



Stonesfield Parish Council

APPENDIX C

Stonesfield Local Green Spaces

November 2024

Revised October 2025

Access to green spaces is as important in a rural village as in towns, for the physical and mental health and well-being of its residents. Larger green spaces such as the community and school playing fields offer not only space for sports and recreation, but space for rest and appreciation of the open air, or a pleasant open aspect from a village lane. Greens, gardens and spaces within the street pattern provide welcome and high-quality views, and access to the broader countryside.

In the Village Survey 2023, 573 out of 584 respondents (more than 98%) felt that protecting green spaces was very important or important. This is a very clear message and responds to the NPPF policy that allows communities to 'identify and protect green areas of particular importance to them' by designating them in their neighbourhood plans as Local Green Spaces.

It is important that any further infill of gaps between properties minimises the loss of green space, and does not affect the Local Green Spaces designated in this Plan.

The following areas of land proposed to be designated as Local Green Spaces are all within or physically very close to the community of Stonesfield. Each one is 'special to the local community', as demonstrated by the approval given in the Village Survey for designation in each case. The features of each designated Local Green Space which indicate its particular local significance are listed in full in the following pages.

In the Village Survey, residents were asked to what extent they agreed with the need to protect the 15 originally proposed designated green spaces – support ranged between 73% and 93% (see results on the following page). All of the spaces achieved strong agreement from 57% or more of the 578 respondents.



Policy SEL4 – Protecting Stonesfield’s Local Green Spaces

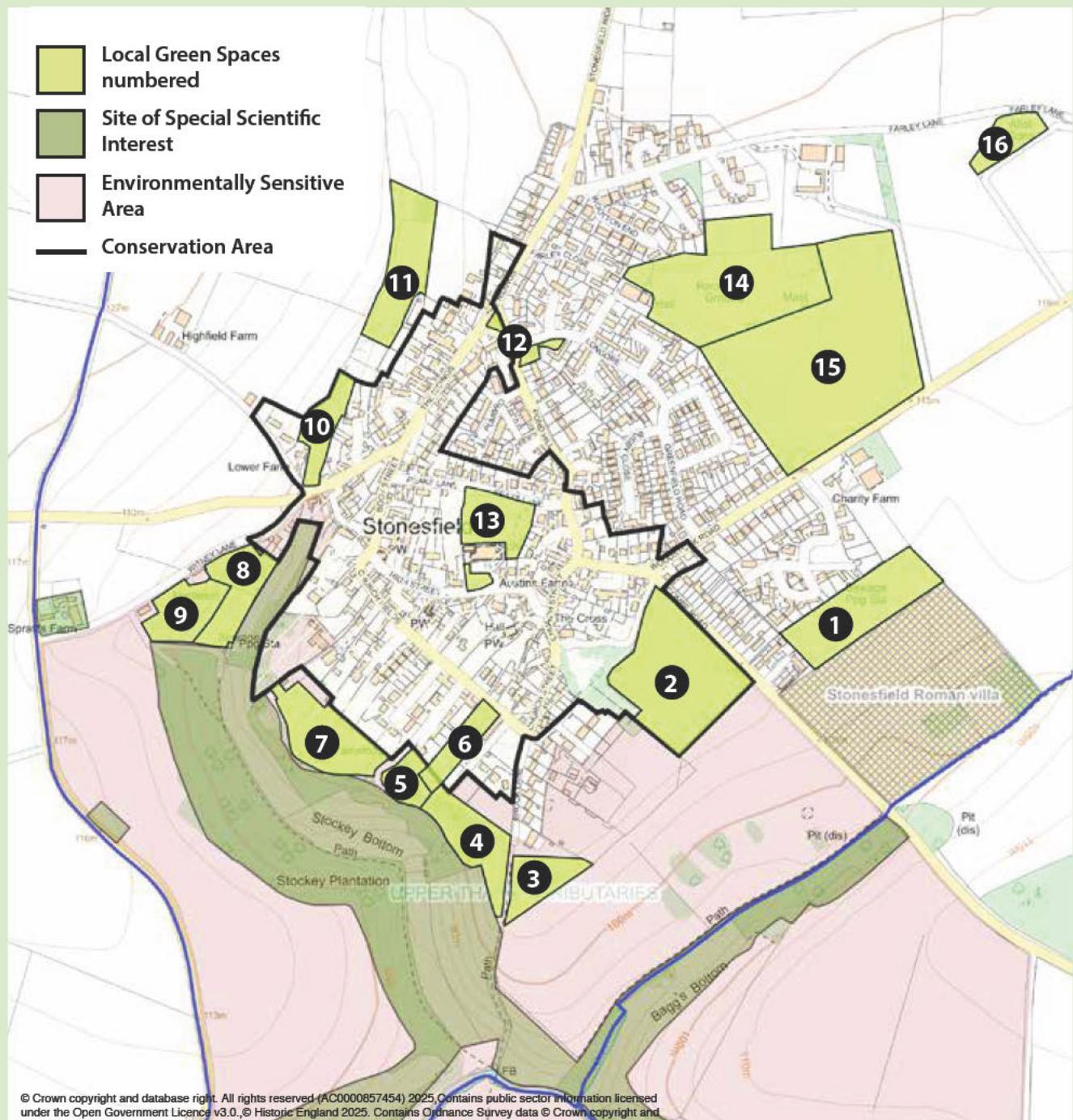
Development will not be permitted on Local Green Spaces except in very exceptional circumstances.

The Neighbourhood Plan designates the following as Local Green Spaces, shown in Fig 9.4:

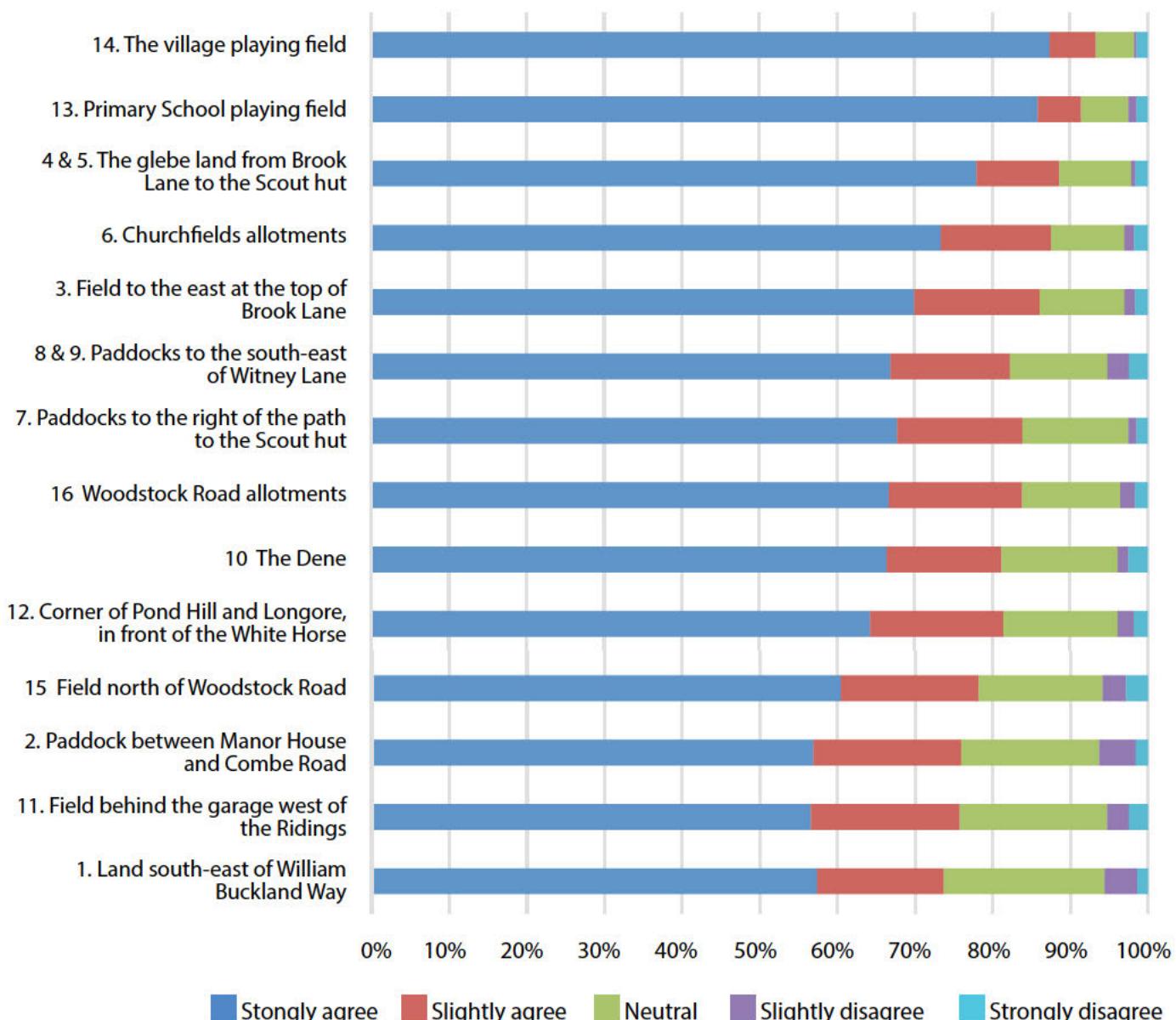
1. Land south-east of William Buckland Way
2. Paddock between Manor House and Combe Road
3. Field to the east at the top of Brook Lane
4. The glebe land from Brook Lane to the Scout hut
5. The Scout hut land
6. Churchfield allotments
7. Paddocks to the right on the path down to the Scout hut

8. Paddock to the south-east of Witney Lane
9. Paddock to the south-east of Witney Lane
10. The Dene
11. Field behind the garage west of the Ridings
12. Corner of Pond Hill and Longore, and the green in front of the White Horse
13. Primary School playing field
14. The village playing field
15. Field north of Woodstock Road
16. Woodstock Road allotments

Stonesfield's Local Green Spaces. Details of each green space are shown in Appendix C.



