



Cumnor Parish Neighbourhood Plan
Local Green Spaces
February 2021

Abstract

This report details the process and outcomes of the Local Green Spaces Working group.

A group of 15 volunteers identified, described, photographed and recorded a list of possible Local Green Spaces in Cumnor Parish, as part of the evidence base for the emerging Neighbourhood Plan. The list was assessed against the National Planning Policy Framework criteria, together with additional criteria, to propose 22 Local Green Spaces for designation in the Cumnor Parish Neighbourhood Plan.

The draft report was sent to all landowners during August 2019, with a letter of explanation and opportunity to give initial feedback (see Appendix 1).

Subsequently, after additionally reviewing the Reg14 consultation responses, 14 Local Green Spaces are proposed for designation.

1. Introduction

The Local Green Space (LGS) designation was introduced in national planning policy, as part of the Government's commitment to promoting healthy communities (NPPF, 2019, Section 8, paras 99-101). Through Local and Neighbourhood Development Plans, local communities can identify and protect green areas of particular importance to them. Once a site is designated as a Local Green Space, it is protected against new development except in 'very special circumstances'. The designation should live beyond the lifetime of the plan.

The designation of Local Green Space must be complementary to the objectives of sustainable development, and to sufficient investment in homes, jobs and other essential services. It must also be consistent with national and local Green Belt policy.

National policy states that blanket designation of all green space is not appropriate. For a Local Green Space to be eligible for designation, it must be:

- In reasonable proximity to the community which it serves;
- Demonstrably special to a local community and hold 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
- Local in character and not an extensive tract of land.

Proposed designations must be supported by evidence that the green area is special to the community.

There are a number of small, green spaces in Cumnor parish that are regarded as being of significant local value (as per the tests outlined in para.100) to be designated as Local Green Spaces (LGSs).

2. Process

Cumnor Parish is defined by its rural environment. Wherever you live in this parish, there is a sense that you are not far away from nature. Green spaces are important not only to the health and wellbeing of residents here but are a vital connection between its people and create a strong sense of identity and community.

The Steering Group held a public meeting in November 2016 to introduce the concept of Neighbourhood Planning to the community. At this meeting residents were asked if they would like to join a Local Green Spaces working group. A

similar request was posted in the local Cumnor Parish News (distribution 1600 households in the parish).

Fifteen residents, all living within the parish, volunteered to develop the work on Local Green Spaces. Through a brainstorming process, using OS maps of the entire parish and local knowledge, this group identified an initial list of 54 potential green spaces that were seen to be important to the community. Using the NPPF criteria (listed above), each site was assessed, photographed and recorded. The full list of 54 sites is to be found in Appendix 1.

This list of sites were assessed against the NPPF criteria, and it was found that some sites did not meet the criteria and had to be eliminated for example, where land was considered to be 'a large tract of land' such as the land at Chawley Lane or where areas were already subject to a high level of protection e.g. public footpaths or as a designated Local Wildlife Site.

National planning policy and guidance (Section 8 of the NPPF, and paragraphs 005- 022 of National Planning Practice Guidance) identifies a number of specific exceptions where designating Local Green Space is not appropriate:

- Education sites: The NPPF (para. 72) places great weight on the importance of ensuring a sufficient number of school places is available to meet the needs of existing and new communities, and therefore on the need to create, alter or expand schools. Because of this, it is very unlikely that green spaces within school grounds, including playing fields, are suitable for Local Green Space designation.
- Highway land/verges: Land adjoining highways may need to be utilised or reconfigured for highway works, and is subject to permitted development rights for this, making it unsuitable for designation,
- Sites with planning permission: A green space within a site with extant planning permission cannot be designated until the development is complete.

Some open spaces are already protected by other designations such as Site of Special Scientific Interest (SSSI), or as a designated Local Wildlife Site. Where this is the case, consideration should be given to whether any additional local benefit would be gained by designation as a Local Green Space. For sites such as this, the added value of Local Green Space designation needs to be demonstrated over and above the existing designation.

For this reason, where sites are within the Green Belt¹, one would expect a high level of protection. However, The Vale of White Horse LPP1 Policy 13 (see Figure 1) states "development will be permitted...where the proposed development is within the existing built area of the village". This casts confusion over the level of protection of sites such as The Closes Sports Field. For this reason, some sites that

¹ The VOWHDC Adopted Policies Map Cumnor's Green Belt
<http://www.whitehorsedc.gov.uk/sites/default/files/Adopted%20Policies%20Map%20-%20Abingdon-on-Thames%20and%20Oxford%20Fringe%20Sub-Area.pdf> accessed 16th September 2020

are within the 'washed over' Green Belt in Cumnor Village have been proposed as Local Green Spaces, to ensure their protection beyond the life of this plan.

