



CHARLBURY NEIGHBOURHOOD PLAN 2031

Local Green Space Assessments

Addendum dated 28/07/2020

1 Introduction

This addendum provides an update to the document “Local Green Space Assessments” issued on 16th September 2019 in support of the emerging Charlbury Neighbourhood Plan 2031 (CNP). This addendum must be read in conjunction with the original document.

The addendum includes substantive information relating to sites considered for designation as Local Green Spaces (LGS) but received after the original LGS Assessments document was published.

Following the Pre-submission (Regulation 14) Consultation of the CNP held during autumn 2019, a detailed review was undertaken of LGS designation proposals, including a reappraisal of the criteria for designation, particularly where strong objections had been expressed by landowners or others. This review, carried out by the Neighbourhood Plan Steering Group, recommended that four of the proposed LGS designations (LGS7, LGS13, LGS17 and LGS21) should be removed from the revised CNP, but that for all other cases designation remained justified. Charlbury Town Council approved these recommendations. This addendum reflects the review and explains the changes to designation proposals with associated reasons.

2 Additional Information

2.1 The Playing Close [LGS1]

No further information.

2.2 Nine Acres Recreation Ground [LGS2]

No further information.

2.3 Mill Field [LGS3]

No further information.

2.4 Allotments adj. Wellington Cottages [LGS4]

Blenheim Estate, the owners of the site, do not support LGS designation. They argue that the site does not meet the criteria for designation set out in the National Planning Policy Framework (NPPF) and that designation is unnecessary as the site's location within the Cotswolds AONB and the Charlbury Conservation Area already affords adequate protection.

Following reappraisal of the criteria for LGS designation and notwithstanding the opposition of the site owner, Charlbury Town Council (CTC) remains of the opinion that LGS designation of this site is appropriate and justified for reasons set out in the LGS assessment and consequently this has been retained within the revised CNP. In the opinion of CTC, the

prominence of the site, the significance of the views across it towards Cornbury Park plus the importance of the allotments to members of the community as a local food source and for health and relaxation, justify the additional protection afforded by LGS designation.

2.5 Wigwell [LGS5]

No further information.

2.6 Pound Hill Triangle [LGS6]

No further information.

2.7 Cricket Club Grounds [LGS7]

Cornbury Estate, owners of the site, are strongly opposed to its designation as an LGS. They argue *inter alia* that the site does not meet the criteria for designation set out in the National Planning Policy Framework (NPPF). Full details of the landowner's opposition can be viewed along with other representations on the Charlbury Neighbourhood Plan website <https://charlburynp.org.uk/>.

Following reappraisal of the criteria for LGS designation Charlbury Town Council has agreed to remove this site from the list of designated LGS sites for the following reasons:

- The National Planning Policy Framework (NPPF) paragraph 97 provides strong protection for playing fields such as this. In order for the land to be built on it would have to be demonstrated either that the facility was surplus to requirements, the facility would be replaced by equivalent or better provision in a suitable location, OR that any proposed development of the site would itself provide sports and recreational provision, the benefits of which could be shown to clearly outweigh the loss of the current facility.
- The site is also protected by its prominent location within the sensitive landscape of the Evenlode Valley and within the Cotswolds AONB in accordance with Local Plan 2031 policy EH1, by the policies of the Cotswolds AONB Management Plan and by policies NE1, NE2 and NE3 of the Charlbury Neighbourhood Plan 2031 (CNP).
- The site is also located within the Evenlode Blue/Green Corridor which must be protected and enhanced in accordance with Local Plan 2031 policy EH3 and policy NE6 of the CNP.
- Finally, the site is located in the flood plain of the River Evenlode and has been subject to severe flooding on a number of occasions, notably in 2007. Development in this location is therefore unlikely to be acceptable given the essential requirement to reduce flood risk in accordance with Local Plan 2031 Core Objective 15 and policy EH5 as well as policy NE8 of the CNP.

2.8 Field east of Railway Station [LGS8]

Cornbury Estate, owners of the site, are strongly opposed to its designation as an LGS. They argue *inter alia* that the site does not meet the criteria for designation set out in the National Planning Policy Framework (NPPF). Full details of the landowner's opposition can be viewed along with other representations on the Charlbury Neighbourhood Plan website <https://charlburynp.org.uk/>.