Need to protect green spaces



Residents' views on the importance of protecting Stonesfield's Local Green Spaces, in order of level of support (Stonesfield Neighbourhood Plan Village Survey 2023)

Below: view from Combe Road towards William Buckland Way development, over the site of the Stonesfield Roman Villa scheduled monument and proposed Local Green Space 1



1 Land south-east of William Buckland Way

1 General information

- *Name and address of site*
Land south-east of William Buckland Way
- *Site location plan*
See attached plan
- *Organisation proposing site for designation*
Stonesfield Parish Council
- *Ownership of site if known*
Vanbrugh Trustees Limited
The Estate Office, Blenheim Palace, Woodstock, Oxon OX20 1PP
- *Is the owner of the site aware of the potential designation? Do they support the designation?*
The owners have been informed of the Council's desire to designate the field an LGS. The owner has objected to the proposal and does not support LGS designation.
- *Photographs of site*
See below
- *Community served by the potential LGS*
Stonesfield

2 Planning history

- *Is there currently a planning application for this site?*
YES / NO
- *Is the site allocated for development in the Local or Neighbourhood Plan?*
YES / NO

3 Size, scale, and 'local nature' of the proposed LGS

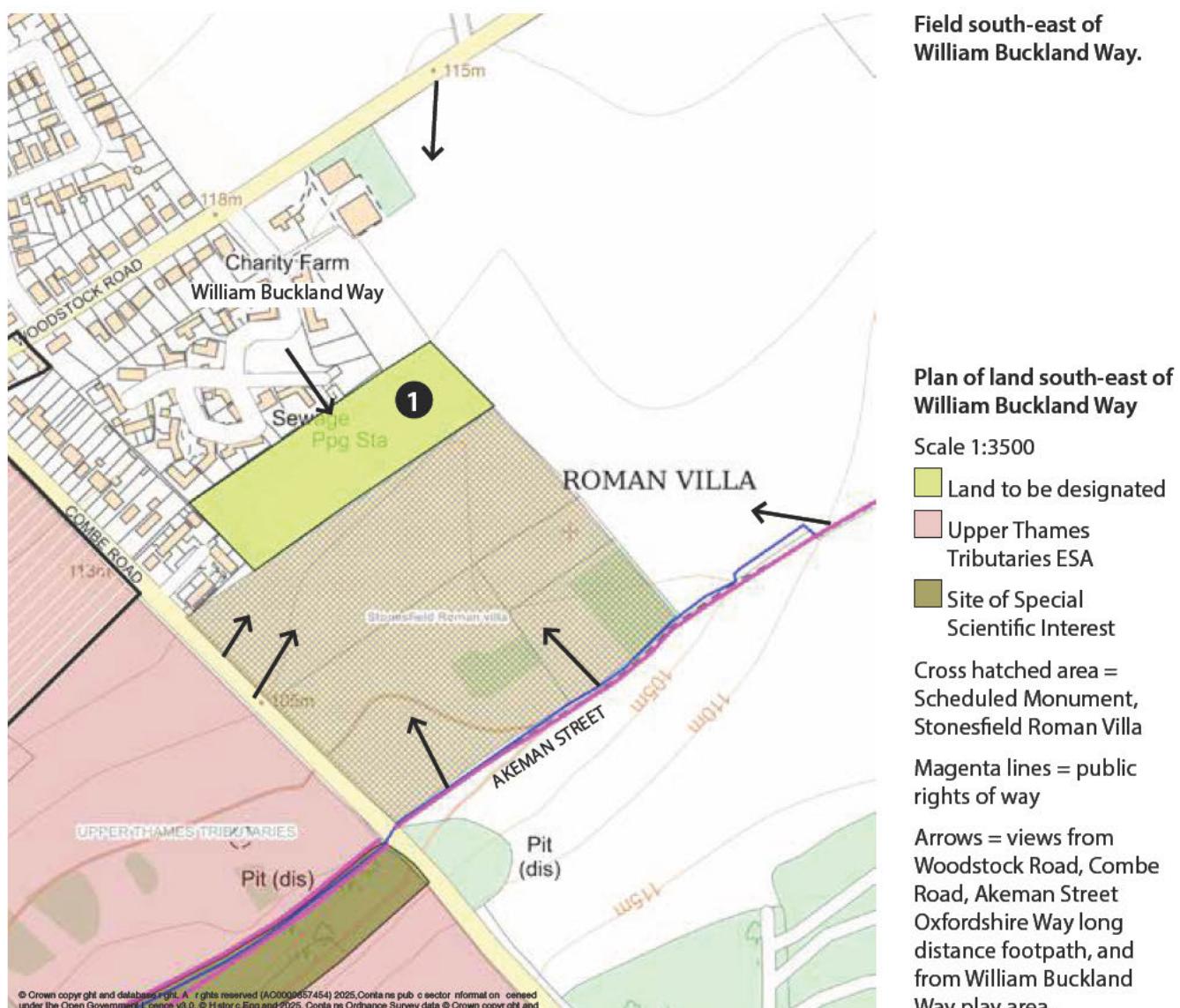
- *Area of proposed site*
1.64ha
- *Is the site an 'extensive tract of land'?*
YES / NO



Assessment) prepared for the Stonesfield Neighbourhood Plan, who said the adjoining 'Recent housing development at Charity Farm has created a hard edge to the village in these views, and additional development will further threaten the integrity of its valued rural character' (Landscape Assessment, p 48, paragraph 3);

Field south-east of William Buckland Way seen from the Combe Road.

- is part of the 'rural landscape setting for the settlement' which the Landscape Assessment says 'contributes to the special qualities of the Cotswold National Landscape, an area of outstanding natural beauty' and is one of the 'Remaining pockets of pastoral land on the southern edge of the village' which 'add to the settlement's sense of time depth and survive as remnants of historic field enclosures' and 'are valued for the 'outward' views they provide from the edge of the village' (Landscape Assessment p50, bullet points 2, 3 & 4);
- is adjacent to the site of the Stonesfield Roman villa, a scheduled monument discovered in 1712, when it had four elaborate and well-preserved tessellated pavements, baths and a hypocaust, sadly now destroyed but nonetheless still of historic significance (page 49, bullet point 6, Landscape Assessment);
- achieved 73.7% support for designation in the Village Survey.



2 Manor House Field, Combe Road

1 General information

- *Name and address of site*
Manor House Field, Combe Road
- *Site location plan*
See attached plan
- *Organisation proposing site for designation*
Stonesfield Parish Council
- *Ownership of site if known*
[REDACTED]

- *Is the owner of the site aware of the potential designation? Do they support the designation?*

The owner has been informed of the Council's desire to designate the field an LGS and does not support LGS designation.



TOP: The paddock seen from the corner of Combe Road and Manor Drive.

BOTTOM: Manor Field seen from the Combe Road

- *Photographs of site*

- *Community served by the potential LGS*
Stonesfield

2 Planning history

- *Is there currently a planning application for this site?*
YES / NO

25/01897/OUT | Outline planning application with some matters reserved for erection of 20 dwellings within a nature enhancement scheme.

- *Is the site allocated for development in the Local or Neighbourhood Plan?*

YES / NO

3 Size, scale, and 'local nature' of the proposed LGS

- *Area of proposed site* 2.6ha

- *Is the site an 'extensive tract of land'?*

YES / NO

- *Is the proposed site 'local in character'?*

The paddock forms a major part of the setting of the grade 2 listed Stonesfield Manor House, a central feature of the village, when viewed from the south-east and particularly from Akeman Street.

4 Evidence to show the 'green space is in reasonably close proximity to the community it serves'

- *How far is the site from the community it serves? Is the site within 2km of the local community?*

The site is contiguous with the built environment.

- *Are there any barriers to the local community accessing the site from their homes?*

There are no footpaths over the site, but it is viewed directly from the lane by the war memorial and can be seen through the trees, especially in winter, all the way down the Combe Road, a section of the Shakespeare Way, and from the Oxfordshire Way long distance footpath.

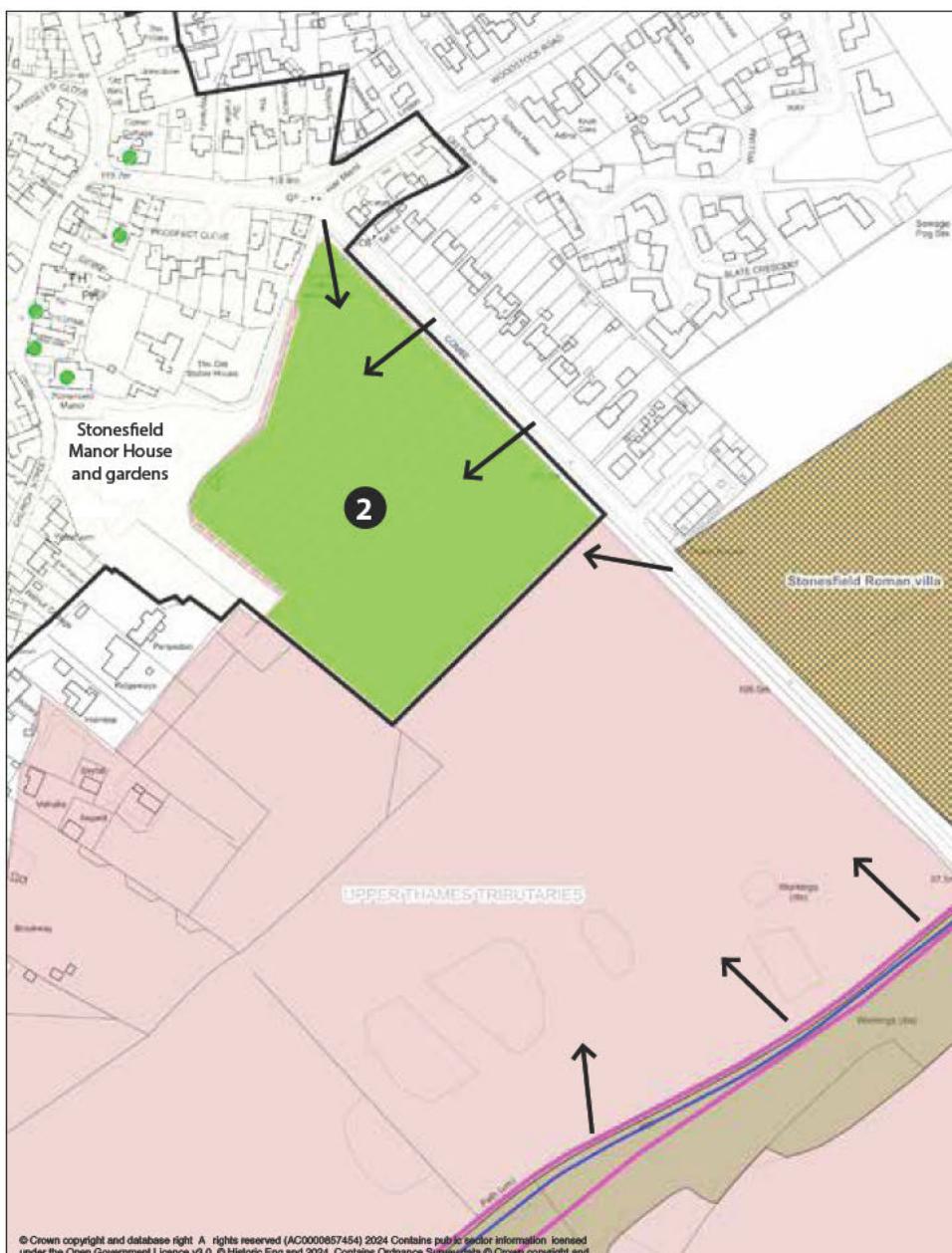
5 Evidence to show that the green area is 'demonstrably special to a local community'.