**Core Policy 13:
The Oxford Green Belt**

The Oxford Green Belt area in the Vale, as amended following the local Green Belt Review, will continue to be protected to maintain its openness and permanence.

Development will be permitted in the following settlements, which are inset to the Green Belt (as shown on the Adopted Policies Map), where the proposed development is within the existing built area of the village and in accordance with **Core Policies 3 and 4**:

- Appleton
- Botley
- Cumnor
- Kennington
- North Hinksey
- Radley, and
- Wootton

Proposals for inappropriate development will not be approved except in very special circumstances*.

The construction of new buildings in the Green Belt is considered inappropriate except where they are:

- i. buildings for agriculture or forestry
- ii. provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it
- iii. the extension or alteration of a building provided it does not result in disproportionate additions over and above the size of the original building
- iv. the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces
- v. limited infilling in Shippon, South Hinksey, Wootton Old Village and Wytham
- vi. limited affordable housing for local community needs as set out in **Core Policy 24**, or
- vii. limited infilling or the partial or complete redevelopment of previously developed sites, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The following forms of development are also not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt:

- mineral extraction
- engineering operations
- local transport infrastructure that can demonstrate a requirement for a Green Belt location
- the re-use of buildings, provided that they are permanent and of substantial construction, and
- development brought forward under a Community Right to Build Order.

* "Very special circumstances" will not exist unless the potential harm, is clearly outweighed by other considerations (NPPF, Paragraph 88).

Figure 1 Core Policy 13 The Oxford Green belt – Vale of White Horse District Council LPP1

During May 2019, letters were sent to each landowner of the 22 proposed sites. Feedback was received from 2 landowners, and this feedback was balanced against the NPPF criteria.

Subsequently, after additionally reviewing the Reg14 consultation responses, 14 Local Green Spaces are proposed for designation.

3. List of Proposed Local Green Spaces

The following table lists the 14 proposed sites for designation as Local Green Spaces.

Site Ref	Location description	Beauty	Historic Value	Recreational Value	Tranquillity	Wildlife
LGS1	Mayfield Road Play Area					
LGS2	Green Lane/Denton Close Green					
LGS3	Pinnocks Way Green					
LGS4	Fogwell Rd. Sports Pitch & Play Area					
LGS5	Fogwell Road Quiet Area					
LGS6	Tilbury Lane Allotments					
LGS7	Delamare Way Green					
LGS8	Kimmeridge Road Green					
LGS9	Kimmeridge Road Estate Green					
LGS10	Glebe Green					
LGS11	The Park Green					
LGS12	Robsart Place Green					
LGS13	Cumnor 'Old Carp Ponds'					
LGS14	Cumnor Cricket Pitch					

4. Maps of Local Green Spaces



Map 1 Farmoor Ward Local Green Spaces



Map 2 Dean Court & Lower Cumnor Hill Local Green Spaces



Map 3 Cumnor Village & Upper Cumnor Hill Local Green Spaces

5. Full Assessment & Summary of Evidence

Site Name	Mayfield Road Play Area
Site Location	Children's play area at corner of Mayfield Road & Meadow Close, Farmoor
Land Parcel Reference Number	LGS1
Landowner	Thames Water plc
Description of Green Space	Children's play area, with benches & youth shelter. New fitness equipment for adults along northern edge of area. Mature trees and tranquil atmosphere Parish Council maintain the area.
Planning Constraints/Designations	Green Belt
Map	
Assessment against NPPF LGS Criteria	
1. In reasonably close proximity to the community it serves	Yes, within the housing estate therefore residents can walk to area
2. Local in character and not an extensive tract of land	Yes, very local in character, surrounded by mature woodland and hedgerows, 0.25 hectares in size.
3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquillity, recreational value (including as a playing field), or richness of wildlife or historical significance	Yes. The open green nature of this site means that it is used frequently by children playing ball sports. Recent installation of fitness equipment around the northern perimeter makes it a flexible space for older & younger residents alike. There is a seating area to the west of the site which is an important space for residents to meet and relax. The eastern edge of the site is a more tranquil area and leads to the public footpath that runs adjacent to the reservoir, and is much used by dogwalkers. Contributes to open character of this area. Mature hedgerows and trees that line the perimeter are important habitats for wildlife (acts as a wildlife corridor for muntjac deer, hedgehogs, squirrels and rabbits) and provides a green visual buffer between the dwellings and the reservoir
LGS1 Next Steps	
Landowner Consultation	Yes Landowner letter & report sent August 2019
Landowner Support/Objection	No response received
Recommendation	Recommend for designation



