

Appendix 2 Green Spaces Assessment

2020-2031



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1: Introduction

Purpose

The rural nature of the Parish is greatly valued by all who live in or visit Appleton with Eaton. Residents wish to protect the rural look and feel of the villages and place great value on Green Spaces and open views. The purpose of this appendix is to provide the assessment behind the village’s proposed Green Space designations in the Appleton with Eaton Neighbourhood Plan (AWENP).

Local and National Policy Context:

CHARACTERISTICS	LOCAL PLAN (PARTS 1 & 2) POLICIES AND OBJECTIVES
<i>“Maintain and improve the natural environment including biodiversity, landscape, green infrastructure and waterways”. In its spatial strategy, the Vale of White Horse (VWH) Local Plan seeks to “promote thriving villages and rural communities whilst safeguarding the countryside and village character”. Appleton and Eaton are classified as ‘smaller villages’ in the settlement hierarchy</i>	LPP1 Core Policies 3 and 4 and Strategic Objective SO10
<i>“Green Belt serves five purposes: a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”</i>	The purposes of Green Belts are set out in National Planning Policy Framework (NPPF) 2019 paragraph 134. The Parish falls within the Oxford Green Belt and additional planning restrictions therefore apply.
<i>“...an area of high landscape quality”.</i>	A description of the Vale as described in the Landscape Capacity Study (2014). (VWH Landscape Capacity Study 2014: Site Options 2.3).

“Development which would harm the prevailing character and appearance of the North Vale Corallian Ridge, as shown on the proposals map, will not be permitted unless there is an overriding need for development and all steps will be taken to minimise the impact on the landscape.”

Policy NE7 from the now withdrawn 2011 Local Plan

The Parish is situated on the North Vale Corallian Ridge.

“The key features that contribute to the nature and quality of the Vale of White Horse District’s landscape will be protected from harmful development and where possible enhanced, in particular:

The LPP1 Strategic Objective SO10, Core Policy 44: Landscape.

- i features such as trees, hedgerows, woodland, field boundaries, watercourses and water bodies*
- ii important landscape settings of settlements*
- iii topographical features*
- iv areas or features of cultural and historic value*
- v important views and visually sensitive skylines, and*
- vi tranquility and the need to protect against intrusion from light pollution, noise and motion.”*

The NPPF 2019 introduced a new form of special protection called Local Green Space (LGS), which can only be designated in a Local Plan or Neighbourhood Plan. ¹

¹ NPPF paragraph 99

The NPPF states at Paragraph 100 that the designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) 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; and
- c) local in character and is not an extensive tract of land

The NPPF also states that local policy for managing development within a Local Green Space should be consistent with policy for Green Belt. ²

² NPPF 101

3 NPPG Paragraph:
008 Reference ID:
37-008-20140306
Revision date: 06
03 2014

4 NPPG Paragraph:
005 Reference ID:
37-005-20140306
Revision date: 06
03 2014

In addition, the National Planning Practice Guidance (NPPG) states that the site must not have an extant permission for development or be allocated for development in the development plan as stated in the NPPG. 3

The NPPG explains that Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities. 4

Appleton with Eaton context

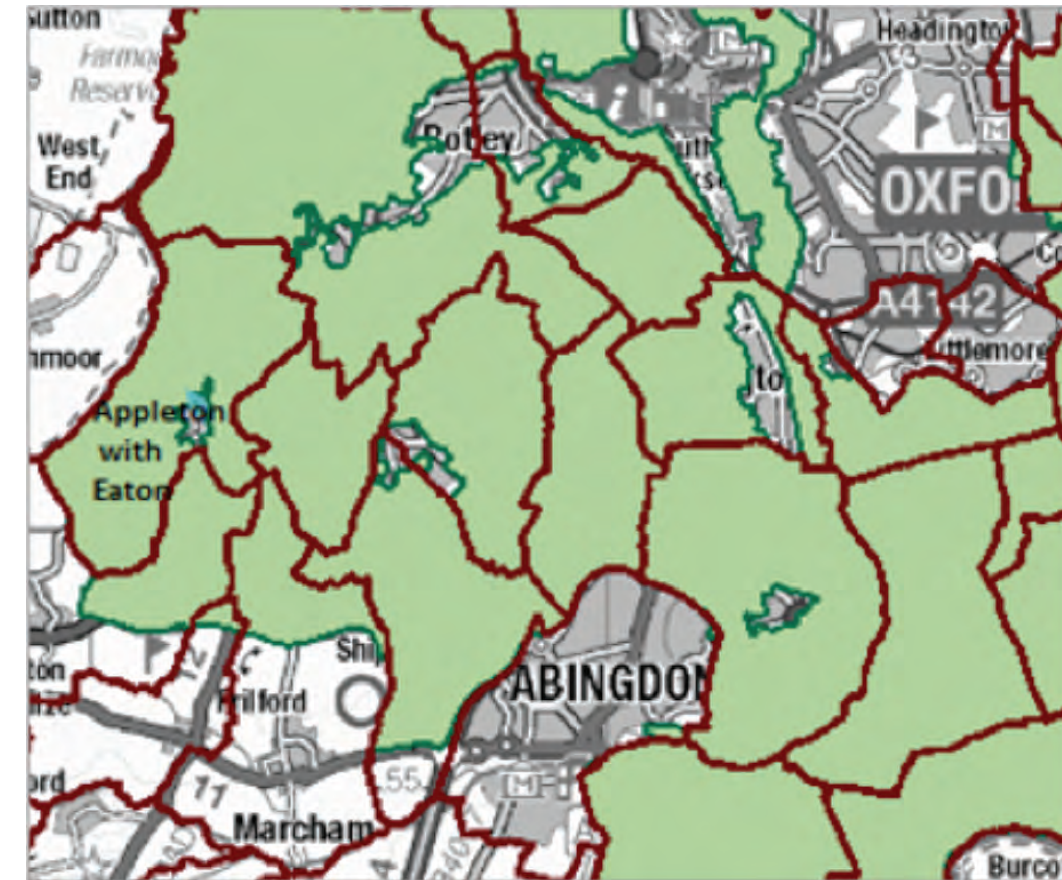
Objective 4 of the Appleton with Eaton Neighbourhood Plan is “to protect, enhance and conserve existing Green Spaces to maintain the rural character of Appleton with Eaton.” Residents strongly endorsed this objective at a village open event in May 2017. Residents feel that the access to countryside, Appleton with Eaton’s rural atmosphere and its village identity are amongst the things they enjoy most about living in the village. Because of Appleton with Eaton’s high elevation on the Corallian ridge and its rural setting, views into and out of the village are also highly valued by residents.