The land:

- is also within the area which concerned Mr Normington in considering the harmful effect of development upon the views from Akeman Street (Oxfordshire Way) (paragraph 52 Appeal Decision dated 21 June 2019 APP/D 3125/W/18/3209551);

- is within the Conservation Area and therefore section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires that in the exercise of functions under or by virtue of the planning Acts and Part 1 of the Historic Buildings and Ancient Monuments Act 1953 and certain other enactments 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area';
- was considered by the author of the Landscape Assessment, who said of it 'the enclosures immediately on the edge of the village – to the east and south-east of Stonesfield Manor/Church Street – have retained much of the hedgerow vegetation and therefore their historic field patterns have been preserved. These much smaller fields have a more pastoral character that is distinctive and contrasts with the rest of the LLCA and they provide valued 'outward' public views from the settlement edge' (Landscape Assessment p47, final paragraph and p48, first paragraph);
- is free from the mechanical intervention of arable farming and adjacent to three woodland copses and therefore richly fosters wildlife and a range of vegetation;
- forms part of the 'rural landscape setting' of the approach to Stonesfield and of this side of the village remarked upon in the Landscape Assessment (see 1b, c and d above) which warns that this is 'highly sensitive to development which would impact on its rural character; the village edge setting; open views across the landscape towards the settlement, or 'outward' views across the remaining pastoral fields south-east of Stonesfield Manor..... Development within the remaining smaller-scale pastoral fields to the south and south-east of the village will result in the loss of part of Stonesfield's historic landscape setting' (Landscape Assessment p51 'Threats and Issues');
- falls within the statutorily designated Upper Thames Tributaries environmentally sensitive area ('the ESA' – see the Landscape Assessment);

- achieved 75.9% support for designation in the Village Survey.



Plan of the Manor field

Scale 1:2500

Land to be designated

Upper Thames Tributaries ESA

Site of Special Scientific Interest

Magenta lines = public rights of way

Black line = conservation area

Arrows = views from Combe Road, Akeman Street/Oxfordshire Way long distance footpath

3 Field after the last house on the left at the top of Brook Lane

1 General information

- *Name and address of site*
Field after the last house on the left at the top of Brook Lane
- *Site location plan*
See attached plan
- *Organisation proposing site for designation*
Stonesfield Parish Council
- *Ownership of site if known*
[REDACTED]
- *Is the owner of the site aware of the potential designation? Do they support the designation?*
The owners have been informed of the Council's desire to designate the field an LGS, and they do not support LGS designation.
- *Photographs of site*
See below
- *Community served by the potential LGS*
Stonesfield

2 Planning history

- *Is there currently a planning application for this site?*
YES / NO
(ref: 24/02390/PIP. Refused 22.10.24)
- *Is the site allocated for development in the Local or Neighbourhood Plan?*
YES / NO

3 Size, scale, and 'local nature' of the proposed LGS

- *Area of proposed site*
6,389 sq.m.
- *Is the site an 'extensive tract of land'?*
YES / NO
- *Is the proposed site 'local in character'?*
The field is part of 'the enclosures immediately on the edge of the village' the value of which was noted by the author of the Landscape Assessment (see 3b above).

4 Evidence to show the 'green space is in reasonably close proximity to the community it serves'.

- *How far is the site from the community it serves? Is the site within 2km of the local community?*
The site is contiguous with the built environment.
- *Are there any barriers to the local community accessing the site from their homes?*
There are no footpaths over the site, but it is viewed directly from Brook Lane, the Oxfordshire Way long distance footpath number 370/4/10.

View across the field from Brook Lane towards Baggs Bottom and the Evenlode valley.



5 Evidence to show that the green area is 'demonstrably special to a local community'.

The land:

- is also crucial to the views of the village from Akeman Street;
- is also crucial to the setting of the village from bridleway 312/1/10 from North Leigh Roman Villa, being prominent on the top of the hill
- is part of 'the enclosures immediately on the edge of the village' the value of which was noted by the author of the Landscape Assessment (see 3b above);

- land, the maintenance of which as open green space protects the views from the village and from the Brook Lane footpath down to the Evenlode and of Bagg's Bottom, through which Akeman Street passes, again confirmed by the author of the Landscape Assessment (See 1b,c & d and 2d & e above);
- is within the Upper Thames Tributaries ESA;
- is directly adjacent to land that is designated a Conservation Target Area (CTA) by Wild Oxfordshire;
- achieved 86.1% support for designation in the Village Survey.



Plan of the paddock at the top of Brook Lane

Scale 1:2500

 Land to be designated

 Upper Thames Tributaries ESA

 Site of Special Scientific Interest

Magenta and green lines = public rights of way

Beige area = SSSI

NOTE: the dashed magenta line doesn't accurately represent the route of the path as walked for generations. The red line shows the correct route of the path.

Arrows = views from Brook Lane, Akeman Street Oxfordshire Way long distance footpath, and footpath number 312/1/10 from North Leigh Roman Villa

4 The Glebe land between Brook Lane and the Scout Hut

5 The Scout Hut land

1 General information

- *Name and address of site*
Land adjoining The Rectory, Brook Lane, Stonesfield, Witney (OX29 8PR)
- *Site location plan*
See attached plan
- *Organisation proposing site for designation*
Stonesfield Parish Council
- *Ownership of site if known*
Although the site would appear as one piece to a walker, it is owned by two separate organisations. The majority of the land is owned by:

4: Oxford Diocesan Board of Finance, Church House Oxford, Langford Locks, Kidlington, Oxford OX5 1GF

The area around the Scout Hut is owned by:

5: 1st Stonesfield Scouts

Eastcote, Peaks Lane, Stonesfield, OX28 8PY

- *Is the owner of the site aware of the potential designation? Do they support the designation?*
The owners have been informed of the Council's desire to designate the field an LGS.

The Oxford Diocesan Board of Finance does not support the LGS designation of site 4.

The 1st Stonesfield Scouts support the LGS designation of site 5.

- *Photographs of site*

See below

- *Community served by the potential LGS*
Stonesfield

2 Planning history

- *Is there currently a planning application for this site?*
YES / NO

- *Is the site allocated for development in the Local or Neighbourhood Plan?*

YES / NO

3 Size, scale, and 'local nature' of the proposed LGS

- *Area of proposed site*

Site 4 the Glebe land: 1ha

Site 5 the Scout hut: 3,766 sq.m.

- *Is the site an 'extensive tract of land'?*

YES / NO

- *Is the proposed site 'local in character'?*

The lower part of the Glebe leading to the Scout Hut is above, and includes, the chipping banks, the left over waste from the historically important Stonesfield slate industry. It is immediately adjacent to the Village Green, Stockey Woods, described by the Landscape Assessment (p41, first paragraph) as 'enjoyed generally for its informal recreational value.'

4 Evidence to show the 'green space is in reasonably close proximity to the community it serves'.

- *How far is the site from the community it serves? Is the site within 2km of the local community?*

The site is contiguous with the built environment.

- *Are there any barriers to the local community accessing the site from their homes?*

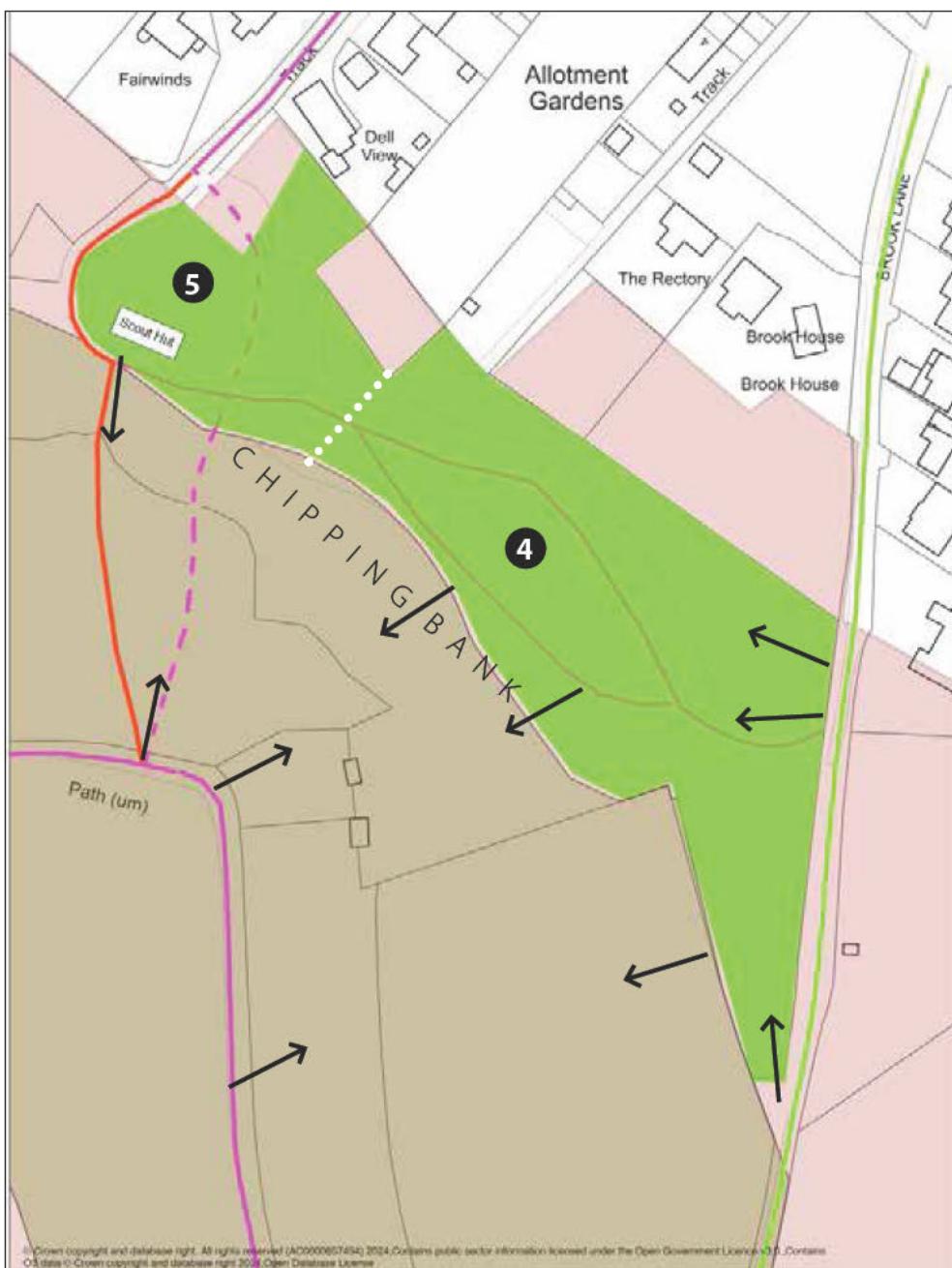
No. The Glebe is between the Brook Lane bridleway (370/4/10) and footpath 370/5/10 from Churchfields to Stockey Woods at the Scout hut. The Glebe land is crossed by public footpaths 370/16/10, 370/16/30 and 370/16/40.



