

# Local Green Spaces Study

## East Hanney Neighbourhood Plan

Appendix D

January 2024

# East Hanney Neighbourhood Plan

## Appendix D – Local Green Spaces

### Introduction

This report is provided to support Policy EHNP 8 Local Green Spaces. The designation of 'Local Green Spaces' is provided for under the NPPF.

East Hanney is a historic rural village set within the lowland vale and open countryside. The village has various green open areas which are an important feature of the village that qualify as Local Green Spaces as prescribed under the National Planning Policy Framework, July 2021, paras 101 and 102.

The rationale for the policy and the need for Local Green Spaces is set out within the supporting text of Policy EHNP8, together with details of National Planning policy relevant to the provision of Local Green Spaces. The inclusion of Local Green Spaces within the EHNP is a formative part of planning for the village for the future. The policy helps address the community's concerns regarding endurance of the green natural environment and support for Local Green Spaces within the village as evidenced in the Community survey, and in the Character Assessment. The rich and verdant green areas within the village being essential to the character and essence of East Hanney.

90% of all responders to the Community survey are in favour of designation of Local Green Spaces.

*'The results of the Community Survey comprehensively evidenced support for this policy including the identification and promotion of specific areas to be classified as Local Green Spaces. **229 (90%) of respondents to the 2016 NP Survey were in favour of protecting important green areas by designating them as a 'Local Green Space'.***

As a rural village with a long history, green spaces have been a consistent feature and theme, helping provide a natural and rural landscape for the village. Villagers have enjoyed the existence of such spaces for centuries and today, their presence continues as a fundamental aspect of the nature and sense of place that makes East Hanney the place that it is.

The existence of Local Green Spaces within the village is essential for the health and character of East Hanney. They help provide the openness and the green environment which are fundamental characteristics of the village.

Throughout the village, there are also several historic footpaths and walkways, most of which have been in place for more than 100 years, as can be evidenced from early maps. Such pathways are still enjoyed today, for example alongside the Letcombe Brook and through local fields. Various routes link open green spaces, or run alongside them, enabling green amenity and a feeling of openness that can be viewed by all. Some of these spaces provide evidence for the village's traditional agricultural past, for example with ridge and furrow field systems evident, or remains of fruit orchards which were a very populous feature of the village in the past. Each provides and contributes to the nature and character of the village.

The Local Green spaces today are core features of the character of the village and its make up. They form part of the very essence of the village and are fundamental for its wellbeing and future.

This document provides the evidence for each of the sites that are assessed as Local Green Spaces under this Plan, setting out how each qualifies as a Local Green Space.

Professional assistance and advice has been received in the determination and nomination of the areas detailed below as Local Green Spaces. That support was provided by a member of the Institute of Chartered Planners, who acted on and advised the Council, from Community First Oxfordshire. As part of the work undertaken, a review of potential spaces was considered and the principle of a green corridor along the course of the Letcombe Brook through East Hanney was identified. Most Local Green Spaces assessed under this plan form part of that natural corridor and provide important amenity and purpose to the village, such as flood mitigation, wildlife habitat, of historic significance, and influence the character and setting of the village.

## **Community Survey**

The green environment and setting of the village were identified by the community as being important to the character and to the people of the village. There is concern about the future. An overwhelming majority of the community wishes to see the environment maintained for the future and are in favour of protecting green areas by designating green areas within the village as Local Green Space. This is evidenced through the Community survey.

The community survey for the Neighbourhood Plan included questions about green spaces. The results can be summarised as follows:

- 1) 90% of respondents are in favour of protecting green areas by designating certain green areas within the village as Local Green Space.
- 2) Respondents identified particular areas to be designated as Local Green Space through the survey and by way of direct respondent requests at the consultation stage.

The results of the Community Survey show the importance of green spaces within the village to the community.

Respondents identified open green spaces, footpaths, and hedgerows as being important aspects of the character of East Hanney and wish to see these preserved. Hedgerows and trees are consequently also addressed through this plan, ref policy EHNP5 Retention of trees and hedgerows.

Paths along Letcombe Brook, agricultural character, open green spaces and access to country walks are amongst the important aspects of the village identified by the residents.

## **Local Green Space - criteria**

To be a Local Green Space, specific criteria, as set out within the NPPF, must be met. The criteria for qualification of designation as a Local Green Space is set out in para 102 of the NPPF, which states:

'The Local Green Space 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.

