walkers, with two public footpaths crossing it. There is also much informal use of the Ginge Brook area and the wider field itself. Evidenced by rope swing along the river bank.

The site is located on the western edge of the village and benefits from the lack of usual noise sources identified within a village. As such it offers a good degree of tranquillity.

Its historic significance is evident by the evidence of possible ridge and furrow medieval ploughing on the site.

The lack of a formal use of the site other than grazing combined with the route of the Ginge Brook and mature boundary planting gives significant wildlife value.

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 is approximately 2.06 ha in area. It is publicly accessed via Mill Lane.

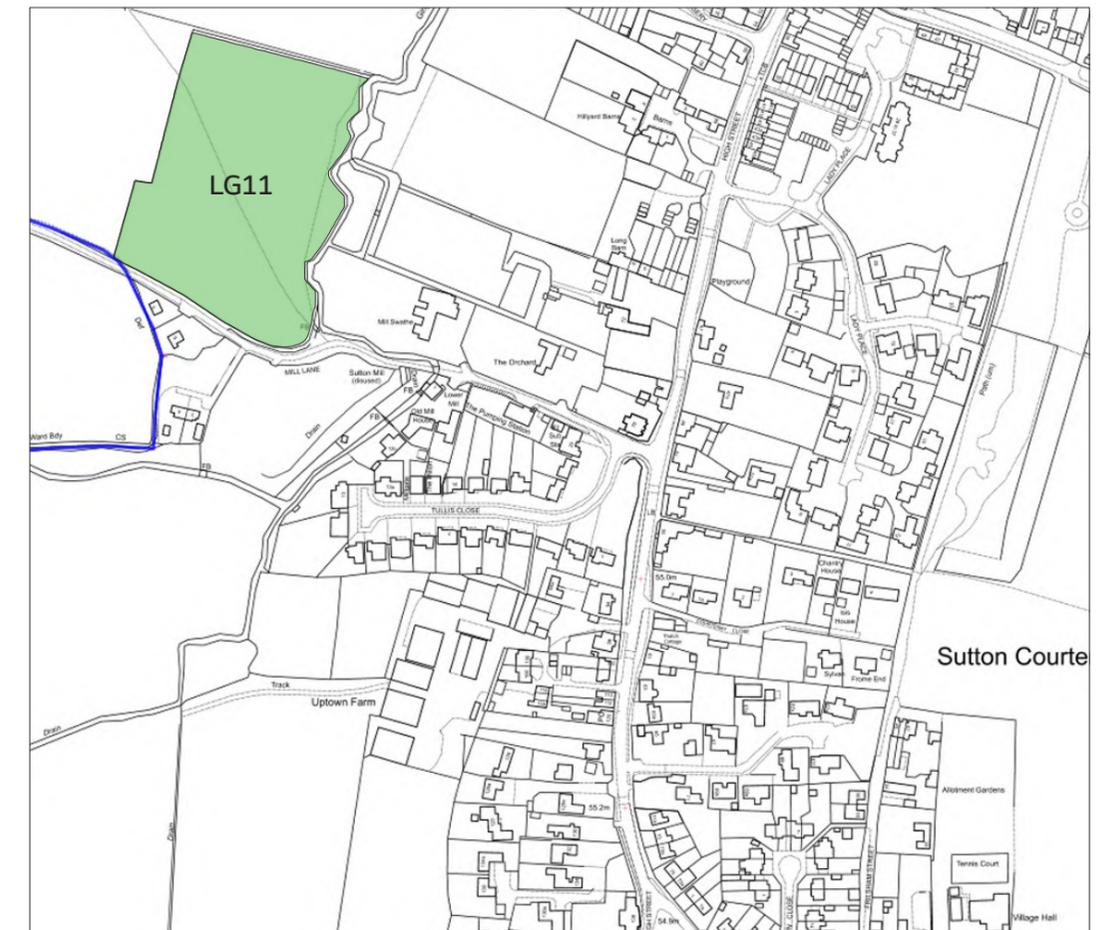
Planning History

*The site has been assessed for development in the HELAA under reference number **SUTC10**. The site is considered to be a potential location for protected species, it is within the setting of Listed Buildings and the Conservation Area. Whilst the site was considered to be potentially suitable it has not been promoted for development.*

No planning applications have been submitted in support of developing the site.