Mayfield Road Play Area

Site Name	Green Lane/Denton Close Green area
Site Location	Crossing of Denton Close and Green Lane 51°44'48.6"N 1°18'54.8"W
Land Parcel Reference Number	LGS 2
Landowner	Oxfordshire County Council
Description of Green Space	Area of grass and mature trees, straddling Green Lane, an ancient pathway from Chawley to Dean Court Farm, with a shallow drainage ditch to east.
Planning Constraints/Designations	
Map	
Assessment against NPPF LGS Criteria	
1. In reasonably close proximity to the community it serves	Yes, this parcel of green space sits right at the heart of Denton Close and Green Lane is the only informal green space within this estate.
2. Local in character and not an extensive tract of land	Yes, small green studded with very mature trees. Essential to maintain the green infrastructure of the area. Small tract of land at 0.27 hectare
3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquillity, recreational value (including as a playing field), or richness of wildlife or historical significance	Yes – An essential amenity for the local community, widely used for games, picnics and recreation. This is the place where local children come to play hide and seek, build dens and explore safely, without having to cross the busy main road to get to Fogwell Rd Recreation Area. The mature trees are an important habitat for birds, squirrels and invertebrates
LGS Next Steps	
Landowner Consultation	Yes Landowner letter & report sent August 2019
Landowner Support/Objection	No response received
Recommendation	Recommend for designation



Denton Close/Green Lane Green

Site Name	Pinnocks Way Green
Site Location	Pinnocks Way, in close proximity to Community Centre
Land Parcel Reference Number	LGS 3
Landowner	Vale of White Horse District Council
Description of Green Space	Circular grassed area (0.1 ha) with trees adjacent to bus stop.
Planning Constraints/Designations	
Map	 <p>The map shows an aerial view of a residential area. A circular green space is highlighted with a red outline. It is located at the junction of Pinnocks Way. Other features labeled on the map include Jamona and Dean Court Community Centre.</p>
Assessment against NPPF LGS Criteria	
1. In reasonably close proximity to the community it serves	Yes, sits within the Pinnocks Way estate so is within easy access to all Pinnocks Way residents.
2. Local in character and not an extensive tract of land	Yes. This is a typical green, local in character, with trees common to the area and sits at the heart of the community. Small piece of land at 0.1 hectare
3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquillity, recreational value (including as a playing field), or richness of wildlife or historical significance	Yes, as it is so close to the Community centre, this area hosts a number of community events such as the Big Lunch and Dean Court picnics, as well as community carol singing in the winter. As there is an issue with on-street parking on this estate, this area provides a place to meet up and play. The site provides an important open aspect to the entrance of this residential area.
LGS Next Steps	
Landowner Consultation	Yes Landowner letter & report sent August 2019
Landowner Support/Objection	No response received
Recommendation	Recommend for designation



Pinnocks Way Green

Site Name	Fogwell Sports Pitch & Play Area
Site Location	Off Fogwell Rd, adjacent to A420
Land Parcel Reference Number	LGS4
Landowner	Oxford University
Description of Green Space	A football pitch, with space to the north for bike bumps, children's play equipment and fitness equipment. Well used by local Botley Boys and Girls football club. Popular with dog walkers.
Planning Constraints/Designations	
Map	
Assessment against NPPF LGS Criteria	
1. In reasonably close proximity to the community it serves	Yes, this runs adjacent to two dense housing estates and is in continuous use.
2. Local in character and not an extensive tract of land	Yes, this varied land is local in character, and at 2.21 hectares is not an extensive tract of land.
3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquillity, recreational value (including as a playing field), or richness of wildlife or historical significance	<p>Yes – An essential amenity for the local community, used for games, picnics and recreation. Range of play equipment in the north-eastern corner makes it popular with all ages. Proximity to Fogwell Road and Tilbury Lane Estates makes this a key green space for this community. The football pitch at the southern end of the site is home to Botley Boys & Girls Football Club and provides an amenity to people both of Cumnor & North Hinksey Parishes. This is one of the larger open green spaces in the parish and the northern end of the area is more tranquil and an important open area used more informally by runners, people keeping fit and children just wanting to have a 'kick-about'.</p> <p>The footpath is much used by dog walkers, and is important given the lack of public green space within Fogwell Rd and Tilbury Lane developments.</p> <p>The mature trees & hedging provide a critical visual barrier to the A420 and reduces noise impact. The woodland provides an essential habitat for birds, squirrels, bats and owls.</p>
LGS Next Steps	
Landowner Consultation	Yes Landowner letter & report sent August 2019
Landowner Support/Objection	No response received
Recommendation	Recommend for designation