The Evidence Base and Scoping Report for the AWENP identified the key role of many Green Spaces over the villages’ long history. Historically there were more areas of open space within Appleton village than there are today. In the last century, parts of the Great Green were absorbed into gardens. The Village Hall was built on part of the Little Green and road widening eroded it further. The lack of a village green means that open space which is available for community use is valued highly by this active community for sport, leisure, biodiversity and generally enhancing the village character today. The Evidence Base and Scoping Report identifies the importance of various footpaths and bridleways. The loss of Green Spaces was identified as a threat in the Strengths Weaknesses Opportunities and Threats (SWOT) analysis. This is recorded in the Evidence Base and Scoping Report. The Evidence Base and Scoping Report summarises local concerns:

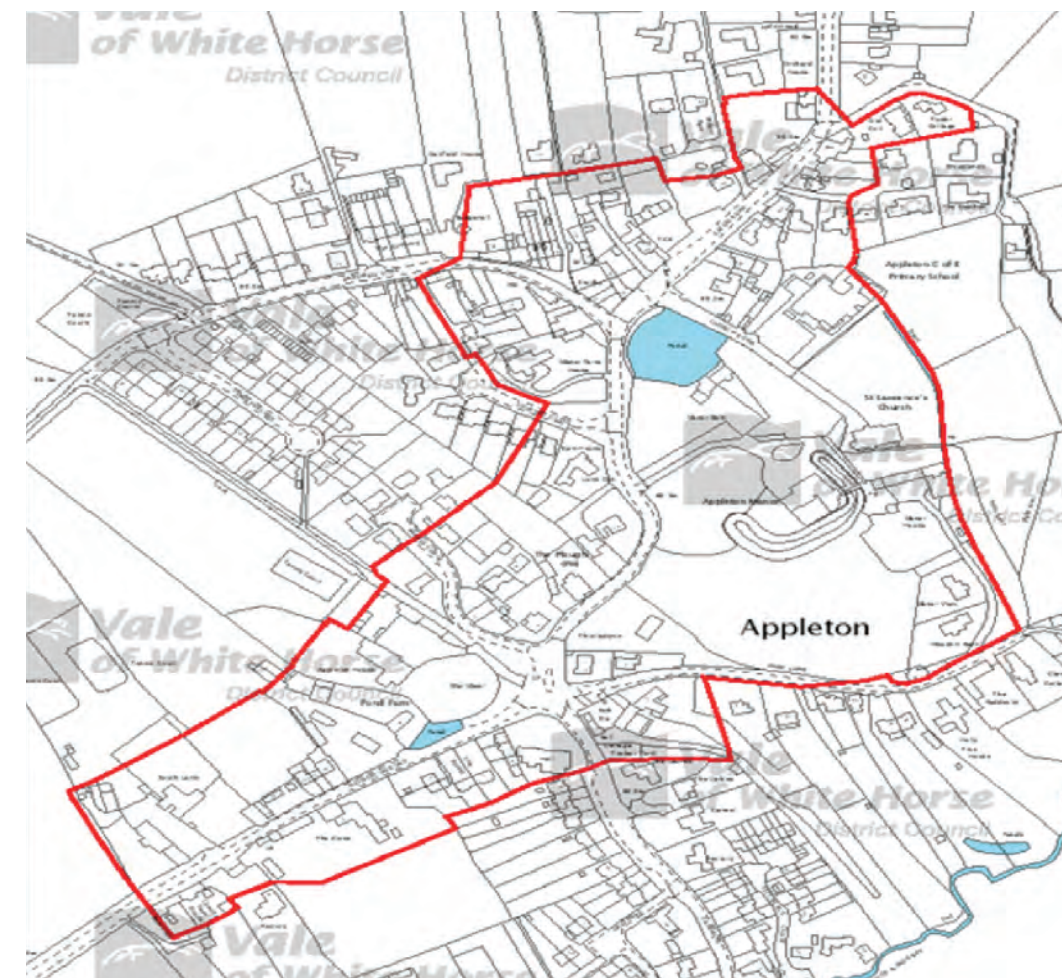
“Green space: How can we protect our Green Spaces as tranquil amenity areas for the benefit of residents while accommodating sustainable development. We do not want to lose the natural green landscape valued by residents and visitors for varied recreational activities and the farmed landscape in the Parish. Access to the River Thames and Thames Path is important for residents and visitors to be able to enjoy the historic path that runs along the border of our Parish.”

The Village Character Assessment (Appendix 1 of the Neighbourhood Plan) also notes the importance and role of specific Green Spaces in the village and has been taken into account in this assessment.

Designations that are significant for Appleton with Eaton and key factors in this assessment are Green Belt and the Conservation Area. Appleton is inset into the Oxford Green Belt and Eaton is washed over. Refer to Map 1.



Map 1: Portion of the Oxford Green Belt
(Source: Vale of White Horse District Council)



Map 2: Appleton with Eaton Conservation Area

Source:
www.whitehorsedc.gov.uk/wp-content/uploads/sites/3/2020/09/appleton2.pdf

The Appleton with Eaton Conservation Area is shown on Map 2. Criteria used by the Vale of White Horse District Council when designating Conservation Areas were taken into consideration when reviewing those Local Green Space candidates close to, and included in, the Conservation Area.

Approach

The Local Green Space designation is intended to protect areas of green space that are important to local communities. The sub-group followed the methodology recommended by My Community / Locality ⁵ for this assessment which involves the following steps:

1. Identify green spaces (Collect evidence, Green Space Audit, Where it is? What type it is? Statutory designation or status? Quality and condition of the space? Value and benefit to the community?).
2. Assess local need for green space (take into account socio-economic data including data on the current population and population growth predictions).
3. Community and Stakeholder Engagement.
4. Look at existing designations (do these already provide adequate protection?).
5. Apply NPPF criteria (paragraph 100): proximity to community, demonstrably special, not extensive.