Conclusion

*Site presents a quite large attractive open field that adds to the local character of the village, while also enhancing the setting of listed buildings and the conservation area. Consequently, it is deemed appropriate that the site is designated as a **Local Green Space**.*



LG12 -Green Space South of Cemetery

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

The green space is the site of a possible former orchard and is located south of the cemetery.

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.

It offers significant amenity value to local residents. Six public footpaths cross, or pass alongside, the space, meaning that it is well used by walkers. Formal access is however considered somewhat limited, as it is currently accessible only via the public footpaths.

Its tranquil location and significant levels of vegetation give it further amenity value.

Historic maps indicate the site to be a former orchard, potentially associated with Lady Place, demonstrating that it might hold a particular historic significance as an important setting for the Conservation Area.

The undisturbed nature of the site and location offer good wildlife potential.

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 land is approximately 0.87 ha in area. Fruit trees are still present, making the space a popular location for foraging. It is contained by several trees and is surrounded by residential properties to the west and large fields to the south and east.

It is consider local in character, as it is an integral part of the amenity space of the residential properties along at Lady Place.

Its social connection to the village is evident from the number of people that use the existing footpath that cross the area.

Planning History

There is no planning application currently for the site. The site is also not allocated for development in any adopted or emerging Local plan.

Conclusion

*The green space is in close proximity to the built up area of the village whilst remaining tranquil and a positive relaxation space to walkers. Accordingly, it is considered that the site should be designated as a **Local Green Space**.*



LG14 - Sutton Pools

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

Site comprises of three pockets of land abutting the weirs on the Thames that feed Sutton Pools, which are connected by the public footpath that crosses the weirs.

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.

The area is considered to be of very high quality aesthetically, with access via a number of public footpaths.

It largely contributes to the attractiveness of the area, which is evident from the designation of part of the area as Green Belt. It is also located a reasonable distance (whilst remaining locally accessible) from the urban built environment, which ensures the lack of potential noise disturbances.

Part of the area is located within the Green Belt.

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.

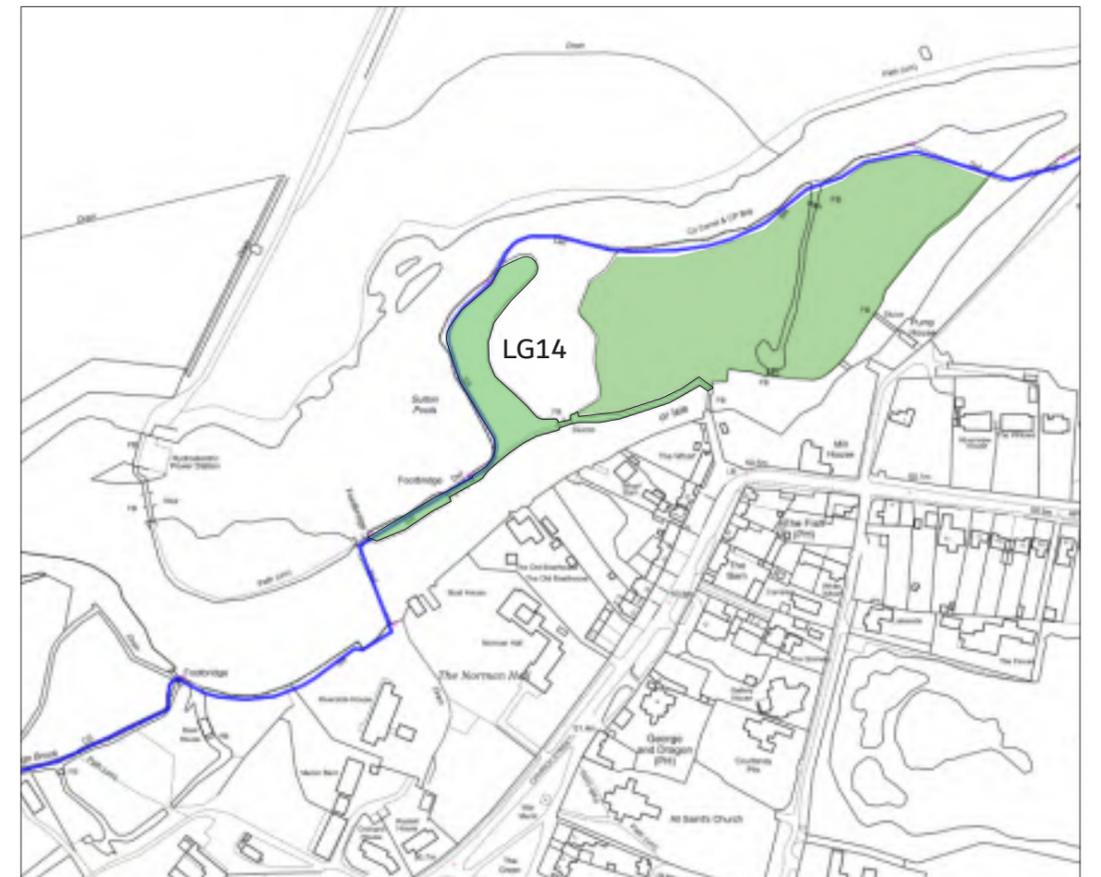
The area is located to the northwest of the village and approximately 2.29 Ha. It is surrounded by river Thames and consists of small patches of wooded islands stretching along the river.