Fogwell Road Sports Pitch & Play Area (above & below photographs)



Site Name	Fogwell Road Quiet Area
Site Location	Off Fogwell Rd, adjacent to A420
Land Parcel Reference Number	LGS5
Landowner	Vale of White Horse District Council
Description of Green Space	This is a key recreational area for dog walkers and children to informally walk & play. The area is demonstrably quieter than the surrounding area and as such becomes a significant quiet area for local residents. The amenity is in its wooded nature and close proximity to the Fogwell Rd and Tilbury Lane Housing estates.
Planning Constraints/Designations	
Map	
Assessment against NPPF LGS Criteria	
1. In reasonably close proximity to the community it serves	Yes, this runs adjacent to two dense housing estates and is in continuous use.
2. Local in character and not an extensive tract of land	Yes, this varied land is local in character, and at 0.68 hectare is not an extensive tract of land.
3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquillity, recreational value (including as a playing field), or richness of wildlife or historical significance	Yes – An essential amenity for the local community. The footpath and secluded walk, encased by large mature trees is much used by dog walkers, and is important given the lack of public green space within Fogwell Rd and Tilbury Lane developments, and the high densities of housing in these locations. The mature trees & hedging provide a critical visual barrier to the A420 and reduces noise impact. The mature woodland provides an essential habitat for wildlife, including birds, squirrels, bats, foxes and rabbits. The tranquillity of this site is key to the mental health and well-being of residents of Fogwell Road and Tilbury Lane and provides an easy to reach escape.
LGS Next Steps	
Landowner Consultation	Yes Landowner letter & report sent August 2019
Landowner Support/Objection	No response received
Recommendation	Recommend for designation



Fogwell Road Quiet Area

Site Name	Tilbury Lane Allotments
Site Location	Tilbury Lane
Land Parcel Reference Number	LGS6
Landowner	Oxford University
Description of Green Space	Allotments, well used and valuable amenity for the dwellings in Dean Court with smaller gardens or no green space
Planning Constraints/Designations	TBC by Vale
Map	 <p>LGS6 Tilbury Lane Allotments</p>
Assessment against NPPF LGS Criteria	
1. In reasonably close proximity to the community it serves	Yes, this piece of land is at the heart of the community.
2. Local in character and not an extensive tract of land	Yes, small piece of land at 1.41 hectares
3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquillity, recreational value (including as a playing field), or richness of wildlife or historical significance	<p>Yes – these allotments are the only ones available in the parish. The density of the new Tilbury Lane Estate means that the lack of gardens make this area even more important to the community. Originally named Old Botley Allotments and were part of land gifted to the University of Oxford by Col Raymond ffennell (1871 – 1944). Originally there were 44 10 Pole allotments & 34 20 Pole plots. The original area was 2.9 hectares, but now reduced to 1.5 hectares, whittled away to deliver housing particularly in early 1980s. “For 87 years this land has kept faith with the original vision of Col ffennell a space to enjoy, learn and proposer from nature” <i>Roger Higton</i>.</p> <p>The allotments provide excellent recreational value for tenants and their families, in terms of the growth of vegetables, fruit and flowers for personal consumption, and healthy physical exercise. The allotments provide an atmosphere of tranquillity and comradeship – an escape for those with busy family or working lives; rabbits, hedghogs and deer can be seen at appropriate times of year.</p>
LGS Next Steps	
Landowner Consultation	Yes Landowner letter & report sent August 2019
Landowner Support/Objection	No response received
Recommendation	Recommend for designation