⁵ Neighbourhood Planning: Local Green Spaces. My Community / Locality 2017

2: Identifying Green Spaces

The Steering Group delegated a review of all open and possible green spaces to a sub-group. This review was based on the Vale of White Horse Green Infrastructure Audit ⁶, South & Vale Green Infrastructure Strategy Consultation ⁷, the Neighbourhood Plan Evidence Base and Scoping Report and Village Character Assessment and the extensive local knowledge of local people.

In this review, the sub-group took into account the breadth of Locality's checklist of green infrastructure which includes: informal green spaces, village greens, allotments, cemeteries, highway verges, parks and gardens, rural footpaths, sports pitches and other landscaped areas.

The following list of open and Green Spaces were identified:

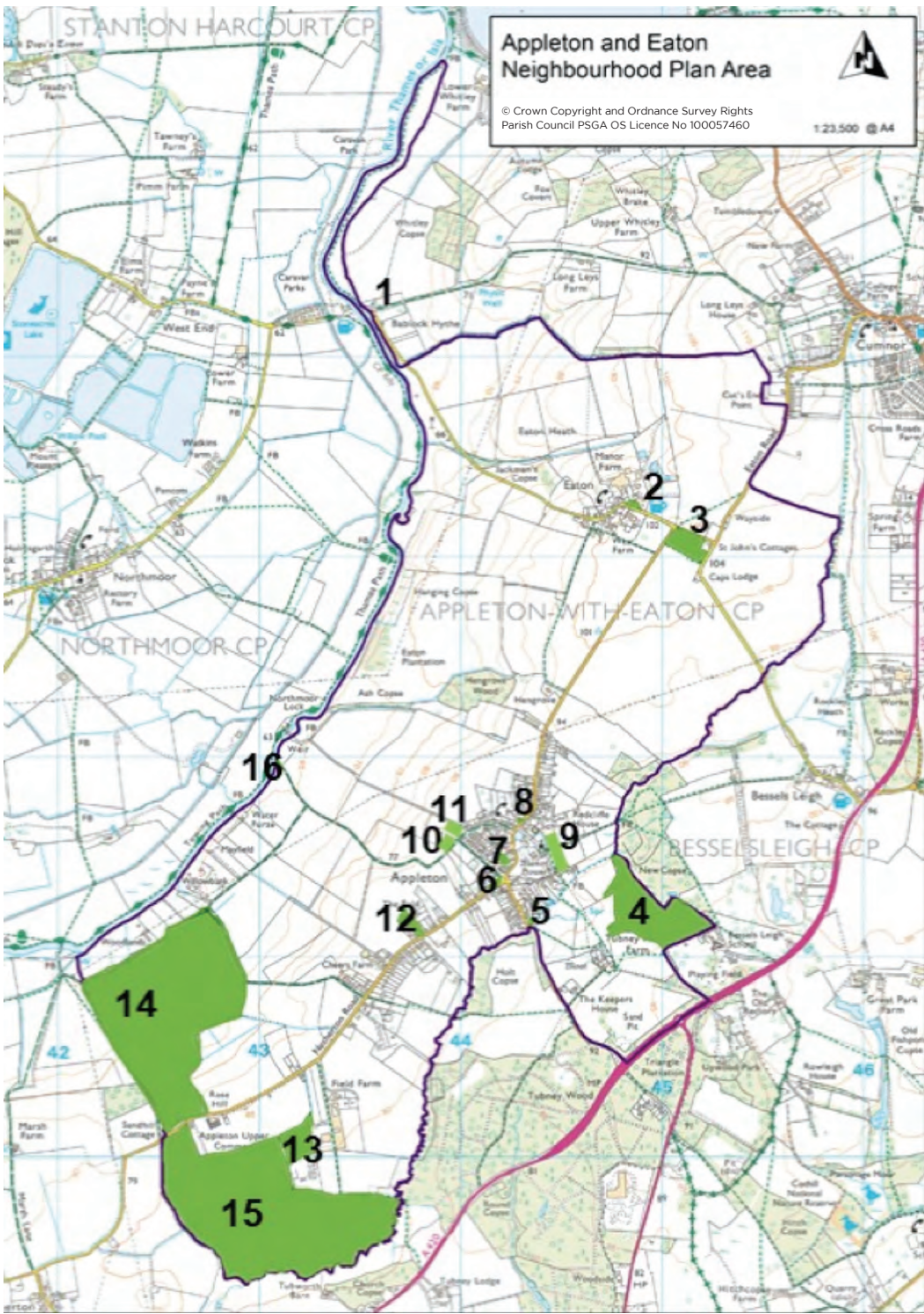
1. Landing stage at Bablock Hythe
2. Garden of the Eight Bells Public House, Eaton
3. Allotments at the Eaton Turn
4. Besselsleigh Woods
5. Land on the corner of Oaksmere and Fettiplace Close, Appleton
6. Appleton War Memorial and pond, Netherton Road, Appleton
7. Garden of the Plough Inn, Eaton Road, Appleton
8. Remnant of the Great Green, Eaton Road, Appleton
9. Long Close, Appleton
10. Appleton with Eaton Tennis Club, Badswell Lane, Appleton
11. Jubilee Park, Badswell Lane, Appleton
12. Allotments in Netherton Road, Appleton
13. Appleton Sportsfield
14. Appleton Lower Common
15. Appleton Upper Common
16. Appleton Landing

The location of each of these sites is shown on Map 3.

⁶ Vale of White Horse Green Infrastructure Audit: Report Methodology And Results Of Accessible Natural Greenspace Standards Testing February 2013

⁷ South & Vale Green Infrastructure Strategy Consultation Draft March 2017

Map 3: Appleton with Eaton Open and Green Spaces
(Source: Appleton with Eaton Neighbourhood Plan Steering Group)



1 LANDING STAGE AT BABLOCK HYTHE



(Source: Appleton with Eaton Steering Group)

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Grid ref 51.735239, -1.371386 (see map above).