View of footpath 370/16/40 leading from Brook Lane down towards the Scout Hut with Stockey Woods in the distance.



View, looking south, of Stockey Bottom and Woods from the stile on the footpath below the Scout hut.



Plan of the Glebe land from Brook Lane to the Scout hut

Scale 1:1250

- [Green square] Land to be designated
- [Pink square] Upper Thames Tributaries ESA
- [Brown square] Site of Special Scientific Interest

Magenta and green lines = public rights of way

White dotted line = the boundary between the Diocese glebe land 5a and the 1st Stonesfield Scouts land 5b

NOTE: the dashed magenta line doesn't accurately represent the route of the footpath as walked for generations. The red line shows the correct route of the path today.

Arrows = views from Brook Lane, and from Stockey Bottom footpath towards the site, also from the site towards Stockey Bottom and Woods.

5 Evidence to show that the green area is 'demonstrably special to a local community'.

The land:

- is part of the wider Local Landscape Character Area described by the Landscape Assessment (page 40, first paragraph) as having 'a small network of public footpaths that provide direct and easy access from Stonesfield and is particularly valued by villagers for its informal amenity value and for its importance for nature conservation';
- across the Glebe land is walked at least weekly by 45% of village survey respondents, and a further 21.6% said they did monthly;
- is free from the mechanical intervention of arable farming and therefore richly fosters wildlife, including rabbits, hares, muntjac deer, squirrels, foxes, pheasants, partridge, kites, swallows, martins and a rich flora, especially the chipping banks;
- is distant from heavily trafficked vehicular highways and therefore protects the tranquillity of the recreational walker of the footpaths;
- In 1962 the Scouts built a prefab hut, bought from Chipping Norton, to become the village Scout Hut, locally known as Andy's Den. The old hut was eventually closed and demolished in 2023, and a new hut is nearing completion in 2025. The Glebe land has

been the centre of scouting activity and will continue to be so;

- affords what the Landscape Assessment (page 45 Valued Quality) describes as 'some open views and intervisibility with the attractive broad floodplain landscape to the south';
- is immediately adjacent to the Stonesfield Bottom and Banks SSSI;
- is within the Upper Thames Tributaries environmentally sensitive area;
- is within the Wild Oxfordshire CTA;
- is part of the Ruddywell dry valley Blue/Green corridor; see Neighbourhood Plan Section 9 Policy SEL5 (A to B on the map);
- achieved 88.6% support for designation in the Village Survey.

Bench in the corner of the Glebe land overlooking Stockey Woods, looking south towards the Evenlode valley. The quote is from Hilaire Belloc's poem The Evenlode: *The tender Evenlode that makes her meadows hush to hear the sound of water mingling in the brakes*



6 Churchfields allotments

1 General information

- *Name and address of site*
Churchfields allotments, land adjoining The Rectory, Brook Lane, Stonesfield, Witney (OX29 8PR)
- *Site location plan*
See attached plan
- *Organisation proposing site for designation*
Stonesfield Parish Council
- *Ownership of site if known*
Oxford Diocesan Board of Finance, Church House Oxford, Langford Locks, Kidlington, Oxford OX5 1GF
- *Is the owner of the site aware of the potential designation? Do they support the designation?*
The owner has been informed of the Council's desire to designate the field an LGS, and does not support LGS designation.
- *Photographs of site*
See below
- *Community served by the potential LGS*
Stonesfield

2 Planning history

- *Is there currently a planning application for this site?*
YES / NO
- *Is the site allocated for development in the Local or Neighbourhood Plan?*
YES / NO

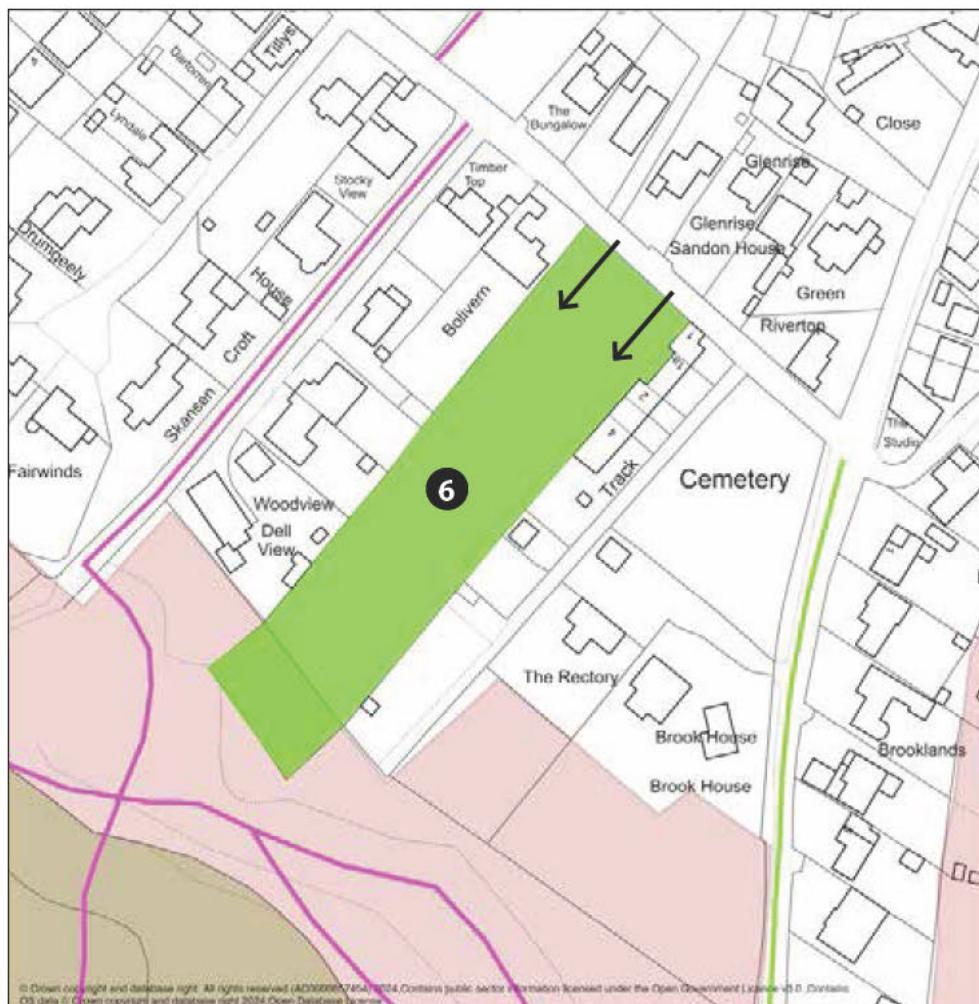
3 Size, scale, and 'local nature' of the proposed LGS

- *Area of proposed site*
4,176 sq.m.
- *Is the site an 'extensive tract of land'?*
YES / NO



Looking south-west from Churchfields over the allotments towards Stockey Woods in the distance.

- and allotment-holders' views on holding allotments there, were examined in a survey for the purposes of this policy; representing 89% of holders and 88% of members. The survey results indicate the reasons why the allotment holders value the availability of the allotments: including fresh food/zero miles, physical well-being, mental health, being closer to nature/supporting wildlife, sharing knowledge and resources, supporting and connecting with community, organic food, support and friendship and 'no dig';
- comprises well-tended allotments, peat-free, one third chemical-free and steadily progressing towards all-organic and 'no dig', i.e. exhibits evidence of high recreational value;
- is adjacent to the SSSI;
- forms part of the Stonesfield Conservation Area and is therefore subject to the restrictions applying to conservation areas (see 2b above);
- provides a green lung linking the historic centre of the village, which includes the Church and the Conservation Area, with views from Churchfields toward Stockey Woods Village Green;
- is a haven of tranquillity, rich in wildlife with: –
 - a substantial population of slow worms, grass snakes and Roman snails;
- soil full of the worms and fungi essential for plant growth;
- a store of carbon;
- a long ivy hedge which is an autumn nectar and pollen source for a vast range of insects, has attracted specialist interest and provides a nesting resource for birds;
- a wide range of birdlife including the yearly nesting of blackbirds, robins, dunnock, blue tits, greenfinch, great tits, red-legged partridge and pheasants
- wild animals including foxes, stoats, weasels, (unwanted) muntjac deer and rabbits;
- as recorded by the 'allotments entomologist', now accommodates *Asiraca clavicornis*, a Nationally Notable B species invertebrate which is in decline and in the UK now restricted to areas of the south-east i.e. this is its most westerly location recorded in the last 10 years;
- achieved 87.6% support for designation in the Village Survey.



Plan of the Churchfields allotments

Scale 1:1250

Land to be designated

Upper Thames Tributaries ESA

Site of Special Scientific Interest

Magenta and green lines = public rights of way.

Arrows = views from Churchfields looking over the allotments towards Stockey Woods.

7 Paddocks to the right after the last house of Timber Yard Lane

1 General information

- *Name and address of site*
Land at Stockey Bottom, Churchfields, Stonesfield
- *Site location plan*
See attached plan
- *Organisation proposing site for designation*
Stonesfield Parish Council
- *Ownership of site if known*
The Incumbent of the Benefice of Stonesfield with Combe Longa and the churchwardens of the Ecclesiastical Parish of Stonesfield in the county and diocese of Oxford and their successors



- *Is the owner of the site aware of the potential designation? Do they support the designation?*
The owner has been informed of the Council's desire to designate the field an LGS. The Incumbent of the Benefice of Stonesfield with Combe Longa and the churchwardens of the Ecclesiastical Parish of Stonesfield support the LGS designation.
- *Photographs of site*
See below
- *Community served by the potential LGS*
Stonesfield

2 Planning history

- *Is there currently a planning application for this site?*
YES / NO
- *Is the site allocated for development in the Local or Neighbourhood Plan?*
YES / NO



3 Size, scale, and 'local nature' of the proposed LGS

- *Area of proposed site*
1.2ha
- *Is the site an 'extensive tract of land'?*
YES / NO
- *Is the proposed site 'local in character'?*
The site is one of 'the enclosures immediately on the edge of the village' described by the Landscape Assessment as having 'retained much of the hedgerow vegetation' so that 'their historic field patterns have been preserved' and 'These much smaller fields have a more pastoral character that is distinctive and contrasts with the rest of the LLCA and they provide valued 'outward' public views from the settlement edge' (Landscape Assessment p47 final paragraph and p48 para 1).