Tilbury Lane Allotments

Site Name	Delamare Way Green
Site Location	Bordering S side of Delamare Way and junction with Halls Close at E end. 51.742056-1.307584.
Land Parcel Reference Number	LGS7
Landowner	Vale of White Horse District Council
Description of Green Space	Sizeable grassed area in well-established housing development of detached houses, 88m max length W to E, 49.5m width at E end and 22.5m at W end. Curving tarmacked paths cross in V formation from N to E and S..
Planning Constraints/Designations	
Map	
Assessment against NPPF LGS Criteria	
1. In reasonably close proximity to the community it serves	Yes, in the centre of housing estate and accessible to all residents in Barn Close, Halls Close and Delamare Way.
2. Local in character and not an extensive tract of land	Yes, small piece of land at 0.29 hectare in size. Entirely in keeping with the local character which has a number of open gardens with soft boundary hedging. Green space has a number of mature trees and hedgerows which provide an important habitat for wildlife. It must be noted that the adjoining Cumnor Hill has a "sylvan" character and these trees and hedgerows provide a continuing wildlife corridor for foxes, rabbits, deer, bats and hedge & tree nesting birds.
3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquillity, recreational value (including as a playing field), or richness of wildlife or historical significance	Yes. This is a very well used space by children on their way home from Matthew Arnold School as a place to let off steam,. Dog walkers and people sitting and enjoying the calm tranquil nature of the area can be seen daily. The gardens in these roads are typically very small thus this open green space is vital for informal kickabout football playing. The area has a bench for relaxing and meeting neighbours. Established variety of conifer trees at the western end. Recent plantings of 9 silver birches and some other trees, 7 beds planted with shrubs. Some Spring bulbs. The maturity of the trees and hedgerows complement the "sylvan" character of the adjacent Cumnor Hill. Maintained by the Parish Council
LGS Next Steps	
Landowner Consultation	Yes Landowner letter & report sent August 2019
Landowner Support/Objection	No response received
Recommendation	Recommend for designation



Delamare Way Green

Site Name	Kimmeridge Road Green
Site Location	Seven Sisters Way 51.735526, -1.313929
Land Parcel Reference Number	LGS8
Landowner	Chamonix Management Company
Description of Green Space	Green space in housing area gives a sense of openness and is used by families for community activities.
Planning Constraints/Designations	
Map	
Assessment against NPPF LGS Criteria	
1. In reasonably close proximity to the community it serves	Yes
2. Local in character and not an extensive tract of land	Yes
3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquillity, recreational value (including as a playing field), or richness of wildlife or historical significance	Yes. This area provides an open space that gives the surrounding area a sense of calm and tranquillity. It is newly planted, but in time the hedgerows will grow and provide important habitats for birds and insects.
LGS Next Steps	
Landowner Consultation	Yes August 2019
Landowner Support/Objection	Response received, with no objection
Recommendation	Recommended for designation



Kimmeridge Road Green

Site Name	Kimmeridge Road Estate Green Space and Playground
Site Location	At the Back of the Housing 51.735168, -1.313933
Land Parcel Reference Number	LGS9
Landowner	Chamonix Management Company
Description of Green Space	Green area at the back of the housing area (1.1ha) It contains the play area and both ponds are accessible. It rises to an area with a lovely view across Oxford.
Planning Constraints/Designations	
Map	
Assessment against NPPF LGS Criteria	
1. In reasonably close proximity to the community it serves	Yes
2. Local in character and not an extensive tract of land	Yes, small piece of land 2.32 hectares. The land is very local in character and provides a suitable transition between the high-density housing and the SSSI at The Hurst.
3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquillity, recreational value (including as a playing field), or richness of wildlife or historical significance	<p>Yes – this area is now under the management of the residents' own management company. The area borders the Site of Special Scientific Interest (The Hurst) which contains a wide variety of habitat for wildlife.</p> <p>This site is immediately adjacent to the Kimmeridge Road (192 dwellings). It provides a publicly accessible open green space for the residents. It provides excellent recreational value for residents. This site is used daily by walkers and children playing informally.</p> <p>The area has been planted with saplings and is left unmown for parts of the year, increasing its biodiversity. It is habitat for a large range of butterflies, bees and other invertebrates.</p> <p>There is a long distance view from the top of the hilly area. An essential amenity for the residents of Kimmeridge Rd, Seven Sisters Way and Upper Cumnor Hill.</p>
LGS Next Steps	
Landowner Consultation	Yes Landowner letter & report sent August 2019
Landowner Support/Objection	Response received and no objections stated
Recommendation	Recommend for designation