Where is it?

Waterfront land.

What type it is

Appleton with Eaton Parish Council.

Ownership

Green Belt, public right of way.

Statutory designation

None.

Planning permission

Small area of parking and slipway.
Thames towpath crosses sides.

Quality and condition of the space

On the edge of Eaton village, close to houses; historically important; landing stage for ferry which will potentially be reinstated; landing stage for small boats for recreational use.

Value and benefit to the community

(Source: Appleton with Eaton Steering Group)

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2 GARDEN OF THE EIGHT BELLS PUBLIC HOUSE, EATON



Where is it?	Grid ref 51.7326134, -1.352212 (see map).
What type it is	Garden area to the front of public house.
Ownership	Sheehan Family.
Statutory designation	Green Belt, Asset of Community Value (17V07/2). ⁸
Planning permission	No current planning applications <i>Historic permissions:</i> P00/V0872/AG Agricultural development application for a proposed road to enable access for cows grazing. P87/V1252 Single storey extension at the side to provide diner. P79/V1227 Replacement porch at rear.No current applications for development.
Quality and condition of the space	Excellent for the purpose, well maintained. Recently upgraded with new furniture.
Value and benefit to the community	At the heart of Eaton village. Open to the public highway. Enhances the enjoyment of customers. Used by local residents for community events. Important for the viability of the pub. Valued by residents as an open welcoming space at the entrance to the village.

⁸ <https://www.whitehorsedc.gov.uk>

Presently the pub provides the necessary social wellbeing and social interest for the village and there is no reason to think they will not continue to do that. They are active in involving the community including quiz nights, Aunt Sally matches and celebratory parties which demonstrates their ongoing commitment to success.

3 ALLOTMENTS AT THE EATON TURN

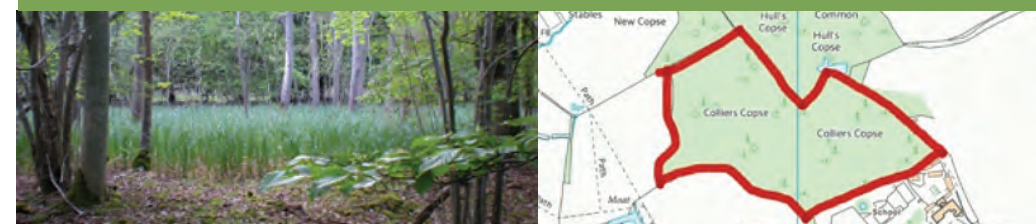


(Source: Appleton with Eaton Steering Group)

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Grid ref 51.724711, -1.348924 (see map).	Where is it?
Allotment gardens. The site has 20 plots measuring 20 poles.	What type it is
St John's College; managed on their behalf by Savills.	Ownership
Green Belt.	Statutory designation
None.	Planning permission
Well used but some vacant plots overgrown. Condition varied. Some of the area has become too wet to cultivate owing to poor drainage.	Quality and condition of the space
On the edge of Eaton village. Well used. Farmed by residents of Appleton, Eaton and Cumnor since the early 20th Century. They provide opportunities for quiet recreation and a source of home-grown food.	Value and benefit to the community

4 COLLIERS COPSE, BESSELSLEIGH WOODS



(Source: Appleton with Eaton Steering Group)

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Grid ref 51.708950, -1.353118 (see map).	Where is it?
High quality ancient woodland. Part of Besselsleigh Common. Separated by a field from any houses.	What type it is
Private ownership.	Ownership
Green Belt, Oxfordshire Wildlife Site, Besselsleigh Woods included in Vale of White Horse District Council Green Infrastructure Audit.	Statutory designation
None.	Planning permission
Extensive woodland area. Privately owned and maintained.	Quality and condition of the space
No public rights of way but it is accessible and is used like Besselsleigh Common by people enjoying a walk in natural surroundings.	Value and benefit to the community

(Source: Appleton with Eaton Steering Group)

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Where is it?	Grid ref 51.707504, -1.359787 (see map).
What type it is	Open space. Grassed area on the edge of the village, formerly part of the field now occupied by Fettiplace Close.
Ownership	Westbury Homes (Holdings) Ltd and Vale of White Horse District Council.
Statutory designation	None.
Planning permission	None.
Quality and condition of the space	Maintained area of grass next to Osse Brook on the edge of the built-up area of Appleton village.
Value and benefit to the community	Used for informal recreation. It makes an open welcoming entrance to the village and also has a practical use as a vision splay for traffic leaving Fettiplace Close.





(Source: Appleton with Eaton Steering Group)

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Grid ref 51.709318, -1.361700 (see map).	Where is it?
Small area of grass and garden.	What type it is
Appleton with Eaton Parish Council.	Ownership
Conservation Area.	Statutory designation
None.	Planning permission
Maintained for the community by resident.	Quality and condition of the space
Historic focal point in Appleton. Community heritage. Remains of village green. There is evidence to suggest that there was a large triangular green in the centre of the village, which has been distorted by later infilling. The north side of Park Lane was incorporated into Manor Park, possibly in the 18th century or earlier. This area at the centre of Appleton village at the junction of Netherton Road, Park Lane, Oaksmere and Doctor's Lane (also known as Pigeon Lane) is known to older residents as "the green" and is the site of the War Memorial..	Value and benefit to the community

(Source: Appleton with Eaton Steering Group)

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7 GARDEN OF THE PLOUGH INN, EATON ROAD, APPLETON	
 	
Where is it?	Grid ref 51.710343, -1.361511 (see map).
What type it is	Garden to the rear of public house.
Ownership	Hawthorne Leisure.
Statutory designation	Within the Appleton Conservation Area, Asset of Community Value. ⁹
Planning permission	<i>Historic permissions:</i> P10/V0611 Proposed free standing covered shelter in rear garden (part-retrospective). P77/V5289 Retention of caravan. P75/V1068 Retention of caravan. P75/V1066/EX Siting of one caravan. P75/V1064 Conversion of barn to dwelling with residential development at rear. (Land off Eaton Road, North of Appleton House and East of Town Furlong, Appleton now Whites Forge). P75/V1063/O Residential Development. (Land off Eaton Road, North of Appleton House and East of Town Furlong, Appleton).
Quality and condition of the space	Historically well maintained for customer and community use.
Value and benefit to the community	The Plough Inn is the last of three pubs in Appleton. The large garden to the rear is extensively used throughout the year when weather permits and hosts community events such as the annual Tennis Club barbecue. This has been a pub garden for several hundred years. Situated in the centre of the village on the edge of the Green, it is valued as a meeting place and is the only communally accessible open space in the middle of Appleton. The garden is thought to be vitally important to the pub's economic viability.