The social and historical relationship between the river and the village, is a key characteristic of the parish and of great significance.

The area was selected as the joint most important green space by the local community.

Planning History

There is no planning application currently for the site. The site is also not allocated for development in any adopted or emerging Local plan.



Conclusion

*Based on the evidence gathered and demonstrated above, it is considered that the area should be designated as a **Local Green Space**.*

LG15 - Riverside Meadow

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

The site is located to the north of the village and consists of a meadow that sits beside the River Thames and is crossed by a public footpath.

North of the site lies Sutton Bridge, which connects the village with Abingdon beyond.

It is bordered to the west by the River Thames, and by residential properties to all other sides. It is also contained by several trees that form a line around its edges.

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.

The site's close proximity to the River Thames creates a unique characteristic, which is aesthetically pleasing.

Notwithstanding the small number of properties around the site, it is considered the green space is tranquil.

The siting adjacent to The Thames combined with the well vegetated boundaries and position on the edge of the settlement offer good potential for 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.

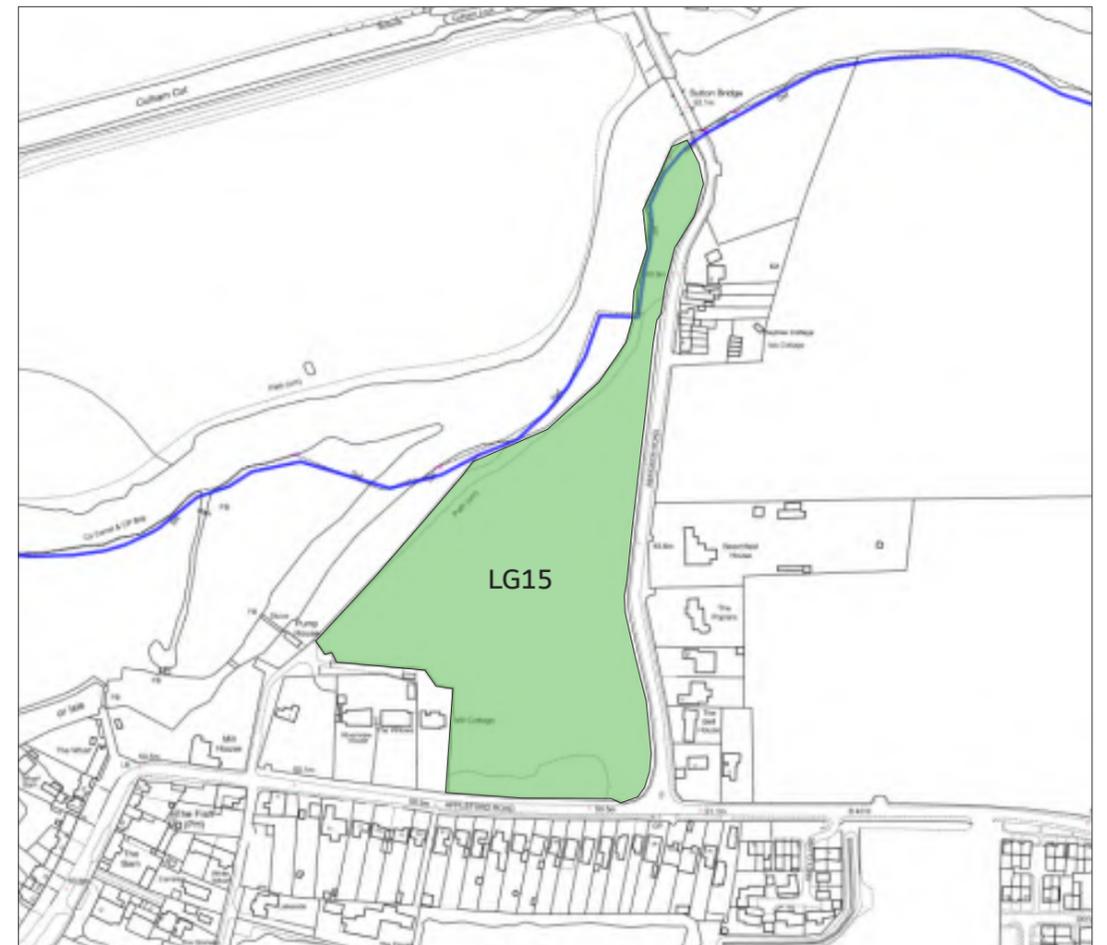
The site is approximately 3.8 ha in its entirety.