Kimmeridge Road Estate Green Space

Site Name	The Glebe Green
Site Location	Centre of The Glebe development
Land Parcel Reference Number	LGS10
Landowner	Vale of White Horse District Council
Description of Green Space	Open grassed space in centre of The Glebe housing development. Ringed by mature trees and hedgerows. Bench.
Planning Constraints/Designations	
Map	
Assessment against NPPF LGS Criteria	
1. In reasonably close proximity to the community it serves	Yes, this site sits within the centre of the The Glebe Housing Estate (70 dwellings)
2. Local in character and not an extensive tract of land	Yes, 0.18 hectare. Adds to character of area by simulating village green.
3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquillity, recreational value (including as a playing field), or richness of wildlife or historical significance	<p>Yes. This open green space is used daily by the residents of Oxenford House (Older People's Home) for exercise and to get a breath of fresh air. Children use the open grassy area for informal ball games. This is important as the children do not have to cross any busy roads to get here, so can learn to be more independent within the proximity of their houses.</p> <p>The rea is also used for street parties in the summer and carol singing in the winter. A much used and well-loved open green space.</p> <p>Mature trees and hedgerows screen the houses and provide a restful and tranquil area in the summer when they are in full leaf</p>
LGS Next Steps	
Landowner Consultation	Yes Landowner letter & report sent August 2019
Landowner Support/Objection	No response received
Recommendation	Recommend for designation



The Glebe Green

Site Name	The Park Green
Site Location	Open spaces at entrance to The Park (right hand side as enter estate) 51.731975, -1.332078
Land Parcel Reference Number	LGS11
Landowner	Vale of White Horse District Council
Description of Green Space	Grassed open area with 10 mature conifers. Left hand side consists of a grassed strip with a couple of mature trees divide the footpath/drive behind housing in Robsart Place with the estate road to housing cul-de-sac in The Park.
Planning Constraints/Designations	
Map	
Assessment against NPPF LGS Criteria	
1. In reasonably close proximity to the community it serves	Yes, central to housing and accessible to residents of The Park, The Winnyards and Robsart Place
2. Local in character and not an extensive tract of land	Yes, this area creates a green entrance to this housing area, small areas of land consisting of 0.04 hectare, plus 0.06 and 0.05 hectares
3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquillity, recreational value (including as a playing field), or richness of wildlife or historical significance	Yes. The 10 tall mature trees supports a wide range of tree-nesting birds .This green space creates a sense of tranquillity and strongly reflects the overall character of Cumnor Village.
LGS Next Steps	
Landowner Consultation	Yes Landowner letter & report sent August 2019
Landowner Support/Objection	No response received
Recommendation	Recommend for designation



Mature trees offer habitat for squirrels, corvid species & garden birds

Site Name	Robsart Place Green
Site Location	Open space in middle of Robsart Place - Plus small green area next to it 51.730585, -1.332177
Land Parcel Reference Number	LGS12
Landowner	Vale of White Horse District Council
Description of Green Space	Grassed open area with mature trees lining one side. Footpath surrounds the area and is used by young children learning to ride safely off the road as well as roller skating etc. Smaller green area next to it has a large tree. Used for informal games and other play.
Planning Constraints/Designations	TBC by VOWHDC
Map	
Assessment against NPPF LGS Criteria	
1. In reasonably close proximity to the community it serves	Yes
2. Local in character and not an extensive tract of land	Yes, adds to character of are by opening up the housing and providing a central focal point. Small piece of land at 0.18 hectare
3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquillity, recreational value (including as a playing field), or richness of wildlife or historical significance	Yes. This open space provides excellent recreational value for the residents of Robsart Place. It provides an informal grassy area for children to play without having to cross busy main roads to the nearest play park. The treed area provides children with a place to play hide and seek and to give shade to play under in the hot summer months. The smaller area has limited community value and as such is not recommended for designation.
LGS1 Next Steps	
Landowner Consultation	Yes Landowner letter & report sent August 2019
Landowner Support/Objection	No response received
Recommendation	Recommend for designation



Robsart Place Green – large open grassy area for informal play and relaxation, mature trees provide shade

Site Name	Paddock / open field – “The Old Carp Ponds”
Site Location	Adjacent to Appleton Road and Cumnor Cricket Pitch 51.733339, -1.334766
Land Parcel Reference Number	LGS13
Landowner	Private Ownership
Description of Green Space	Large grass wire enclosed field. Surrounded by properties on 3 sides - cricket field entrance road on the 4th. This generally has livestock on it to maintain the grass. 2 medieval carp ponds.
Planning Constraints/Designations	
Map	 <p>LGS13 The Old Carp Ponds</p>
Assessment against NPPF LGS Criteria	
1. In reasonably close proximity to the community it serves	Yes
2. Local in character and not an extensive tract of land	Yes, The open paddock significantly adds to the character of the Conservation Area 2.5ha
3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquillity, recreational value (including as a playing field), or richness of wildlife or historical significance	<p>Yes. This area sits within the Conservation Area and is key both in its historical significance, and relationship with the old Cumnor Place, but also as being important to preserve the open character of the original village. This significantly adds to the tranquil aspect of the Conservation Area.</p> <p>The ponds are a rich and diverse habitat for invertebrates. The paddock is grazed by cattle and has a large range of wildflowers in the summer months.</p> <p>The paddocks have historical significance being the old Earl of Abingdon’s Carp Ponds, which provided fish for the monks at the abbey, and thus has historical significance.</p> <p>The site has further particular historical significance in that it is the site of Cumnor Place, where Amy Robsart died in mysterious circumstances during Queen Elizabeth I’s reign. The Old Carp Ponds are said to be haunted by her ghost and that is why they never freeze over.</p>
LGS Next Steps	
Landowner Consultation	Yes, report & landowner sent August 2019
Landowner Support/Objection	No response received
Recommendation	Recommended for designation