⁹ <https://www.whitehorsedc.gov.uk>

The pub passes the “present and future” test under s88(1) of the Localism Act 2011: it furthers the social interests of the local community by providing a meeting place and local events, strengthening social networks. For as long as it remains a pub it is reasonable to expect that it will continue to bring benefit to the local community.

8 REMNANT OF THE GREAT GREEN, EATON ROAD, APPLETON



(Source: Appleton with Eaton Steering Group)

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Grid ref 51.712125, -1.361700 (see map).	Where is it?
Remains of a village green. Small grassed area maintained as a garden for community use.	What type it is
Appleton with Eaton Parish Council.	Ownership
Conservation Area.	Statutory designation
None.	Planning permission
Owned by the Parish Council, maintained by a volunteer.	Quality and condition of the space
Historic and amenity value. This is the last remaining fragment of the Great Green not to have been enclosed or built upon. It is situated at the centre of the village in Eaton Road. The Brownies provided a seat which is often used by cyclists and walkers taking a break while passing through the village and by people employed in the village at lunchtimes.	Value and benefit to the community

9 LONG CLOSE, APPLETON



(Source: Appleton with Eaton Steering Group)

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Grid ref 51.710639, -1.3357853 (see map).	Where is it?
Privately owned paddock/orchard.	What type it is
Mr S Jeffreys.	Ownership
Green Belt.	Statutory designation
None.	Planning permission
Historically a paddock with rough grass cut once a year. Now maintained as an orchard.	Quality and condition of the space
Long Close is crossed by public rights of way and provides much valued footpath access to Besselsleigh Woods from Park Lane and St Lawrence Churchyard.	Value and benefit to the community

(Source: Appleton with Eaton Steering Group)

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Where is it?	Grid ref 51.711515, -1.364492 (see map).
What type it is	Recreational facility for the use by annual membership.
Ownership	Land leased from the Dick family by the Parish Council which sub-lets to the tennis club.
Statutory designation	Green Belt.
Planning permission	No current planning applications. <i>Historic applications:</i> P91/V1631 Construction of two tennis courts with parking space for 16 cars. P03/V1377 Erection of a green painted practice wall. P09/V1436 Proposed erection of timber clubhouse/pavilion and to raise height of a 16-metre section of perimeter chain link fencing from 2.7 metres to 3.6 metres. P15/V1250/FUL To install floodlighting to two existing tennis courts, nine lighting columns of 6.7m high with a total of 12 floodlights. All will be painted dark green (RAL 6005). The hours of use will be restricted by an automatic cut off and operated by a token system. These controls to be located in the existing clubhouse.
Quality and condition of the space	Area of two tennis courts plus car parking. Well maintained by the club.
Value and benefit to the community	Club facility well used by all ages from Parish and outside. Good public access by car and on foot. Membership is primarily for residents of Appleton and Eaton and surrounding villages.

11 JUBILEE PARK, BADSWELL LANE, APPLETON



(Source: Appleton with Eaton Steering Group)

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Where is it?	Grid ref 51.711109, -1.365599 (see map).
What type it is	Jubilee Park playground was developed through voluntary efforts supported by WREN and PlayBuilder funding and opened in 2012. It provides a wide variety of activities (swings, zip-wire, etc.) for children and fitness equipment for adults.
Ownership	Leased by Appleton with Eaton Parish Council from AH Cornish (Appleton) Ltd.
Statutory designation	Green Belt.
Planning permission	None.
Quality and condition of the space	Maintained by the Parish Council.
Value and benefit to the community	Important open space on the edge of the built-up area of Appleton. Important recreation facility for children and adults. The park provides the only publicly accessible view of the River Thames, Corallian Ridge and West Oxfordshire.

(Source: Appleton with Eaton Steering Group)

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Where is it?	Grid ref (see map).
What type it is	Allotment gardens.
Ownership	St John's College.
Statutory designation	Green Belt.
Planning permission	None.
Quality and condition of the space	The land is all owned by St. John's College and is managed on their behalf by Savills. All allotments are in use and well maintained. There are hedges/fences along boundaries.
Value and benefit to the community	The site has 37 plots and is fully let. The allotments are easily accessible to all residents of Appleton including those without access to cars. The allotment site extends from the Netherton Road and wraps around adjacent gardens. Farmed by Appleton residents since the early 20th Century. Valued for quiet recreation and providing a source of home grown produce. Open space between the houses providing long views towards the river valley. Allotments which become vacant are generally let quickly.



(Source: Appleton with Eaton Steering Group)

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Grid ref 51.697788, -1.376482 (see map).	Where is it?
Sports pitches with a pavilion which has a kitchen, two changing rooms and a substantial hall, meets all the current health and safety regulations and the facility (both the grounds and the pavilion) is available for hire.	What type it is
Appleton with Eaton Parish Council.	Ownership
Green Belt.	Statutory designation
No current planning applications. <i>Historic applications:</i> P08/V1838 Erection of a metal shed for storage of equipment. P91/V1374 Demolition of existing pavilion and erection of new sports pavilion.	Planning permission
Owned by the Appleton with Eaton Parish Council for use by all in the Parish and by outside organisations as well. It is managed by the Leisure & Recreation committee of the Parish Council. A number of volunteers carry out the day to day management of the facility.	Quality and condition of the space
The sportsfield is on the edge of Appleton village within walking and cycling distance, 1 mile from the centre of Appleton, 2 miles from Eaton. Football and cricket are played and there is a good quality cricket square and full-sized and junior football pitches. This is the only venue available in the Parish for organised team sports. Used by clubs and the village primary school and by all ages as an open space for informal sports and outdoor activities.	Value and benefit to the community