4 Evidence to show the 'green space is in reasonably close proximity to the community it serves'

- *How far is the site from the community it serves? Is the site within 2km of the local community?*
The site is contiguous with the built environment.
- *Are there any barriers to the local community accessing the site from their homes?*
There are no public rights of way across the land, but is immediately adjacent to and is open space viewed from footpath 370/5/10, affording further views through it across Stockey Woods Village Green.

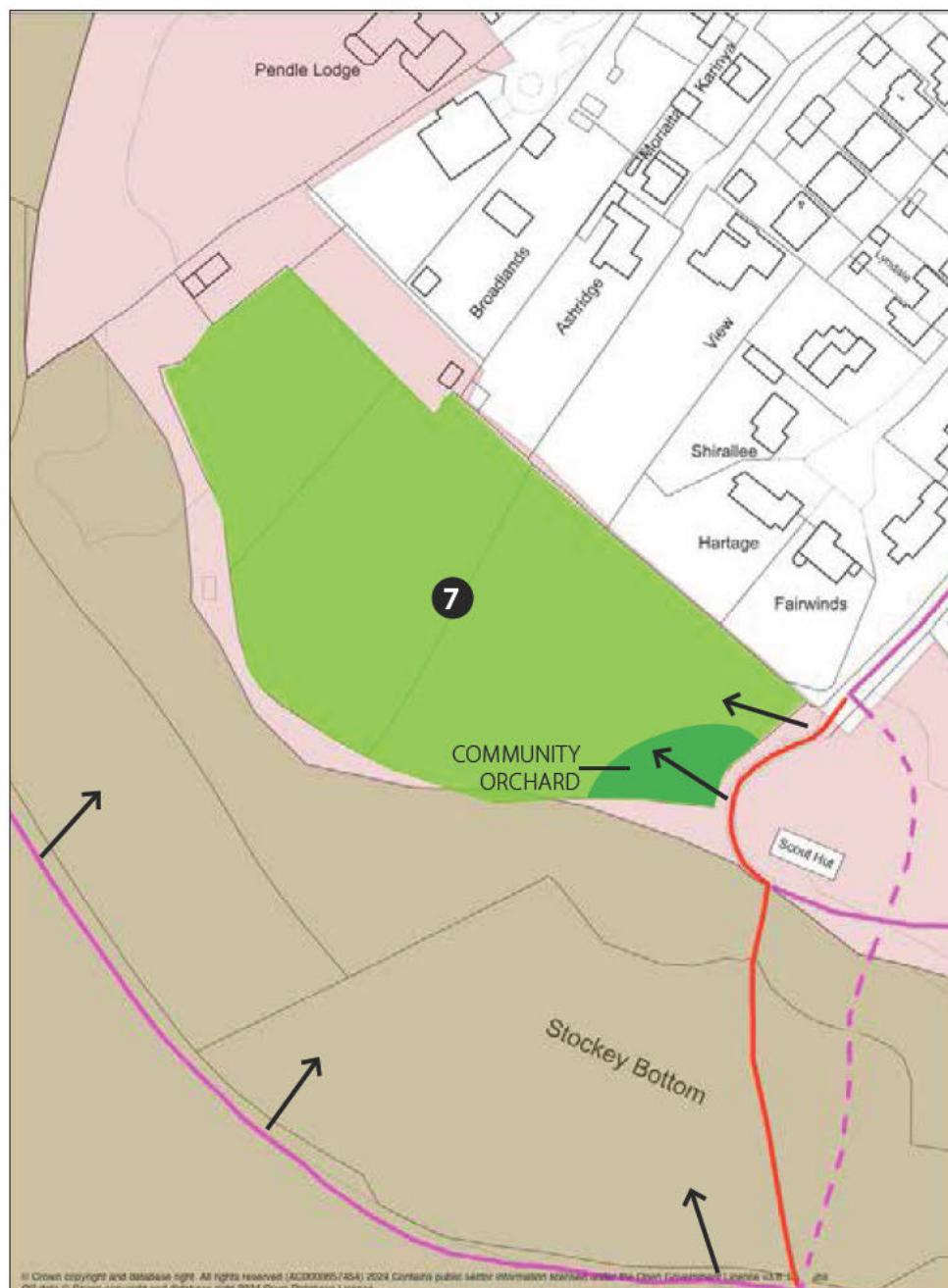
5 Evidence to show that the green area is 'demonstrably special to a local community'.

The land:

- is adjacent to the Village Green, Stockey Woods;
- is immediately adjacent to the SSSI;
- is part of the Upper Thames Tributaries ESA and the Wild Oxfordshire CTA;

Views of the paddocks looking west from Timber Yard Lane towards Stockey Woods.

- is part of the Ruddywell dry valley Blue/Green corridor see Section 9 Policy SEL5 (A to B on the map);
- is part of the wider Local Landscape Character Area described by the Landscape Assessment as having 'a small network of public footpaths that provide direct and easy access from Stonesfield and is particularly valued by villagers for its informal amenity value and for its importance for nature conservation' (Landscape Assessment p40, para 1);
- is free from the mechanical intervention of arable farming and therefore richly fosters wildlife, including rabbits, hares, muntjac deer, squirrels, foxes, pheasants, partridge, kites, swallows, martins and a range of vegetation;
- is distant from heavily trafficked vehicular highways and therefore protects the tranquillity of the recreational walker of the adjacent footpath 370/5/10;
- is a viewpoint enriched by a wealth of blackberries at its border adjacent to the footpath in autumn,
- attracting villagers who pick fruit, savour the view along with the blackberries;
- is adjacent to the village Scout Hut (being rebuilt) and the open aspect contributes significantly to the beauty, recreational value, and tranquillity of the environment of the Scout Hut;
- attracts overwhelming local support for its designation as a Local Green Space confirmed by the village survey, which showed 83.9% out of a total of 569 respondents, either strongly or slightly agreed that the paddocks should be designated a Local Green Space;
- has recreational value which is clearly demonstrated by the frequency with which residents of Stonesfield walk footpath 370/5/10 which adjoins it, affording views over it and which the village survey showed 44% out of a total of 583 respondents walked at least weekly, whilst a further 18% walked the path monthly.



Plan of the paddocks at Stockey Bottom

Scale 1:1250

Land to be designated
 Proposed community orchard with public access

Upper Thames Tributaries ESA

Site of Special Scientific Interest

Magenta and green lines = public rights of way.

NOTE: the dashed magenta line doesn't accurately represent the route of the path as walked for generations. The red line shows the correct route of the path.

Arrows = views from Timber Yard lane, and from Stockey Bottom footpath

8 and 9 Paddocks to the south of Witney Lane

1 General information

- *Name and address of site*
Paddocks to the south of Witney Lane, Stonesfield
- *Site location plan*
See attached plan
- *Organisation proposing site for designation*
Stonesfield Parish Council
- *Ownership of site if known*
Although the site would appear as one piece to a walker on Witney Lane or footpath 370/19/10, it is owned by two separate owners, believed to be:



- *Are the owners of the sites aware of the potential designation? Do they support the designation?*
The owners have been informed of the Council's desire to designate the fields an LGS. [REDACTED] do not support LGS designation.
- *Photographs of site*
See below
- *Community served by the potential LGS*
Stonesfield

2 Planning history

- *Is there currently a planning application for this site?*
YES / NO
- *Is the site allocated for development in the Local or Neighbourhood Plan?*
YES / NO



View 1 from Witney Lane looking south over paddock 8 towards Stockey Woods and Stockey Bottom.

3 Size, scale, and 'local nature' of the proposed LGS

- *Area of proposed sites*
Site 8: 8,667 sq.m. Site 9: 8,105 sq.m.
Combined area: 1.7ha
- *Is the site an 'extensive tract of land'?*
YES / NO
- *Is the proposed site 'local in character'?*
The site is immediately alongside and viewed from Witney Lane, which is frequently used by walkers (rarely by vehicular traffic, which is limited to the few residents of dwellings of Witney Lane) who use it as a link between the village, Oxfordshire Way, and the network of footpaths within the Stockey Woods Village Green.

4 Evidence to show the 'green space is in reasonably close proximity to the community it serves'

- *How far is the site from the community it serves? Is the site within 2km of the local community?*
The site is contiguous with the built environment.
- *Are there any barriers to the local community accessing the site from their homes?*
There are no public rights of way across the land, but there are numerous important views across the paddocks towards Stockey Woods and Bottom and the edge of the village all along Witney Lane as far as Spratts Farm. The same views are afforded from footpath 370/19/10 adjacent to the land.

5 Evidence to show that the green area is 'demonstrably special to a local community'

The land:

- is within the Upper Thames Tributaries ESA;
- is immediately adjacent to the Stockey Bottom and Banks SSSI;
- is part of the proposed Ruddywell dry valley Blue/Green corridor see Section 9 Policy SEL5 (A to B on the map);



View 2 from Witney Lane looking east over paddock 9 towards Stonesfield.

- is part of Wild Oxfordshire Conservation Target Area;
- forms part of what the Landscape Assessment author (p41, para 1) describes as 'a patchwork of pastoral fields, enclosed by mature hedgerows and trees..... flanked to the west by a woodland on the other valley side';
- is, the Landscape Assessment (p42, 6th bullet point) says, part of 'a series of steep sided dry valleys and banks with unimproved limestone grassland and scrub habitats' and 'is one of the largest remnants of this grassland type in the county';
- is:
 - of high recreational value in affording exceptional views to walkers;
- part of one of the few 'pastoral' enclaves in a parish, the landscape of which is predominantly arable fields, and this enclave is home to what the Landscape Assessment (p42, paragraph 2) describes as 'the 'hidden' nature of parts of the valley' which 'strongly reinforces the parish's rural character';
- free from the mechanical intervention of arable farming and therefore richly fosters wildlife and a range of vegetation;
- distant from heavily trafficked vehicular highways and therefore affords tranquillity to the recreational walker;
- achieved 84.1% support for designation in the Village Survey.



View 3 from Witney Lane looking south over paddock 8 towards Stockey Woods.



View 4 from Stockey Woods path looking north over paddock 8 towards the village with the SSSI site on the right.



Plan of the paddocks south of Witney Lane

Scale 1:2500

Land to be designated

Upper Thames Tributaries ESA

Site of Special Scientific Interest

Magenta and green lines = public rights of way.

NOTE: because Stockey Woods is a Village Green, residents are able to walk outside the designated public rights of way.