Planning History

There is no planning application currently for the site. The site is also not allocated for development in any adopted or emerging Local plan.

Conclusion

*The site provides a significant landscape setting to the village. It is placed in an attractive position adjoining the River Thames, allowing open views onto the riverine landscape. With public access, it provides excellent amenity value to residents. Consequently, it is considered that the site should be designated as a **Local Green Space**.*



LG17 - Kelaarts Field

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

The site is located to the southern edge of the village and separates it from the nearby Milton Park.

It is surrounded by fields to the west, while to the north it borders with Sutton Courtenay village.

The site is open from the west, with an extensive tree line covering its north, east and southern sides.

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.

The site possess good value in terms of recreation with a network of paths including a new cycle path.

As a scheduled ancient monument it has great historic significance.

Kelaart's Field is also a proposed Local Wildlife Site - a reasonably diverse, large semi-improved grassland area with some elements of lowland meadow habitat. It is considered a priority grassland habitat

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.

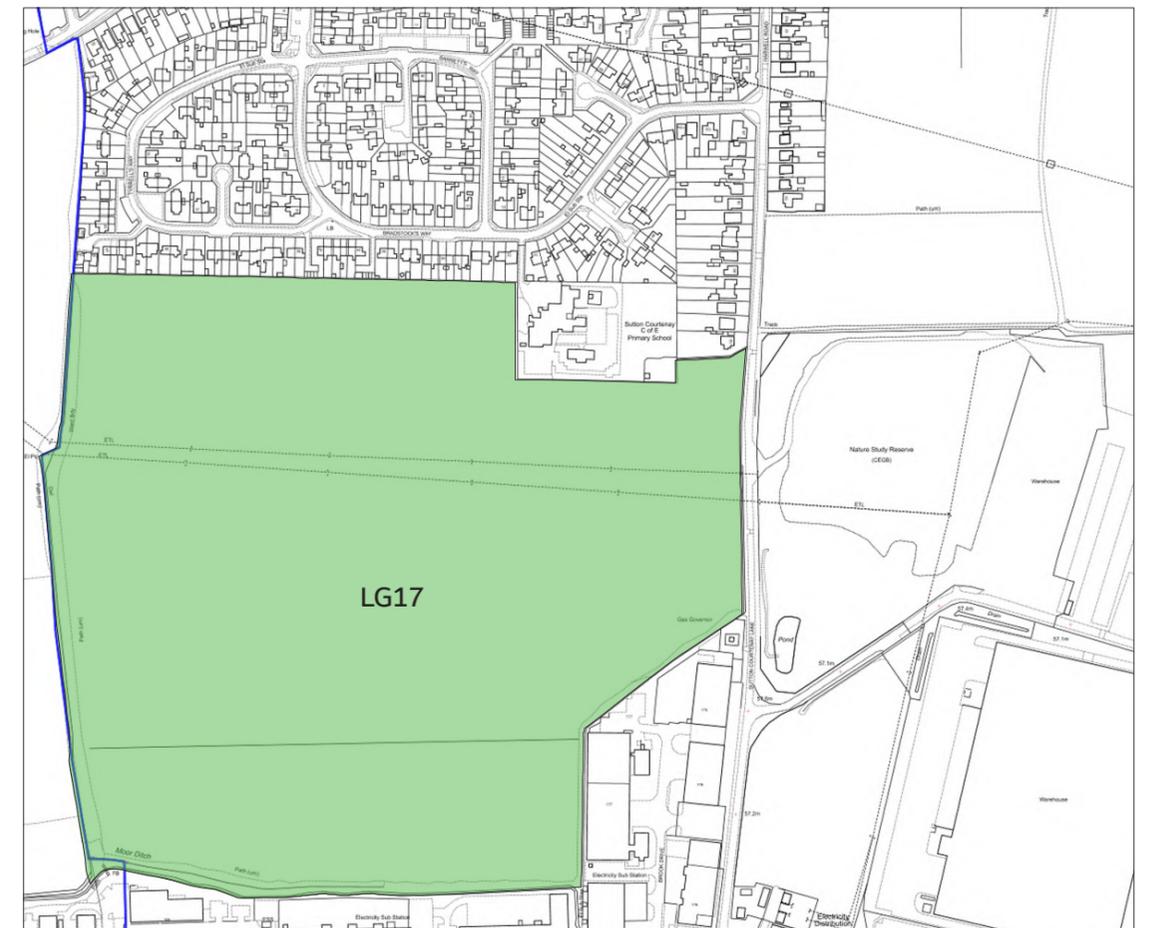
The site is approximately 26 ha and thus it is considered a considerable tract of land.