(Source: Appleton with Eaton Steering Group)

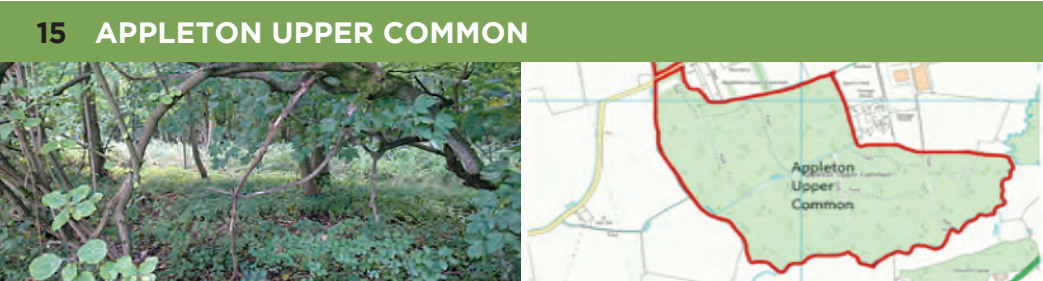
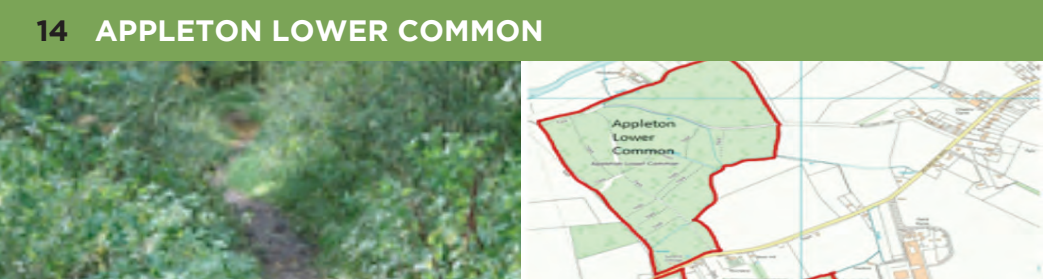
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Where is it?	Grid ref 51.695798, -1.385758 (see map).
What type it is	Ancient woodland.
Ownership	Appleton Trust, AH Cornish (Appleton) Ltd, J Blackwell.
Statutory designation	Green Belt, Canada Woodland on the eastern edge is designated a Site of Special Scientific Interest (SSSI).
Planning permission	No current applications for development. <i>Historic applications:</i> P12/V2541/FUL Change of Use of land to allow use as a log pod/bell tent campsite only for car parking with specific conditions.
Quality and condition of the space	Accessible. Parts managed for timber.
Value and benefit to the community	Appleton Lower Common is a good-sized area of broad-leaved ancient woodland. Crossed by public footpaths. Tranquil space. Rich in wildlife and other biodiversity.

(Source: Appleton with Eaton Steering Group)

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Where is it?	Grid ref 51.714720, -1.382110 (see map).
What type it is	Ancient woodland.
Ownership	AH Cornish (Appleton) Ltd.
Statutory designation	Green Belt, semi-natural ancient woodland, County Wildlife site.
Planning permission	No current applications for development. <i>Historic applications:</i> P12/V2541/FUL Change of Use of land to allow use as a log pod/bell tent campsite.
Quality and condition of the space	Appleton Upper Common is a large area of ancient woodland on the western edge of the Parish which has been continuously wooded for at least 400 years and is one of Oxfordshire's wildlife sites. It is privately owned and has planning permission for camping uses and is not publicly accessible.
Value and benefit to the community	On the very edge of the Parish. No public access.



Grid ref 51.714720, -1.377529 (see map).	Where is it?
Waterfront open space.	What type it is
Appleton with Eaton Parish Council.	Ownership
Green Belt.	Statutory designation
None.	Planning permission
Maintained by the Parish Council for community use.	Quality and condition of the space
Appleton Landing is a small grassy waterfront area with good public access from bridleways. Well used for walking and dog walking. Important historic access to the river from Appleton.	Value and benefit to the community

(Source: Appleton with Eaton Steering Group)

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3: Identifying Local Need for Green Spaces

The Evidence Base and Scoping Report identified the available socio-economic data for the villages. According to the 2011 census, Appleton with Eaton Parish comprised 915 people in 370 households. At the 2011 census there were 384 dwellings in the village in 2011, which was a slight increase from 377 dwellings in 2001.

The Parish has many community facilities and a very active community and it is adequately provided for in terms of accessible Green Spaces according to ANGst criteria (*see box below*). However, over the years green space such as the central green has been whittled away and if this were to continue it would impact the rural and historic character of the village.

Standards for access to Green Space

The Accessible Natural Green Space Standards (ANGst): ANGst sets a range of accessibility standards for natural sites and areas within easy reach of peoples' homes. In particular, ANGst recommends that everyone, wherever they live, should have an accessible natural green space of at least 2 hectares (5 acres) in size, no more than 300 metres (325 yards or 5 minutes' walk) from their home.

The framework contained in the Vale of White Horse Green Infrastructure Audit recommends that everyone, wherever they live, should have at least one accessible natural green space (20 hectare) within two kilometres of home.

Green Spaces, particularly natural Green Spaces, located close to local people, provide a range of social, environmental and economic benefits, including:

- improved mental and physical health
- increased social activity
- increased physical activity
- reduced crime
- improvements to children's learning
- increased voluntary action
- improved community cohesion and sense of belonging
- potential for local food growing
- more attractive places to live, work, play, visit and invest
- enhanced opportunities for wildlife habitats and wildlife corridors
- climate change adaptation for example by flood alleviation

The Village Character Assessment records local perceptions of the value of the remaining Green Spaces in both villages and how they are used. The rural nature of the Parish is greatly valued by all who live in or visit Appleton with Eaton. Residents wish to protect the rural look and feel of the villages and place great value on Green Spaces and open views.