The Old Carp Ponds – a large open grassed area, with two medieval carp ponds

Site Name	Cricket Pitch
Site Location	Off Appleton Road, entrance opposite Bear and Ragged staff pub 51.732117, -1.335529
Land Parcel Reference Number	LGS14
Landowner	Cumnor Cricket Club Trust:
Description of Green Space	Home of Cumnor Cricket Club. Grass area surrounded by fencing and trees. Used for cricket as well as dog walking/running /BBQ's/summer parties, games etc. Includes attractive and well used pavilion.
Planning Constraints/Designations	
Map (see Appendix 1 of Independent Examiner's report, February 2021) This section taken from map supplied by VWHDC 26/02/2021 generated using Cumnor Parish Council's OS PSL 01651	
Assessment against NPPF LGS Criteria	
1. In reasonably close proximity to the community it serves	Yes, a cricket facility at the heart of the village community
2. Local in character and not an extensive tract of land	Yes, 1.72 hectares. This facility significantly adds to the character of the Conservation Area
3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquillity, recreational value (including as a playing field), or richness of wildlife or historical significance	Yes. "Set at the heart of our local community... in lovely enclosed surroundings within the village of Cumnor"* this site provides excellent recreational value, and being a venue for public hire "we regularly host social functions"*. The mature trees and hedgerows along the southern border provide an important habitat for wildlife. It is a traditional village cricket green in the heart of Cumnor Village, a rare thing these days. As such it defines the character of the area. It is a particularly tranquil area and gives Cumnor a quintessential village air, especially at the weekend when cricket matches are in progress. The Club's Twitter profile describes it as having "one of the most picturesque cricket grounds in the county" Bounded by public footpaths the grassy surrounds when not being used by cricket players is used recreationally by dog walkers and children playing informally, and provides a tranquil haven surrounded by mature trees & hedgerows. Birdsong takes over from the sound of cricket during the winter months.

	The area has historic significance as cricket has continuously been played here since 1896. The facilities are maintained through a trust and have been largely purchased through public monies including a grant from the Olympic Legacy Fund. * http://cumnorcricketclub.com/ accessed September 12 th 2020
LGS Next Steps	
Landowner Consultation	Yes August 2019, Meeting held 11 th Sept 2019 to discuss
Landowner Support/Objection	Objected
Recommendation	Recommend for Designation



Cumnor Cricket Pitch.

Above view across pitch from SW corner.

Below, the view looking along the southern boundary which is edged with a public right of way and a mature line of fir and sycamore trees, which is an important habitat for garden and corvid species of birds, squirrels and bats.



Appendix 1 Letter to Landowners August 2019

Tina Brock
Cumnor Parish Council
Xxx
Date

Dear xxx

Re Local Green Space Nomination - Landowner Notification

I am writing to inform you that a piece of land that you own has been nominated as a Local Green Space for designation within the Cumnor Parish Neighbourhood Development Plan.

Enclosed is a report that map identifies the green spaces that have been nominated. Although an initial assessment has been undertaken, a decision has not yet been made in relation to whether this site is a suitable candidate for Local Green Space designation.

What does Local Green Space Nomination mean?

Successful designation of the site as a Local Green Space carries equal status in law as Green Belt, but with the added benefit of "having to endure beyond the plan period" and can also articulate the value placed on the space by the community. For example, within a Conservation Area, an area may be designated as it contributes to the open character of the village.

In line with nationally defined criteria, to be suitable for designation, the local green space must be capable of enduring beyond the lifetime of the plan and be:

- In reasonably close proximity to the community it serves;
- Demonstrably special to the local community and hold particular significance, for example, because of its beauty, historic significance, recreational value (including playing fields), tranquillity or richness of wildlife, and
- Local in character and not an extensive tract of land.