Planning History

There is no planning application currently for the site. There are no policies which would preclude designation as a Local Green Space

Conclusion

*Given the above, it is considered that the site should be designated as a **Local Green Space**.*



LG18 - Asquith Park LEAP

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

The green space is located to the southwest of the village, outside its Conservation Area.

The site is designated as a Local Equipped Area for Play (LEAP) with a reed bed area to the north. It lies within a predominantly residential area.

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.

The green space plays an integral role to the residential area located to the south west of the village.

The reed bed area to the north is deemed of good quality and holds significant wildlife potential.

When combined, both areas provide recreation, wildlife and tranquillity value to the surrounding 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 play area is approximately 0.07 ha with a further 0.23 ha for the reed bed and is surrounded by an open field to the north and residential properties to all the other sides.

Planning History

There is no planning application currently for the site. The site is also not allocated for development in any adopted or emerging Local plan.

Conclusion

*The green space forms an attractive area that is vital for the nearby community. Accordingly, it is considered that the site should be designated as a **Local Green Space**.*



LG19 - Land to the west of the Millennium Common

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

The site is in use as a fishing lake controlled by the Harwell Angling Club. The area is accessed from All Saints Lane. There are no public rights of way leading through the site although there is, currently, an attempt to make a footpath Modification Order in respect of a path across the northern half.

It is understood that the northern half is used permissively by local residents subject to the consent of the Angling Club.

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.

To the west of the recently designated Millennium Common Local Nature Reserve, the site may benefit from the wide range of common species found in the local area. Both lakes may provide further ecological benefits.

The site is quiet and, due to its size can be relatively undisturbed.

The site is an important setting to both the Conservation Area and to a number of Listed Buildings