4: Community and Stakeholder Engagement

Residents strongly endorsed Objective 4 of the Appleton with Eaton Neighbourhood Plan "to protect, enhance and conserve existing Green Spaces to maintain the rural character of Appleton with Eaton". Residents' feedback made it clear that the access to countryside, Appleton with Eaton's rural atmosphere and its village identity are amongst the things they enjoy most about living in the village. Because of Appleton with Eaton's high elevation on the Corallian ridge and its rural setting, views into and out of the village are also highly valued by residents.

Planning Practice Guidance clarifies that a Local Green Space does not need to be in public ownership. However, the Local Planning Authority (in the case of Local Plan making) or the qualifying body (in the case of Neighbourhood Plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space.

Land ownership was identified, and owners were informed of the proposed designation. Once an owner was identified, a letter was sent to the landowner informing them of the status of the proposed designation in planning terms, the outcome of the assessment and the process by which they can comment. Landowners have the opportunity to make representations in respect of proposals in the draft plan.

5: Green Spaces Assessment

The first stage of the assessment is to look at existing designations to check whether these already provide adequate protection. At this stage the sub-group also checked whether the site is subject to planning permission or allocated for development in the Local Plan or Neighbourhood Plan.

These issues provide a first cut before further assessment as potential Green Spaces. If a site has planning permission for development, Local Green Space designation will rarely be appropriate. Exceptions could be where the designation would be compatible with the planning permission or where planning permission is no longer capable of being implemented.

If a site is allocated in a Local or Neighbourhood Plan, then it is unlikely to be appropriate to designate it, unless it can be shown that the Local Green Space could be incorporated within the site as part of the allocated development. Local Green Spaces should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, Plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of Plan making. The space should be capable of enduring beyond the Plan period.

Local Green Space designation could be useful in the Green Belt, where the land also meets the criteria set out set out above. Green Belts do not recognise the landscape quality or community value of land, so there are instances where Local Green Space designation could be useful. For example, it could recognise and protect the community value of a sports pitch on the edge of the Green Belt, adjacent to a housing estate. Local Green Space designation may also be useful in identifying Green Space of value to the community in Conservation Areas. Local Green Space designation could offer useful additional protection in SSSIs and other natural environment designations, making clear that such areas have community value. Similarly, while being an asset of community value is a material consideration in making planning decisions, Local Green Space designation could provide stronger and more specific protection.

Initial assessment: planning permission, allocation or designation

Open/green space	Current planning permission?	Allocated?	Designation?
1 Landing Stage at Bablock Hythe	No	No	Green Belt
2 Garden of the Eight Bells pub, Eaton	No	No	Asset of Community Value
3 Allotments at the Eaton Turn	No	No	Green Belt
4 Colliers Copse, Besselsleigh Woods	No	No	Green Belt
5 Corner Oaksmere and Fettiplace Close, Appleton	No	No	No
6 Appleton War Memorial and pond	No	No	Conservation Area
7 Garden of the Plough Inn, Appleton	No	No	Conservation Area
8 Remnant of the Great Green, Appleton	No	No	Conservation Area
9 Long Close, Appleton	No	No	Green Belt
10 Appleton with Eaton Tennis Club	No	No	Green Belt
11 Jubilee Park, Appleton	No	No	Green Belt
12 Allotments, Appleton	No	No	Green Belt
13 Appleton Sportsfield	No	No	Green Belt
14 Appleton Lower Common	No	No	Green Belt, SSSI
15 Appleton Upper Common	No	No	Green Belt
16 Appleton Landing	No	No	Green Belt

As many of these sites have designations such as Green Belt, SSSI or Conservation Area, it is necessary to consider whether the additional designation is necessary and would serve a useful purpose. In addition, the sites with planning permissions on them would only be suitable for Green Space designation if the proposed development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented. ¹⁰

The steering group will revisit the assessment if any review by the Vale of White Horse District Council of Green Belt boundaries removes any of the sites from the Oxford Green Belt.

¹⁰ NPPG - Paragraph: 008 Reference ID: 37-008-20140306 Revision date: 06 03 2014

Open/green space	Further assessment for green space designation?	Reasons
1 Landing Stage at Bablock Hythe	No	Green Belt protection sufficient
2 Garden of the Eight Bells pub, Eaton	No	Green Belt protection sufficient
3 Allotments at the Eaton Turn	No	Green Belt protection sufficient
4 Colliers Copse, Besselsleigh Woods	No	Green Belt protection sufficient
5 Corner Oaksmere and Fettiplace Close, Appleton	Yes	No planning permissions, allocation or designation. No particular historic value. Considered special as an open welcoming entrance to the village.
6 Appleton War Memorial and pond	Yes	Green space designation will further protect from development, including that which is sympathetic to the Conservation Area
7 Garden of the Plough Inn, Appleton	No	Current planning application (February 2019) for development in the garden.
8 Remnant of the Great Green, Appleton	Yes	Green space designation will further protect from development, including that which is sympathetic to the Conservation Area.
9 Long Close, Appleton	No	Green Belt protection sufficient
10 Appleton with Eaton Tennis Club	No	Green Belt protection sufficient
11 Jubilee Park, Appleton	No	Green Belt protection sufficient
12 Allotments, Appleton	No	Green Belt protection sufficient
13 Appleton Sportsfield	No	Green Belt protection sufficient
14 Appleton Lower Common	No	Green Belt protection sufficient
15 Appleton Upper Common	No	Green Belt protection sufficient
16 Appleton Landing	No	Green Belt protection sufficient

Decision on which sites to assess further

Open/green space	Proximity?	Not extensive?	Demonstrably special? (see evidence below)
5 Corner Oaksmere and Fettiplace Close, Appleton	Yes	Yes	Yes
6 Appleton War Memorial and pond	Yes	Yes	Yes
8 Remnant of the Great Green, Appleton	Yes	Yes	Yes

Further assessment against identified criteria

The proximity of a Local Green Space to the community it serves will be dependent on local circumstances including why the green area is seen as special. It must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served. The assessment of proximity can depend on the size of the community to which the green space relates, the size of the green space and the value placed on it by the community. However, the land must not be isolated from the community.

Local Green Space designation should only be used where the green area is not an extensive tract of land. Blanket designation of open countryside adjacent to settlements will not be appropriate. The areas should normally be fairly self-contained with clearly-defined edges, feel local in character and scale and connect physically, visually and socially to the local area.