Natural England's Accessible Natural Greenspace Standards (ANGSt) have been used to define the likely size of a suitable Local Green Space and its distance from the local community. A Local Green Space should normally be located within 2km (1.25 miles) of the community it serves and a site of 2ha (5 acres) or less and should be located within 300m (325 yards) (or 5 minutes' walk) of the community it serves.

A site of over 20ha (50 acres) would be considered to be "an extensive tract of land" and therefore not suitable for designation as a Local Green Space. It is considered that each of the sites assessed under this plan fulfil the required criteria. A summary assessment is provided.

To assist the assessment, the Cotswold District Council Local Green Spaces Planning Toolkit has also been referenced, and the following (from page 5 of that toolkit) has been taken into consideration in addition to meeting NPPF criteria in order to meet the LGS designation evidence.

*Potential Local Green Space site must meet the criteria set out in the NPPF, and further detailed in the National Planning Practice Guidance. These criteria are not specific – they do not give set distances or areas, but act as guidance which should then be interpreted at a local level.*

*In order to ensure that any designation in the District is robust, we have created a checklist against which potential Local Green Space sites should be tested.*

*Not every potential site will meet every criteria however all sites must meet the following criteria in the checklist;*

*Point 2.1 - not with an extant planning permission within which the Local Green Space could not be accommodated*

*Point 2.2- not allocated for development in the relevant Neighbourhood Plan or the Local Plan, unless it can be shown that the Local Plan housing allocation is not strategic and can be re-located somewhere else in the neighbourhood plan area; or alternatively that the Local Green Space could be incorporated within the site as part of the allocated development*

*Point 3.2- Not an "extensive tract of land"*

*Point 3.3- "local in character"*

*Point 5- in "proximity to the community it serves"*

*Point 6- "demonstrably special to the local community"*

*And all sites must meet at least one of the following criteria in the Checklist-*

*Point 7 "particular local significance ... because of its beauty"*

*Point 8 "particular local significance ... because of its historic significance"*

*Point 9 "particular local significance ... because of its recreational value"*

*Point 10 "particular local significance ... because of its tranquillity"*

*Point 11 “particular local significance ... because of its wildlife”*

*Point 12 “particular local significance ... for any other reason”*

*In order to provide further certainty, it is proposed that Natural England’s Accessible Natural Greenspace Standards (ANGSt) are used to define the likely size of a suitable Local Green Space and its distance from the local community. Therefore, a Local Green Space should normally be located within 2km (1.25 miles) of the community it serves and a site of 2ha (5 acres) or less should be located within 300m (325 yards) (or 5 minutes’ walk) of the community it serves. Given the rural nature of the District, it may be necessary to relax these requirements in certain circumstances.*

*A site of over 20ha (50 acres) would be considered to be “an extensive tract of land” and therefore not suitable for designation as a Local Green Space.*

## **Assessed Local Green Spaces**

### **(Previously Site A/deleted following examination): The Ancient Orchard and approach, south of Summertown.**

This location contains one of the last remaining orchards in East Hanney, the village historically having many orchards. Some of the site is noted as being undeliverable in the Strategic Housing Land Availability Assessment supporting the VOWH Local Plan Part 1, as it is noted as having policy constraints such as being adjacent to the Conservation Area and listed building, archaeological constraints, and partially being within Flood Zones 2 and 4. Part of the site is priority habitat and is located adjacent to the County Wildlife site ‘Cowslip Meadows’, being formerly owned by the same farmer, separated only by the Letcombe Brook.

The Letcombe Brook, along which the site lies, is a rare chalk stream and is a known wildlife corridor, and home to a large number of rare and protected species. The area provides a natural and green amenity to the village and refuge for wildlife, from which the village and community benefits.

Other aspects of the area, which are important, include:

Firstly, East Hanney is mentioned in the Domesday Book and up until the beginning of the last century was known as a fruit growing area of Southern Oxfordshire (formerly North Berkshire). The earliest o/s maps of the 1870’s shows the land as an orchard and references are made in the medieval period to the site. The early manorial maps show the area as an orchard. Some fruit trees still remain, and it is the last remaining ancient orchard in East Hanney.

Secondly, it is thought that area is one of the first sites of settlement within East Hanney. The area had not been subject to an archaeological survey until recently which revealed evidence of early settlement here. The site is known to be the location of Southbury Manor, which was one of the first manorial home of the Fettiplaces, one of the most philanthropic families of the era. The Fettiplace family came with the Norman Conquest. This site is therefore very important to village history. There is also a cluster of heritage assets comprising some old barns close to the Letcombe Brook.