Arrows = views from Witney Lane, and from Stockey Woods footpath

10 The Dene

1 General information

- *Name and address of site*
The Dene, Laughton Hill, Stonesfield
- *Site location plan*
See attached plan
- *Organisation proposing site for designation*
Stonesfield Parish Council
- *Ownership of site if known*
The Blenheim Estate
Vanbrugh Trustees Limited, The Estate Office,
Blenheim Palace, Woodstock, Oxon OX20 1PP
- *Is the owner of the site aware of the potential designation? Do they support the designation?*
The owner has been informed of the Council's desire to designate the field an LGS. The Blenheim Estate supports the designation.
- *Photographs of site*
See below
- *Community served by the potential LGS*
Stonesfield

2 Planning history

- *Is there currently a planning application for this site?*
YES / NO
- *Is the site allocated for development in the Local or Neighbourhood Plan?*
YES / NO



3 Size, scale, and 'local nature' of the proposed LGS

- *Area of proposed site*
5,750 sq.m
- *Is the site an 'extensive tract of land'?*
YES / NO
- *Is the proposed site 'local in character'?*
The site is specifically described by the Landscape Assessment (p33, final para) as 'The narrow hay meadow to the east of Lower Farm on the edge of Stonesfield ... included in the Village Conservation Area' and 'allows pleasant framed views to the north between the farmhouse and the settlement edge from Laughton Hill'.

4 Evidence to show the 'green space is in reasonably close proximity to the community it serves'.

- *How far is the site from the community it serves? Is the site within 2km of the local community?*
The site is contiguous with the built environment.
- *Are there any barriers to the local community accessing the site from their homes?*
There are no public rights of way across the land.



The Dene in summer and in winter. The Dene is part of the dry valley running up to Ruddywell, which was the original source of drinking water for the village. After heavy rain a winterbourne can form flooding the Dene.

However, it is viewed by anybody passing on the road or on foot at the junction of Laughton Hill, Witney Lane, the Fawler Road and the Oxfordshire Way, ref number 370/18/10, and is of particular local significance because of its beauty, recreational value and tranquillity.

5 Evidence to show that the green area is 'demonstrably special to a local community'.

The land:

- is part of the floor of a steep-sided dry valley formed as a tributary of the Evenlode, which is described in the Landscape Assessment (p33, paras 2 & 3) as having a 'strong rural character' and 'more pastoral in character' than the predominant arable agricultural land in most of the parish;
- is part of the Ruddywell dry valley Blue/Green corridor see Section 9 Policy SEL5 (A to B on the map);
- is part of Wild Oxfordshire CTA;
- can also be viewed (as noted by the Landscape Assessment p44, para 3) from Bridleway 208/3/10 which links into the Oxfordshire Way and from the

Oxfordshire Way as it descends from the ridgeline along which the Bridleway passes, affording, as noted by the Landscape Assessment, 'a particularly attractive view of the village which rises up on the far side of the valley' and comprising one of the 'key views within the parish' which are 'a significant component of the settlement's rural landscape setting'.

- forms part of the Stonesfield Conservation Area and is therefore subject to the restrictions applying to conservation areas (see 2b above);
- has recreational value which is clearly demonstrated by the frequency with which residents of Stonesfield walk the Oxfordshire Way footpath (370/18/10) which adjoins it, affording views over it and which the village survey showed 54% out of a total of 588 respondents walked at least monthly, many more frequently. As it is also walked by visitors from neighbouring villages and by long-distance walkers, the number of people walking this path is substantially higher than the ones the village survey recorded;
- achieved 81.2% support for designation in the Village Survey.



11 Land adjoining and to the west of the Ridings, Stonesfield

1 General information

- *Name and address of site*
Land behind Stonesfield Garage, to the west of The Ridings, Stonesfield
- *Site location plan*
See attached plan
- *Organisation proposing site for designation*
Stonesfield Parish Council
- *Ownership of site if known*
[REDACTED]

- *Is the owner of the site aware of the potential designation? Do they support the designation?*
The owners have been informed of the Council's desire to designate the field an LGS and have not objected.
- *Photographs of site*
See below
- *Community served by the potential LGS*
Stonesfield

2 Planning history

- *Is there currently a planning application for this site?*
YES / NO
- *Is the site allocated for development in the Local or Neighbourhood Plan?*
YES / NO

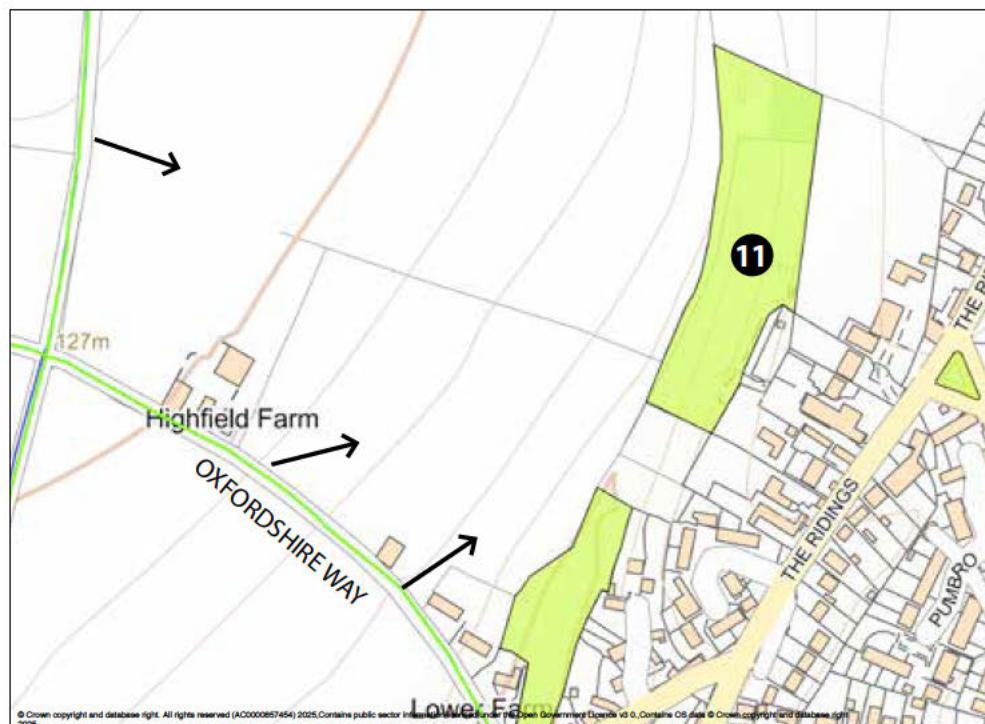
View of the land from the Oxfordshire Way.



5 Evidence to show that the green area is 'demonstrably special to a local community'. The land:

- can be viewed (as noted by the Landscape Assessment p44, para 3) from Bridleway 208/3/10 which links with the Oxfordshire Way, and from the Oxfordshire Way as it descends from the ridgeline along which the Bridleway passes, affording, as noted by the Landscape Assessment 'a particularly attractive view of the village which rises up on the far side of the valley' and comprising one of the 'key views within the parish' which are 'a significant component of the settlement's rural landscape setting';

- is an integral part of that view which is of particular local significance because of its beauty, recreational value and tranquillity and because it is seen daily by the many users, villagers and from further afield, of the Bridleway and the Oxfordshire Way;
- is part of the Ruddywell dry valley Blue/Green corridor see Section 9 Policy SEL5 (A to B on the map);
- is part of Wild Oxfordshire CTA;
- achieved 75.7% support for designation in the Village Survey.



Plan of the land west of the Ridings

Scale 1:2500

Land to be designated

Green lines = public rights of way.

Arrows = views from the Oxfordshire Way, and from bridleway 208/3/10.

12 Triangle of land opposite the White Horse pub and the corner of Pond Hill and Longore

1 General information

- *Name and address of site*

Triangle of land opposite the White Horse pub at the junction of Pond Hill and The Ridings, and the land at the corner of Pond Hill and Longore

- *Site location plan*

See attached plan

- *Organisation proposing site for designation*

Stonesfield Parish Council

- *Ownership of site if known*

The two separate adjacent sites are owned by:

12a: Stonesfield Parish Council, and

12b: Cottsway Housing Association Limited,
Cottsway House, Heynes Place, Avenue Two, Witney,
Oxfordshire OX28 4YG

Ownership is identified on the site location plan.

- *Is the owner of the site aware of the potential designation? Do they support the designation?*

The owners have been informed of the Council's desire to designate the field an LGS. The Parish Council supports the designation. Cottsway has not objected.

- *Photographs of site*

See below

- *Community served by the potential LGS*

Stonesfield

2 Planning history

- *Is there currently a planning application for this site?*

YES / NO

- *Is the site allocated for development in the Local or Neighbourhood Plan?*

YES / NO

3 Size, scale, and 'local nature' of the proposed LGS

- *Area of proposed site*

Combined area of 1,375sq.m.

- *Is the site an 'extensive tract of land'?*

YES / NO

Residents celebrating on the triangle outside the pub just after they had heard that the pub had been successfully bought by the community.

View from Longore corner towards the triangle with its magnificent chestnut tree in front of the White Horse.



- *Is the proposed site 'local in character'?*

The site is one of the few remaining open spaces, with a magnificent horse chestnut tree within the built-up envelope of the village, at this important junction of roads opposite the newly reopened, village owned, public house.



View from Pond Hill looking up Longore.

Plan of the corner of Longore and Pond Hill

Scale 1:1250

Land to be designated

Arrows = views from the Ridings, Pond Hill and Longore



4 Evidence to show the 'green space is in reasonably close proximity to the community it serves'.

- *How far is the site from the community it serves? Is the site within 2km of the local community?*

The site is contiguous with the built environment.

- *Are there any barriers to the local community accessing the site from their homes?*

NO.

5 Evidence to show that the green area is 'demonstrably special to a local community'.

The land:

- affords a pleasant green space with a bench on which to sit;
- affords a welcome relief to this part of the predominantly post-war housing development in the village centre;
- would, if built upon, obstruct visibility for traffic at what amounts to a three-way junction which is already difficult to negotiate;
- achieved 81.1% support for designation in the village survey.

13 Stonesfield Primary School playing field

1 General information

- *Name and address of site*

Stonesfield Primary School Playing field, High Street,
Stonesfield

- *Site location plan*

See attached plan

- *Organisation proposing site for designation*

Stonesfield Parish Council

- *Ownership of site if known*

Oxfordshire County Council, County Hall, New Road,
Oxford, OX1 1ND

- *Is the owner of the site aware of the potential designation? Do they support the designation?*

The owner has been informed of the Council's desire to designate the field an LGS. The landowner does not support LGS designation.

- *Photographs of site*

See below

- *Community served by the potential LGS*

Stonesfield

2 Planning history

- *Is there currently a planning application for this site?*

YES / NO

- *Is the site allocated for development in the Local or Neighbourhood Plan?*

YES / NO

3 Size, scale, and 'local nature' of the proposed LGS

- *Area of proposed site*

7,463sq.m.

- *Is the site an 'extensive tract of land'?*

YES / NO

- *Is the proposed site 'local in character'?*

The site is the largest remaining open space within the built-up envelope of the village.