Each of the areas examined in the table above are considered demonstrably special to the local community. Evidence must be provided of each site's value to and use by the local community to show that the land holds a particular local significance. The sites must each fulfil one or more of the criteria a) to e) which are set out in the table and explained in the notes below the table. The table briefly sets out the evidence for each site against each criterion.

Notes on the criteria for sites to be of demonstrably significant local value

- a) **Beauty.** This relates to the visual attractiveness of the site, and its contribution to landscape, character and or setting of the settlement. LGS would need to contribute to local identity, character of the area and a sense of place, and make an important contribution to the physical form and layout of the settlement. It may link up with other open spaces and allow views through or beyond the settlement which are valued locally.
- (b) **Historic significance.** The land should provide a setting for, and allow views of, heritage assets or other locally-valued landmarks. It may be necessary to research historic records from the County Archaeologist or National or Local Records Office.

Map 4: Sites identified above
(Source: Appleton with Eaton Steering Group)

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- (c) **Recreational value.** It must have local significance for recreation, perhaps through the variety of activities it supports, and be of value to the community.
- (d) **Tranquillity.** Some authorities have an existing tranquillity map showing areas that provide an oasis of calm and a space for quiet reflection.
- (e) **Richness of wildlife.** This might include the value of its habitat, and priority areas may have been identified by the council. It may require some objective evidence, such as a designation, like a wildlife site or Local Nature Reserve.
- (f) **Proximity.** The space is in reasonably close proximity to the community it serves.
- (g) **Local in Character.** Local in character and is not an extensive tract of land.

All the Green Spaces identified for designation as Local Green Space meet the criteria set out in paragraph 100 of the NPPF 2019 revised.

5 LAND ON THE CORNER OF OAKSMERE AND FETTIPLACE CLOSE, APPLETON

Open grassed area alongside Osse Brook at the entrance to the village. Oaksmere from the A420 is enclosed between the woods on the west and a high verge and hedge on the other side of the brook and the space. On rounding the bend over the Osse, the view opens up with a long street view.

(a) Beauty

Remnant of land formerly owned by the church and now occupied by Fettiplace Close.

(b) History

Available for informal recreation.

(c) Recreation

Open space alongside running water.

(d) Tranquillity

Osse Brook is rich in aquatic wildlife.

(e) Wildlife

Lies within the village at the entrance to the built up area from the A420

(f) Proximity

Small remnant of land as shown on Map 4

(g) Local in Character

6 APPLETON WAR MEMORIAL AND POND

(a) Beauty	Open area bounded by stone walls with an elegant stone cross and oak tree as a focus.
(b) History	Historic focal point in centre of village. Community heritage as it is the remains of a large triangular green in the centre of the village. It is open to the road and accessible to village residents.
(c) Recreation	Community asset maintained by an organised group of volunteers. It is also a meeting point for Remembrance Sunday.
(d) Tranquillity	Calm centre of the village.
(e) Wildlife	The pond is rich in aquatic insects.
(f) Proximity	Lies at the centre of the village.
(g) Local in Character	A small area of land as shown on Map 4.

8 REMNANT OF THE GREAT GREEN, APPLETON

(a) Beauty	The area has been reinstated by a volunteer to provide a quiet restful space in the middle of the village.
(b) History	This last remnant of the Great Green was purchased by compulsory purchase order by the local council of the time on behalf of the Parish Council to save it from being enclosed. It is open to the road and accessible to village residents. With the alms houses garden, contributes to the open feel of this part of Eaton Road.
(c) Recreation	The small area of grass is maintained by a local resident for community use. The Brownies have provided a seat which is often used by cyclists and walkers resting in the village and by working people for eating lunch.
(d) Tranquillity	A quiet spot set back from the road and partly sheltered by surrounding hedges.
(f) Proximity	Lies at the centre of the village.
(g) Local in Character	A small area of land as shown on Map 4.

6: Conclusion

Most of the spaces that were originally identified did not fully meet the criteria.

The Appleton with Eaton Neighbourhood Plan Steering Group considered the remainder of the sites which had been identified for consideration as Local Green Spaces at its meeting on 13 December 2017. The Steering Group revisited the assessment in the light of comments made in the pre-submission consultation. It was felt that other valued Green Spaces, while fitting the Group's criteria, were already protected as noted above.

Three sites were selected for designation as Local Green Spaces in the Appleton with Eaton Neighbourhood Plan:

- 1. Land on the corner of Oaksmere and Fettiplace Close, Appleton**
(Grid ref 51.7075106, -1.3596698)
- 2. Appleton Green (War Memorial and pond)**
(Grid ref 51.709318, -1.361700)
- 3. Remnant of the Great Green, Eaton Road, Appleton**
(Grid ref 51.712125, -1.361700)

Assets of Community Value Details	
Reference	15V11/1
Asset name and address	PLOUGH INN EATON ROAD APPLETON ABINGDON OX13 5JR
Date nomination received	02/11/2015
Date of listing	16/12/2015
Reason for listing	Presently the pub provides the necessary social wellbeing and social interest for the village and there is no reason to think they will not continue to do that. They are active in involving the community including quiz nights, Aunt Sally matches and celebratory parties which demonstrates their ongoing commitment to success. Please view the 'Documents' section as below to view any decision letters and reasons.
Listing expiry date	16/12/2020
Interim moratorium start date	
Interim moratorium expiry date	
Full moratorium start date	

Assets of Community Value Details	
Reference	17V07/2
Asset name and address	The Eight Bells Eaton Abingdon OX13 5PR
Date nomination received	27/07/2017
Date of listing	15/09/2017
Reason for listing	A valid nomination has been made by Eaton Parish Council, with the original decision to nominate recorded in the minutes of a meeting held on 13 April 2015. The pub passes the 'present and future' test under s68(1) of the Localism Act 2011: it furthers the social interests of the local community by providing a meeting place and local events, strengthening social networks. For as long as it remains a pub it is reasonable to expect that it will continue to bring benefit to the local community. Please view the 'Documents' section as below to view any decision letters and reasons.
Listing expiry date	15/09/2022
Interim moratorium start date	
Interim moratorium expiry date	

Assets of Community values details