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 extends to 4.06 ha

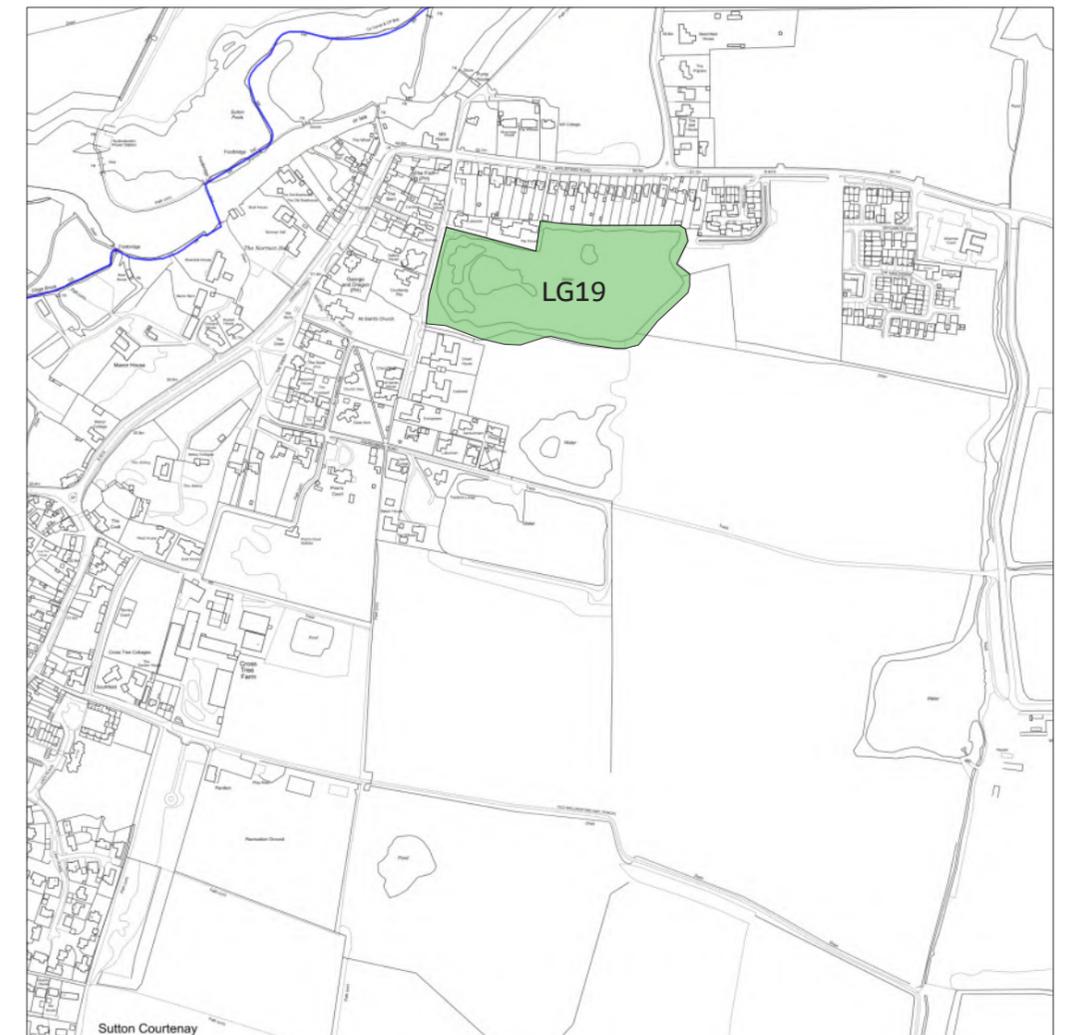
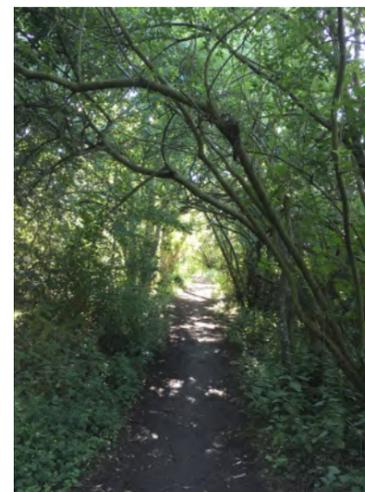
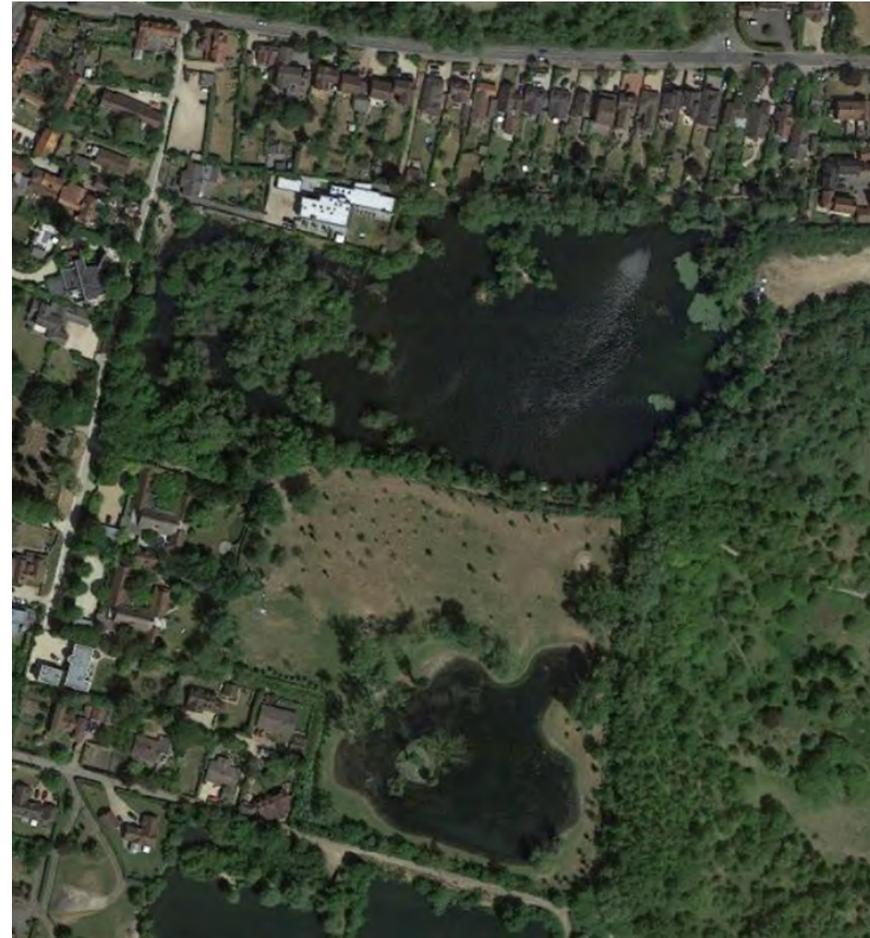
Planning History