Thirdly, the orchard has never had chemical fertilizers in living memory and has been grazed by cattle and then for the last fifteen years by sheep amongst the fruit trees. The area was maintained using traditional methods up to at least 1992, with the grass cut by hand and sickle. It is understood





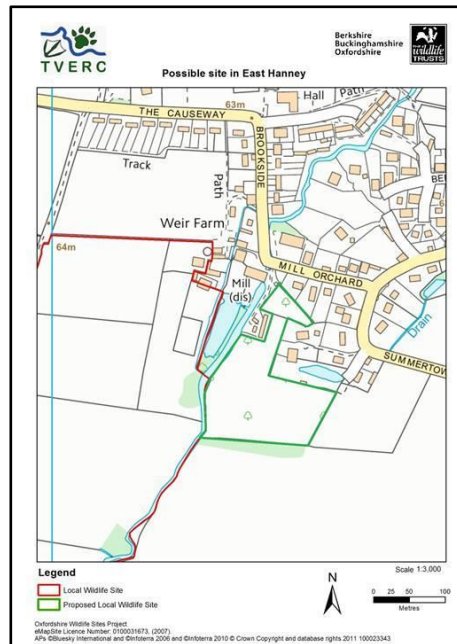


Figure 2 – Area identified as a proposed Local Wildlife site

The area is mainly ancient orchard and still contains some of the old apple trees, including some thought to be of a rare species. The location is as noted alongside the Letcombe Brook and is an important part of the wildlife pathway through the village. It is known to be home to several species of rare flora and fauna, the records at TVERC showing that it has some of the rarest wildlife in the area recorded. The Brook at this point is home to water voles, otters, and rare birds. Herons, egrets, owls, and kingfishers are regularly seen in the field, as are the village swans. A water course/tributary also runs through the site linking Letcombe Brook with the watercourses that run through the village.

### **(Previously Site B/deleted following examination): Letcombe Brook Green corridor, land to East bank of the Brook**

This assessed Local Green Space is a block of land which forms and provides a green and natural space reflective of the rural and historic nature of the village. It gives the village a rural and tranquil feel, forming an open area of natural green environment within the core of the village, linked by footpaths to the established village.

It is important, as it provides a green and verdant landscape, central to the village. There is a main footpath artery running alongside it, with footpaths branching, linking different parts of the village. The footpath which follows the Brook has the green space to one side and the Letcombe Brook to the other, providing a riverside walk within a green and natural surround. The relationship to the Letcombe Brook can be seen in the map below.

Villagers use the footpaths across this area as an alternative route to Main Street, to and from the sports fields, school and shop to areas of housing. It is a tranquil and more environmentally beneficial route through the village than Main Street. The path has various accesses off it, for example down to Snuggs Lane.

As the area is immediate to the Letcombe Brook, it is also a wildlife corridor and home to wildlife within the village.

The area comprises of six packets of land, which together form this central green core. Ideally these should be viewed as a whole and assessed under this plan as Local Green Space.

This land, which is adjacent to the brook, also provides an important buffer which gives the brook area its tranquillity and helps support the varied wildlife. It is important to note that this whole area contributes to the tranquillity of the brook corridor.

As can be seen from the map, it is an important local green space for the village, which has impact on the character and sense of place. It is key part of the green corridor aligned to the course of Letcombe Brook, forming a backdrop to the established settlement which has developed historically following the course of the brook.

This area forms an important green amenity for the village, being central to the shape of the established village.

The area was assessed as a Local Green Space but the independent examination concluded that it should not be designated.