Following reappraisal of the criteria for LGS designation and notwithstanding the opposition of the site owner, Charlbury Town Council (CTC) remains of the opinion that LGS designation of this site is appropriate and justified for reasons set out in the LGS assessment and consequently this has been retained within the revised CNP.

Of particular importance in this case is the prominence of the site in defining the setting of the town, especially for those arriving or passing through by train. The landowner also argues that LGS designation in this case may prevent future extension of the station car park but CTC that car park expansion could be achieved on alternative sites whilst avoiding substantial harm to the environment, landscape and character of the town.

2.9 Centenary Wood [LGS9]

No further information.

2.10 Blenheim Farm Nature Reserve [LGS10]

No further information.

2.11 Land south of The Bell [LGS11]

No further information.

2.12 Oxpens Allotments (Enstone Road) [LGS12]

No further information.

2.13 Clarke's Bottom [LGS13]

Following reappraisal of the criteria for LGS designation Charlbury Town Council has agreed to remove this site from the list of designated LGS sites for the following reasons:

- Strong protection for the Wigwell Blue/green corridor will be provided by policy NE6 of the Charlbury Neighbourhood Plan 2031 (CNP);
- This site is within the Blenheim and Ditchley Parks Conservation Target Area which is afforded great protection by policy NE5 of the Plan, Local Plan 2031 policy EH3 and Cotswolds AONB Management Plan policy CE7;
- The need to preserve and improve water quality and reduce flood risk are recognised and will be protected by policy NE8 of the CNP.

2.14 Grammar School Green [LGS14]

No further information.

2.15 West of Grammar School Hill [LGS15]

Blenheim Estate, owners of the site, do not support its LGS designation arguing that the site does not meet the conditions laid down in the National Planning Policy Framework (NPPF) and that the site's location within the Cotswolds AONB and Charlbury Conservation Area already provide adequate protection.

Following reappraisal of the criteria for LGS designation and notwithstanding the opposition of the site owner, Charlbury Town Council (CTC) remains of the opinion that LGS designation of this site is appropriate and consequently this has been retained within the revised CNP. In view of the special importance of the site to the community as set out in the LGS assessment CTC believes that the additional protection for the site provided by designation is necessary and justified.

2.16 Glebelands [LGS16]

No further information.

2.17 Field north of Forest Road [LGS17]

Cornbury Estate, owners of the site, are strongly opposed to its designation as an LGS. They argue *inter alia* that the site does not meet the criteria for designation set out in the National Planning Policy Framework (NPPF). Full details of the landowner's opposition can be viewed along with other representations on the Charlbury Neighbourhood Plan website <https://charlburynp.org.uk/>.

Following reappraisal of the criteria for LGS designation Charlbury Town Council has agreed to remove this site from the list of designated LGS sites for the following reasons:

- The site and the views across it, from and towards the town, are protected by the site's prominent location within the sensitive landscape of the Evenlode Valley and within the Cotswolds AONB in accordance with Local Plan 2031 policy EH1, by the policies of the Cotswolds AONB Management Plan. Policies NE1, NE2 and NE3 of the Charlbury Neighbourhood Plan 2031 (CNP) have also been strengthened to improve this protection within this site and beyond.
- Development on this site is also likely to be contrary to Local Plan 2031 policy OS2 as it would lead to the loss of identity of the hamlet of Walcot and its coalescence with Charlbury.

2.18 Land east of Hixet Wood [LGS18]

Blenheim Estate, the owners of the site, do not support LGS designation arguing that the site does not meet the conditions set down in the National Planning Policy Framework (NPPF) and that designation is unnecessary as the site's location within the Cotswolds AONB and the Charlbury Conservation Area already affords adequate protection.

Following reappraisal of the criteria for LGS designation and notwithstanding the opposition of the site owner, Charlbury Town Council (CTC) remains of the opinion that LGS designation of this site is appropriate and consequently this has been retained within the revised CNP. In view of the special importance of the site to the community as set out in the LGS assessment CTC believes that the additional protection for the site provided by designation is necessary and justified.