There is no planning application currently for the site. The site is also not allocated for development in any adopted or emerging Local plan.

Conclusion

Given the above, it is considered that further discussions should be had with the site owners with regard to any potential future development. There may be areas which

*would be acceptable for associated development in the form of low key recreation buildings with the remaining area to be designated as a **Local Green Space***



LG20 - Land to the south-west of the Millennium Common

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

The site is situated to the east of Sutton Courtenay Village and is accessed via Churchmere Road. The site is accessible to a large number of residents. A number of Public Rights of Way also lead to the site, but no formal access as it is a private fishing lake open to members.

It is understood that the site is used by local residents.

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.

To the south west of the recently designated Millennium Common Local Nature Reserve, the site benefits directly from the wide range of common species found in the local area. The lake itself also provides further ecological benefits.

The site is quiet and due to its size can be relatively undisturbed.

The site is an important setting to both the Conservation Area and a number of Listed Buildings.

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.

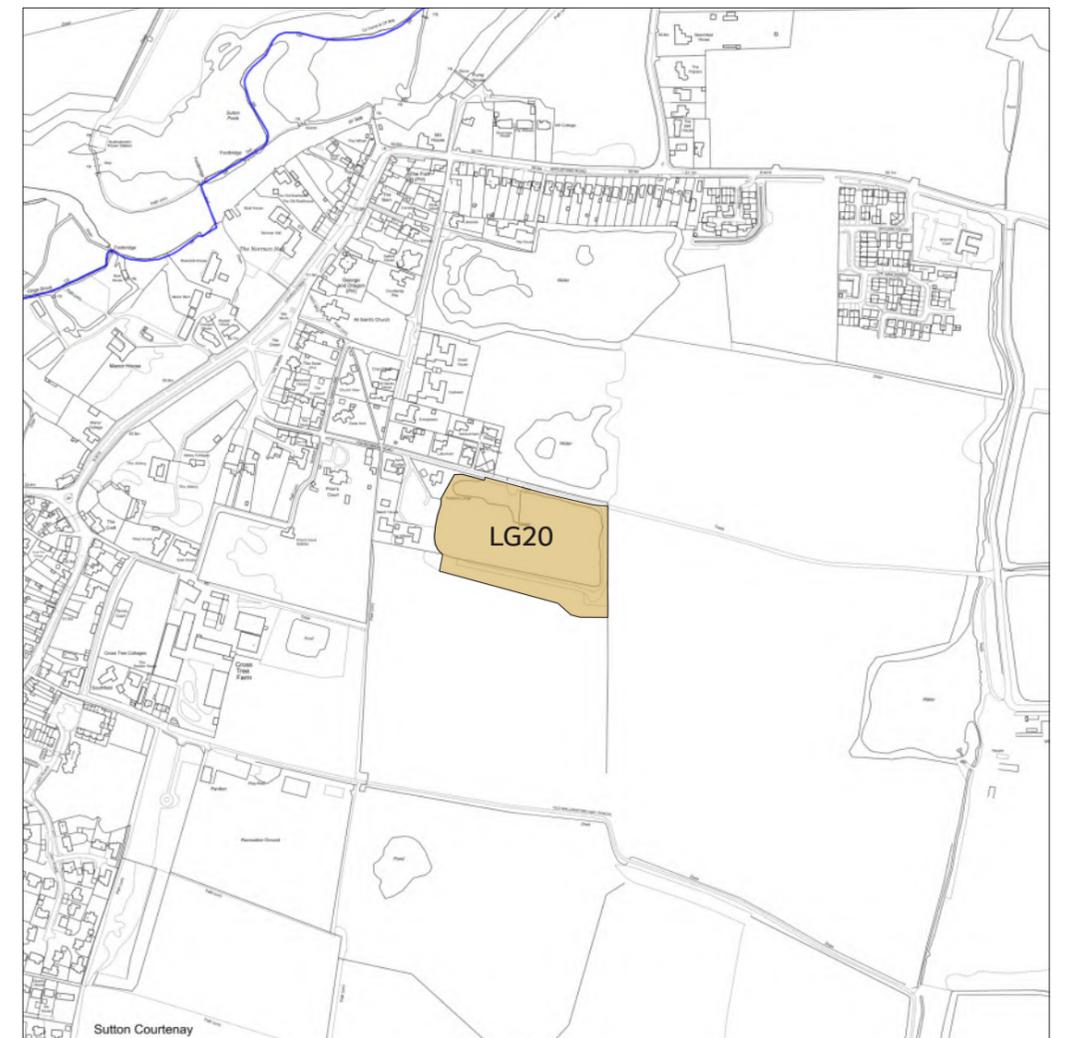
The site extends to 2.7 ha

Planning History

There is no planning application currently for the site. The site is also not allocated for development in any adopted or emerging Local plan.

Conclusion

*Given the above, it is considered that further discussions should be had with the site owners with regard to any potential future development. There may be areas which would be acceptable for associated development in the form of low key recreation buildings with the remaining area to be designated as a **Local Green Space***



LG22 - Green space bordered by High St, Mill Lane and Tullis Close

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

Site consists of an open area with trees occupying its eastern edge, keeping with the character of the area.

The green space is located in the centre of the village, within its Conservation Area. It lies adjacent to High Street and impacts the setting of various heritage assets that surround it.

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.

The green space demonstrates high historical significance and visual amenity value as it is located in close proximity to several listed buildings. It contains a large green area used informally by residents for football and provides good recreation benefit.

The site is bounded by a large number of mature specimen trees of amenity value.

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.