4 Evidence to show the 'green space is in reasonably close proximity to the community it serves'

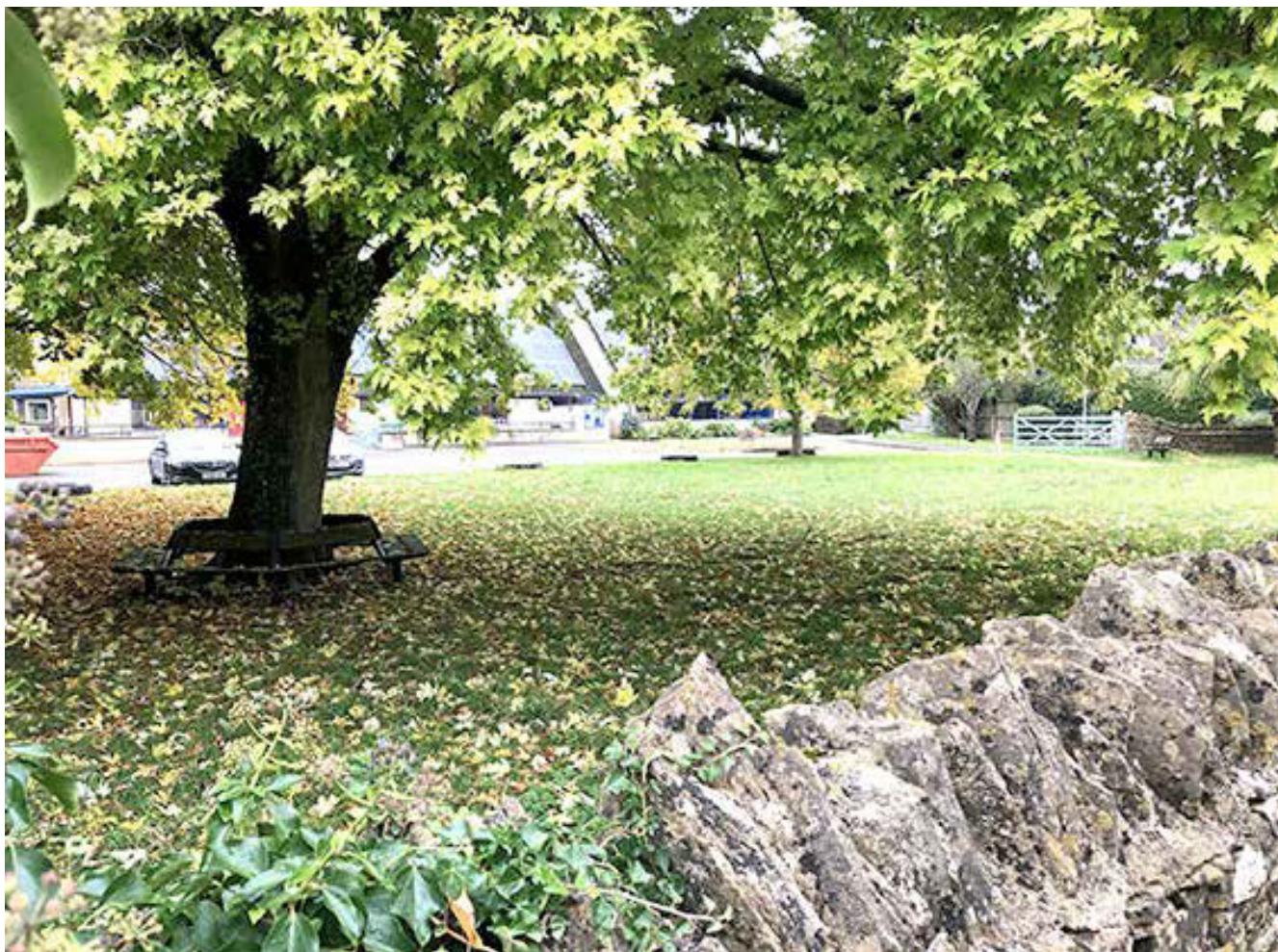
- *How far is the site from the community it serves? Is the site within 2km of the local community?*

The site is contiguous with the built environment.

- *Are there any barriers to the local community accessing the site from their homes?*

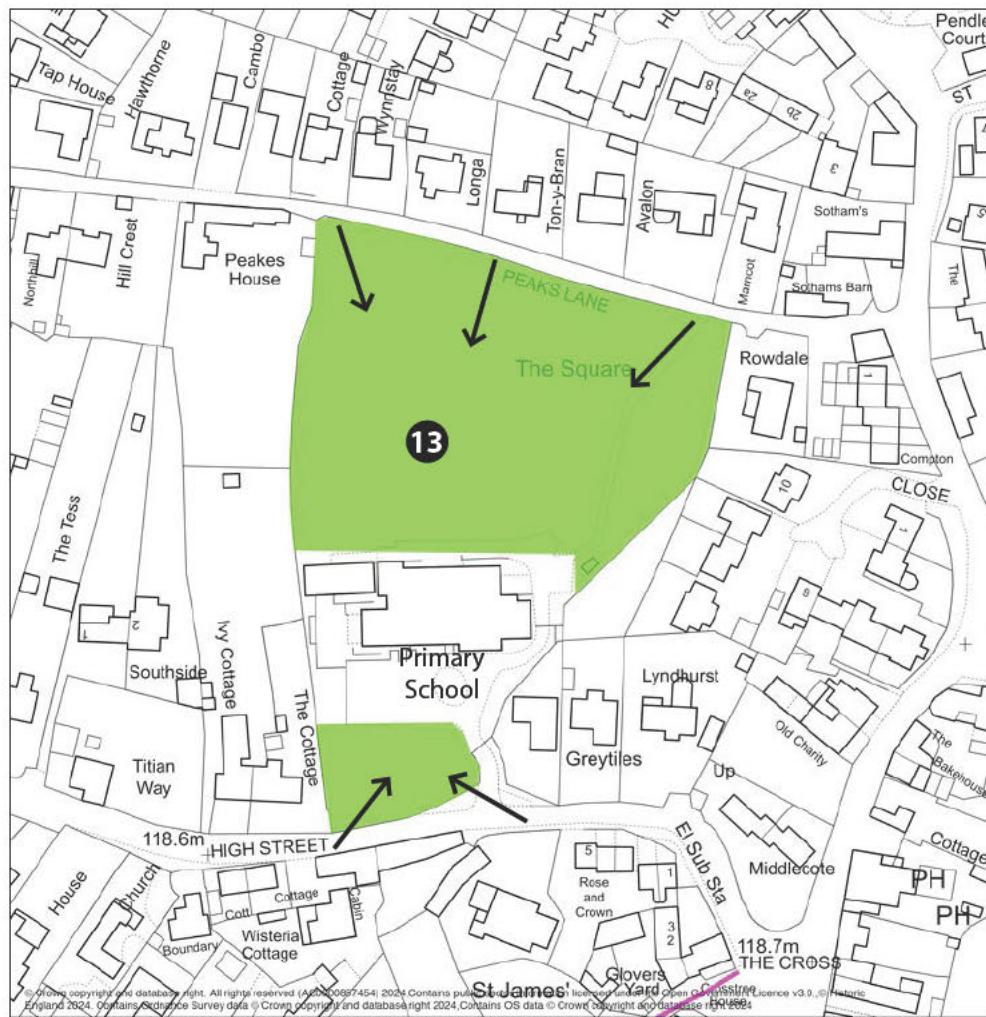
There are no public rights of way across the land.

View across the Primary School wild flower meadow from High Street.



5 Evidence to show that the green area is 'demonstrably special to a local community'. The land:

- affords a tranquil resort to pass for the many villagers, especially the elderly unable to venture further afield, who take a short walk for exercise within the village including within their route Peaks Lane and High Street, which both pass alongside it;
- is central to the Conservation Area and is therefore subject to the restrictions applying to conservation areas (see 2b above);
- has for decades been the main facility for recreation for the pupils of the school;
- incorporates the Forest School, tree-planting and nature-friendly garden areas and a playground as well as sports facilities;
- is regularly used for village-wide events, e.g. fêtes;
- has a recreational value, tranquillity (when not in use by schoolchildren!) and wildlife value of undeniable local significance;
- achieved 91.4% support for designation in the Village Survey.



View of main playing field seen from Peaks Lane.

Plan of the Stonesfield Primary School playing fields

Scale 1:1250

Land to be designated

Arrows = views from High Street and Peaks Lane

14 Stonesfield Village Playing Field

1 General information

- *Name and address of site*
Stonesfield Playing Field, Field Close, Stonesfield
- *Site location plan*
See attached plan
- *Organisation proposing site for designation*
Stonesfield Parish Council
- *Ownership of site if known*
Stonesfield Playing Field Association
- *Is the owner of the site aware of the potential designation? Do they support the designation?*
The owner has been informed of the Council's desire to designate the field an LGS and does not support LGS designation.
- *Photographs of site*
- *Community served by the potential LGS*
Stonesfield

2 Planning history

- *Is there currently a planning application for this site?*
YES / NO
- *Is the site allocated for development in the Local or Neighbourhood Plan?*
YES / NO

3 Size, scale, and 'local nature' of the proposed LGS

- *Area of proposed site*
3.4ha
- *Is the site an 'extensive tract of land'?*
YES / NO
- *Is the proposed site 'local in character'?*
Accommodates the activities of several village football teams, 2 village cricket teams, and a village tennis club

with 3 tennis courts, one of which doubles as a multi-use-games-area (MUGA), and a children's playground;

4 Evidence to show the green space is in reasonably close proximity to the community it serves'

- *How far is the site from the community it serves? Is the site within 2km of the local community?*
The site is contiguous with the built environment.
- *Are there any barriers to the local community accessing the site from their homes?*

NO

5 Evidence to show that the green area is 'demonstrably special to a local community'.

The land:

- is the venue for almost all sporting activity in the village;
- accommodates a well-used children's playground;
- has a symbiotic recreational relationship with the village Sports and Social Club, which is housed on land forming part of the endowment of the charity which is the Playing Fields Charity;
- is situated on land surrounded on two sides by open countryside achieving the combination of beauty, tranquillity (when not disturbed by the invigorating sound accompanying energetic sport) and intense recreational value;
- demonstrated its 'particular local significance' when the sports clubs combined successfully over 30 years ago to raise money and build the Sports and Social Club adjacent to the Playing Field;
- achieved 93.3 % support for designation in the Village Survey.





Plan of the village Playing Field

Scale 1:1250

Land to be designated

Green line = public rights of way.