A formal consultation on the draft Cumnor Parish Neighbourhood Development Plan is due to follow in 2019. As part of this process you will be able to comment again on the recommended inclusion/exclusion of your site as a Local Green Space in the Draft Plan. We will write to you again at this stage to notify you in relation to the latest position in relation to your site.

Please get in touch with any comments, feedback or concerns before 23rd July 2019.

Yours faithfully,

Tina Brock, Cumnor Parish Council Clerk
Fiona Newton, Chair, Cumnor Parish Neighbourhood Plan

Appendix 2 List of Landowners Consulted Prior to Regulation 14 Consultation

University of Oxford
Chamonix Management Company
Cumnor Cricket Club
The Vale of White Horse District Council
Oxfordshire County Council
Persimmon
Cumnor Parish Council
Thames Water plc
2 private landowners

Appendix 3 List of Green Spaces Considered with Rationale for Non-Designation in Reg 14 consultation draft Plan

Site Ref	Name	Reason for Non-Designation
24	Land on the corner of Leys Road and Oxford Road	<ul style="list-style-type: none"> • No public access
25	Cricket Field Footpaths -tree lined	<ul style="list-style-type: none"> • Protected as public footpath
26	Village Pond	<ul style="list-style-type: none"> • Protected as Common Land
27	Chawley Lane Common Land/Village Green	<ul style="list-style-type: none"> • Protected as Village Green
28	High Street Paddock opposite War Memorial	<ul style="list-style-type: none"> • No public access or footpaths
29	Saint Michaels Church Yard	<ul style="list-style-type: none"> • Protected through Church
30	Cricket Field Adjacent Grass Area To the back of The Winnyards and Cricket field 51.731702, -1.334215	<ul style="list-style-type: none"> • Small area of brambles - not demonstrably special to community
31	Cumnor School Playing Fields	<ul style="list-style-type: none"> • Education criteria prevents designation as LGS
32	War Memorial	<ul style="list-style-type: none"> • Protected through statutory listing
33	Matthew Arnold School Fields	<ul style="list-style-type: none"> • Education criteria prevents designation as LGS
34	Common Land to Bablock Hythe	<ul style="list-style-type: none"> • Protected through Common Land status • Extensive tract of land
35	Chilswell Paths	<ul style="list-style-type: none"> • Protected as Public Right of Way
36	Oxford Green Belt Way	<ul style="list-style-type: none"> • Public Right of Way • Protected as Green Belt
37	Area between Long Copse and Chawley Lane	<ul style="list-style-type: none"> • Extensive tract of land • Local Wildlife Site designation for wildlife area
38	Farmoor Reservoir	<ul style="list-style-type: none"> • Extensive tract of land
39	Land behind Matthew Arnold School	<ul style="list-style-type: none"> • Extensive tract of land
40	Fields between Green Road & A420	<ul style="list-style-type: none"> • Extensive tract of land with no public access
41	Eynsham Road – Nobles Hole Farm inc footpath	<ul style="list-style-type: none"> • Footpath protected. • Land low quality, low community value
42	Beacon Hill	<ul style="list-style-type: none"> • Extensive tract of land
43	Field between Cumnor Cricket ground and Robsart Place	<ul style="list-style-type: none"> • No public access • Not demonstrably special to community
44	Wooded strip of land & ditch near cricket ground entrance.	<ul style="list-style-type: none"> • Not demonstrably special to community
45	Eynsham Road island copse	<ul style="list-style-type: none"> • Not demonstrably special to community
46	The Vine Pub Garden	<ul style="list-style-type: none"> • Due proximity to The Glebe Play Park not demonstrably special, good recreation facilities exist next to this
47	Cumnor Village entrance – wooded area	<ul style="list-style-type: none"> • Not demonstrably special
48	A420 slip roads Entrance to Cumnor Village from Wooton 51.731726, -1.328589	<ul style="list-style-type: none"> • Part of highway infrastructure
49	Grass outside Farmoor Village Stores	<ul style="list-style-type: none"> • Not demonstrably special
50	Norreys Road and Bertie Road Triangle	<ul style="list-style-type: none"> • Not demonstrably special

51	Village Green adjacent to Village Hall	<ul style="list-style-type: none"> • Protected as common land
52	The Park -open land at entrance (2 parcels of land)	<ul style="list-style-type: none"> • Not demonstrably special, often used as car park, small tracts of land
53	Robsart Place (land at entrance)	<ul style="list-style-type: none"> • Not demonstrably special
54	Ridge & Furrow Field	<ul style="list-style-type: none"> • May have historic significance, no public access, protect through Local List Policy