Its approximately 0.12 ha in area and lies in a predominantly residential area.

Planning History

There is no planning application currently for the site. The site is also not allocated for development in any adopted or emerging Local plan.

Conclusion

*Given the above, it is considered that the site should be designated as a **Local Green Space**.*



LG23 - Triangle at junction of Brook St, Church St and High St

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

The green space is located in the northern section of the village, within its Conservation Area. It is a small parcel of land with a few trees that is situated in the junction of three roads, Brook Street, Church Street and High Street.

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.

The green space appears to have great historical significance on the wider area. There are several historical assets surrounding the site. It is also considered to be of good quality in terms of its setting and that it greatly contributes to the overall attractiveness of the 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 green space is approximately 0.0084 ha and adjoins three of the main roads of the village.

Planning History

There is no planning application currently for the site. The site is also not allocated for development in any adopted or emerging Local plan.

Conclusion

*Given the above, it is deemed that the area should be designated as a **Local Green Space**.*



LG24 - Triangle at junction of Frilsham St and High St

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

The green space is located in the southern section of the village, beyond the Conservation Area at the junction of Frilsham Street and High Street. It is a small parcel of land bounded by trees. It forms an important focal point from the southern entrance to 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.

The green space is shown in existence on historical maps dating back to the 1800s. It is of significance in terms of its setting and influence on the wider area and greatly contributes to the overall attractiveness of the area. Whilst there are no listed buildings surrounding the site, the immediate cottages adjacent are of some age.

The site contains mature trees and vegetation which offer some wildlife benefit.

There is evidence of informal play space use on the site and also contains an informal parking area. The site is at risk of being lost to parking or the green area being eroded.

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 green space is approximately 484.57 m² and is clearly defined by roads and informal lanes.

Planning History

There is no planning application currently for the site. The site is also not allocated for development in any adopted or emerging Local plan.

Conclusion

*Given the above, it is deemed that the area should be designated as a **Local Green Space**.*