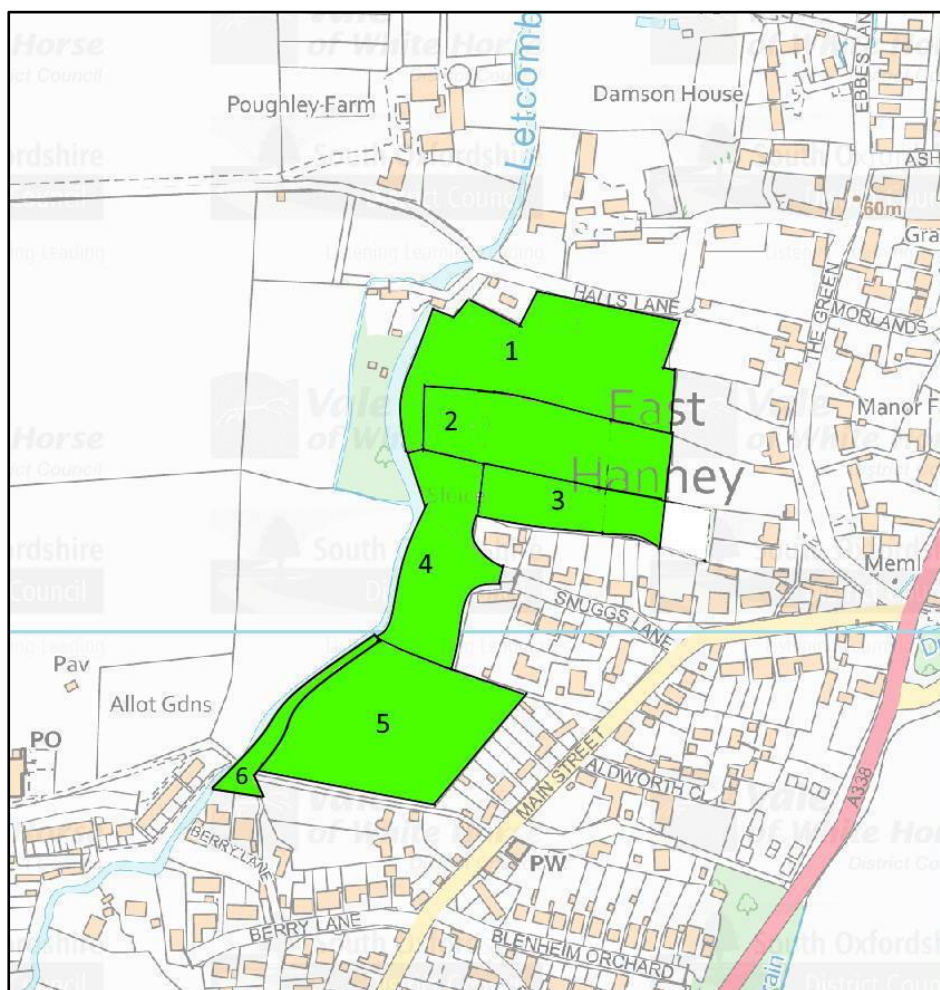


Figure 3



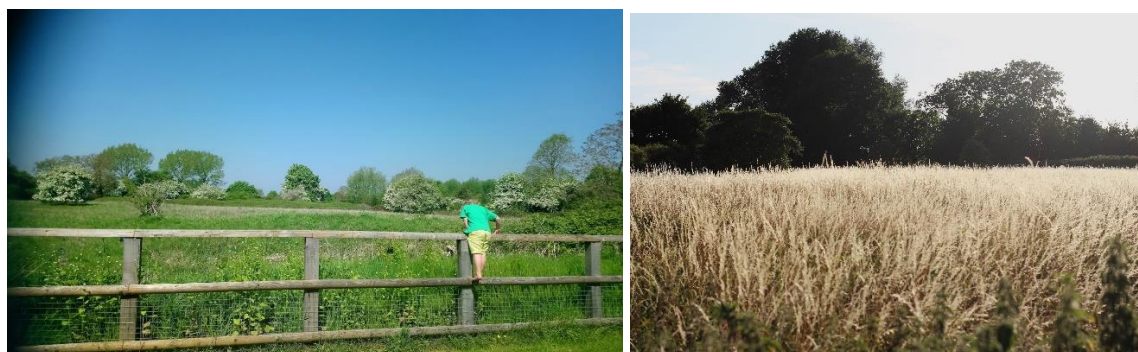
The assessed Local Green Space is continuous alongside the brook, as can be seen from the map above. It is formed of packages of land that have been in existence as green space for a considerable period and are a core part of the village (and the historic settlement). The numbers annotated are given to provide further understanding. The main footpath runs along the bank to the right of the brook. The area shown as area 6 along the footpath by the brook is land owned by the Parish Council.