Arrows = views from playing field over open countryside

15 Field north of Woodstock Road, Stonesfield

1 General information

- *Name and address of site*
Land at Woodstock Road, Stonesfield
- *Site location plan*
See attached plan
- *Organisation proposing site for designation*
Stonesfield Parish Council
- *Ownership of site if known*
[REDACTED]

- *Is the owner of the site aware of the potential designation? Do they support the designation?*
The owner has been informed of the Council's desire to designate the field an LGS. The owner does not support LGS designation.
- *Photographs of site*
- *Community served by the potential LGS*
Stonesfield

2 Planning history

- *Is there currently a planning application for this site?*
YES / NO
- *Is the site allocated for development in the Local or Neighbourhood Plan?*
YES / NO

3 Size, scale, and 'local nature' of the proposed LGS

- *Area of proposed site*
6.1ha
- *Is the site an 'extensive tract of land'?*
YES / NO
- *Is the proposed site 'local in character'?*
Forms a major part of the landscape setting on the most heavily trafficked approach to the village i.e. the Woodstock Road, described by the Landscape Assessment (page 18 final para) as 'fundamental' i.e. 'the landscape setting is fundamental in inward views of the village and this gives Stonesfield its rural settlement character'.

4 Evidence to show the 'green space is in reasonably close proximity to the community it serves'

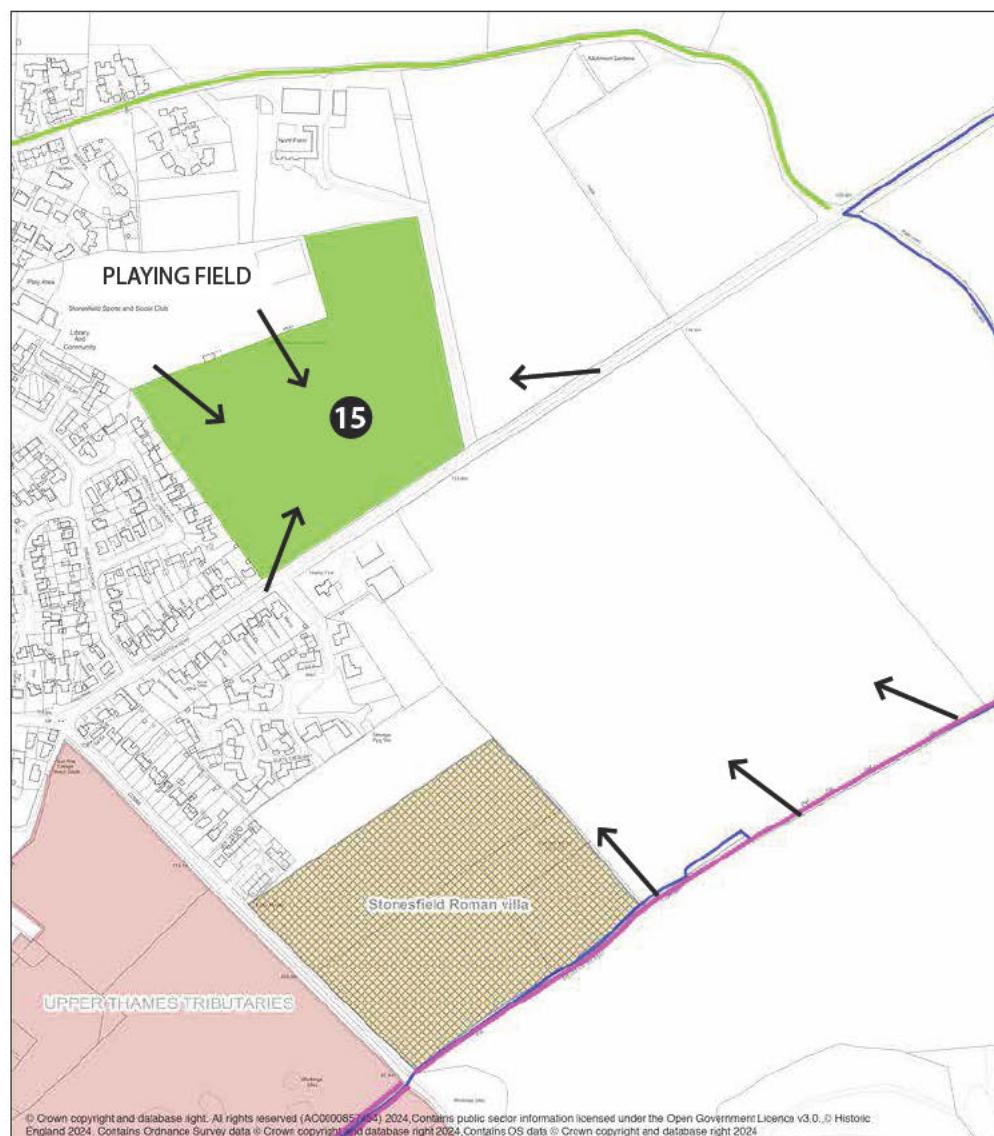
- *How far is the site from the community it serves? Is the site within 2km of the local community?*
The site is contiguous with the built environment.
- *Are there any barriers to the local community accessing the site from their homes?*
There are no public rights of way over the site, however there are views over the site from the directly adjacent Woodstock Road towards the Playing Field, and from the Playing Field over open landscape.

5 Evidence to show that the green area is 'demonstrably special to a local community'

The land:

- immediately adjoins the village playing field and by being preserved as open space enhances the beauty, tranquillity and recreational value of the playing field;
- contributes substantially to the 'lack of visible development' which the Landscape Assessment says 'reinforces rural character on approaching the village from the north-east and adds to the significance of this LLCA as part of a rural 'buffer' between Stonesfield and the World Heritage Site at Blenheim Palace' (p54, para 6);
- contributes substantially to what the Landscape Assessment (p54, final para) observes to be, for those using the 'important recreational route' which is the footpath using the line of the former Roman Road, Akeman Street, 'clear views towards Stonesfield across the open farmland' putting the Stonesfield Inner Fields firmly in the settlement's rural landscape setting;
- is within and is essential to the openness of that setting, which the Landscape Assessment (p54 final para, p55 first para) judges to be at risk because 'Recent housing development at Charity Farm (William Buckland Way) has created a hard edge to the village in these views, and additional development will further threaten the integrity of its valued rural character';
- encompasses the site, development of which was rejected so robustly in his Cala Homes planning appeal decision by the planning inspector, Stephen Normington, in June 2019 (paragraph 52 Appeal Decision dated 21 June 2019 APP/D 3125/W/18/3209551) when he agreed with the current Landscape Assessment stating: –
 - from the Akeman Street footpath 'current views looking towards the village on this approach are dominated by the incongruity of the Charity Farm development, which, owing to its urban form and materials, appears as a disjointed protrusion into the rural landscape and displays little integration with the rest of the village' and
 - 'The proposed development would add to this incongruity. The cumulative visual impact of the existing and proposed development when viewed from Oxfordshire Way would fundamentally and unacceptably change the characteristic open character of the dip slope lowland. This change would be visibly and perceptibly experienced at close quarters by users of the public right of way on the approach to the village such that in views looking north-west the village would appear as more of a modern 'suburbanisation' of a rural settlement within the AONB. This change would adversely affect the enjoyment of the users of the path' and

- speaking of the Woodstock Road approach to the village, 'The appearance and rural character of this part of the AONB would be unacceptably changed and a more suburban character would prevail. This would unacceptably harm the rural setting of Stonesfield within the context of the settled landscape articulated in the various character assessments.'
- achieved 78.2% support for designation in the Village Survey.



Top photo shows
residents protesting
against Cala Homes
developing this field in
2019.

The photo below is
taken from the same
spot showing the whole
field looking towards the
Playing Field.

Plan of the land north of
Woodstock Road

Scale 1:5000

Green line = Land to be designated

Pink line = Upper Thames Tributaries ESA

Cross hatched area = scheduled ancient monument, Stonesfield Roman Villa

Pink area = Upper Thames Tributaries ESA

Green line = bridleway

Magenta line = Akeman Street Oxfordshire Way long distance footpath

Arrows = views from the Woodstock Road, the Oxfordshire Way, and from the village Playing Field.

16 Woodstock Road allotments

1 General information

- *Name and address of site*
Land part of Blenheim Estate lying to the north of Woodstock Road
- *Site location plan*
See attached plan
- *Organisation proposing site for designation*
Stonesfield Parish Council
- *Ownership of site if known*
Vanbrugh Trustees Limited, The Estate Office, Blenheim Palace, Woodstock, Oxon OX20 1PP
- *Is the owner of the site aware of the potential designation? Do they support the designation?*
The owner has been informed of the Council's desire to designate the field an LGS and the Blenheim Estate supports the LGS designation.
- *Photographs of site*
See next page
- *Community served by the potential LGS*
Stonesfield

2 Planning history

- *Is there currently a planning application for this site?*
YES / NO
- *Is the site allocated for development in the Local or Neighbourhood Plan?*
YES / NO

3 Size, scale, and 'local nature' of the proposed LGS

- *Area of proposed site*
3,725sq.m.
- *Is the site an 'extensive tract of land'?*
YES / NO
- *Is the proposed site 'local in character'?*
Is the second of only two allotment sites serving the population of Stonesfield. It is without doubt special to the local community and holds particular local significance because of its beauty, recreational value, tranquillity and richness of wildlife.

4 Evidence to show the 'green space is in reasonably close proximity to the community it serves'.

- *How far is the site from the community it serves? Is the site within 2km of the local community?*
Circa 500 meters to the east of the village envelope.
- *Are there any barriers to the local community accessing the site from their homes?*
NO

5 Evidence to show that the green area is 'demonstrably special to a local community'.

The land:

- forms part of the landscape setting on the most heavily trafficked approach to the village, i.e. the Woodstock Road, described by the Landscape Assessment as 'fundamental' i.e. 'the landscape setting is fundamental in inward views of the village and this gives Stonesfield its rural settlement character';
- while situated outside the village envelope, is in reasonably close proximity to the community, being within easy walking distance along the Farley Lane track;
- is necessary to the recreational value derived by members of the community from allotment cultivation, because
 - there is no availability of allotments on the only 'in village' allotment site at Churchfields, which is oversubscribed;
 - it is more accessible to many would-be allotment cultivators living in the northern areas of the village than are the Churchfields allotments;
- at the date of drafting comprises 26 allotments, accommodating 25 allotment holders;
- while there is no formal 'waiting list' when a plot holder leaves, the vacant plot is immediately taken on by a new plot-holder so that plots are always being worked;
- it comprises well-tended allotments, some 'chemical-free' and some part 'chemical-free', some 'no-dig' and all benefit from a regular delivery of horse manure and availability from time to time of mulch;
- plot-holders supply their own water, mostly by collecting rainwater;
- is a fertile home for wildlife including: –
 - birds including red kites, sparrowhawks, skylarks, pheasants, partridge, blue tits, great spotted and green woodpeckers and owls;
 - insects, notably butterflies, moths and cockchafer beetles;
 - frogs, toads and common lizards;
 - foxes and mice and (less welcome) muntjac deer, rabbits, hares and rats;
- includes in particular a tree-lined back perimeter which encourages all of the above wildlife and more;
- achieved 83.9% support for designation in the Village Survey.



Plan of Woodstock Road allotments

Scale 1:2500

 Land to be designated

Arrows = views from the Woodstock Road