2.19 Land adj. Narrow Lane [LGS19]

In July 2020 we were notified by Mrs. Trish McCallum, the owner of 21 Marlborough Place, that she owned a 3-foot strip of this land adjacent to her property. At Mrs McCallum's request, her ownership of this strip has been acknowledged here and within the CNP. The strip has also been excluded from the designated LGS site as reflected in the revised map shown below and included within Appendix E to the CNP.

2.20 Stream west of Hixet Wood [LGS20]

Blenheim Estate, the owners of the site, do not support LGS designation arguing that designation may prevent future sustainable development that could enable the land to make a positive contribution to the Charlbury Conservation Area and that the designation does not meet the basic conditions defined in the National Planning Policy Framework (NPPF).

Following reappraisal of the criteria for LGS designation and notwithstanding the opposition of the site owner, Charlbury Town Council (CTC) remains of the opinion that LGS designation of this site is appropriate and consequently this has been retained within the revised CNP. In view of the special importance of the site for wildlife and biodiversity as set out in the LGS assessment CTC believes that the additional protection for the site provided by designation is necessary and justified.

2.21 Land east of Blenheim Farm House and The Thatched Cottage [LGS21]

Firstly, we acknowledge the current name of the house “The Thatched Cottage” which was, at some former time known as Slade Cottage. This is reflected in the revised heading above and in Appendix E of the CNP but not in the associated map, which reflects official Ordnance Survey © data.

Secondly, as a result of the review of proposed LGS designations following the Regulation 14 consultation, Charlbury Town Council has agreed to remove his site from the list of designated LGS sites for the following reasons:

- Strong protection for the Sandford Slade blue/green corridor is provided by strengthened policy NE6 of the Charlbury Neighbourhood Plan 2031 (CNP) [such protection was the principal reason for considering designation of this site initially];
- The main footpath through the site is a public right of way guaranteeing continued public access along it;
- Much of the site lies within a private garden and is not accessible to the public. The owner’s concerns in this regard are acknowledged and it was felt that LGS designation for such a site was disproportionate in this case;
- Restricted access to the site effectively limits the possible scale of any future development.

2.22 Wychwood Paddocks (not designated).

Many neighbouring residents registered strong objections to the decision NOT to propose this site for LGS designation. Notwithstanding these objections, which were carefully considered, Charlbury Town Council remains of the opinion that LGS designation of this site is NOT appropriate or necessary for reasons already stated in the site appraisal and consequently proposed LGS designation for this site has NOT been added within the revised CNP.

2.23 Evenlode Close Allotments (not designated)

No further information.

3 Additional Letter of Support

The following additional email was received in support of the designation of LGS14 (Grammar School Green) on 18th July 2020 from Susan Tokumine, a neighbouring resident.

Hi,

I've just been looking at the draft neighbourhood plan again, in particular the land proposed for designation as Local Green Space on Grammar School Hill alongside the pre-school and our house, □□□□□□□□□□.

I'd be delighted if this could be designated a Local Green Space to protect it for the future benefit of Charlbury.

I just had some thoughts that may be helpful to strengthen the local green space assessment at Grammar School Hill and thought I'd pass them on.

9:4 is about informal recreation. We have lived here over 30 years so have some examples such as pre-school use plus local children and adults using the green for recreation. If numbers of people are a criterion then we can give examples of continuous use by children (ours and neighbours' children and grandchildren) as well as daily use by pre-schoolers and staff before and after sessions with occasional events - plus occasional use by children and adults from around town.

11:4 asks what other wildlife of interest has been found on the site. We mow our patch and pre-school parents do the top patch. We do this with a light touch leaving wild flowers and grasses throughout June. I haven't done a thorough survey but am aware of a lovely show of daisies, buttercups, speedwell and dandelions in early summer, and now we have white, red and strawberry clover, plantains, pig nuts, autumn hawkbit, self-heal and a variety of grasses. OK, so they're not exactly endangered species but it looks like a lovely bit of meadowy or heath land.

That's all. Just wanted to pass on my thoughts.

It's a great plan. Thanks for all the hard work.

Sue