Brief comments on each of the parts:

1. This is the site of an ancient orchard and still contains some remnants of the old apple trees.
2. This extends towards the brook and is adjacent to the footpath which runs alongside the brook and forms part of the wider, central green corridor. The parcel provides a green backdrop and is viewed from the footpath alongside the Brook.
3. This is a paddock and contributes to the wildlife corridor, with owls and bats in the area
4. This land is a central point with three of the village footpaths diverging here. There is a footpath alongside the Brook toward lower mill, a footpath linking to Snuggs Lane, and the footpath from the iron bridge culminating here, as well as a separate footpath that links from the entrance to Snuggs Lane, an important green central area.
5. This area forms a green back land and is a place of refuge to wildlife along the wildlife corridor by the Brook. It is enjoyed by the residents of Main Street and can also be viewed from the footpath which links the iron bridge to Main Street, from the footpath alongside the Brook, and from the footpath across area 4 linking to Snuggs Lane. An area of rich wildlife habitat, with frequent sightings of village wildlife enjoyed by villagers and users of the footpaths.
6. Is a strip of land alongside the brook which includes the footpath from the iron bridge towards parcel 4, and links to other footpaths which run through areas 4 and 1. This also links to the footpath that connects with Main Street which runs alongside area 5. It is a recorded habitat for water voles and a siting place for Kingfishers.



Views and wildlife Area 5



## Site A(Previously Site C): Letcombe Brook Green corridor, land to West bank of the Brook

This Local Green Space is an area of open green space, used mainly for Paddocks which borders the Letcombe Brook as it runs northwards from the iron bridge towards Ploughly Farm. It is sited opposite the area of green space previously assessed as Site B; both are in the core of the historic village. Jointly, they provide a green and natural environment and form an important part of the green corridor along the Letcombe Brook as it runs through the heart of East Hanney.

The parcel of land is historic to the village and known historically as Wantons Close, as identified from the enclosure map of 1803.

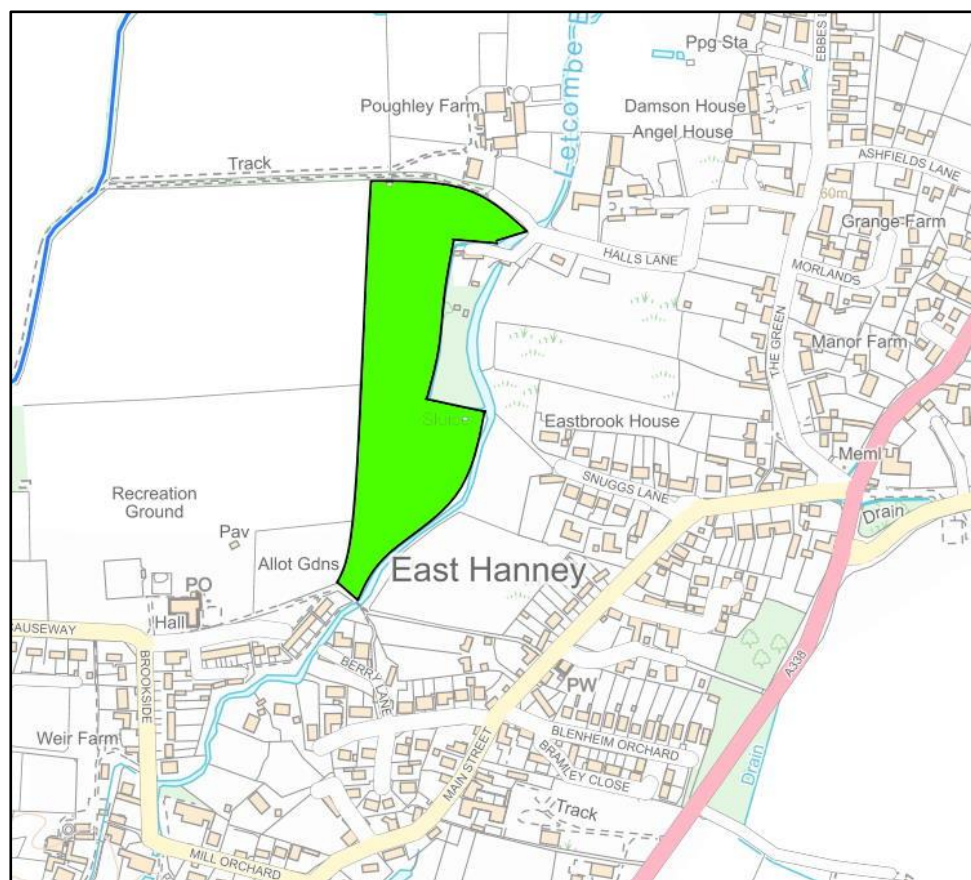


Figure 4

As with the site previously assessed as B, this area forms and provides a feeling of green and natural space and is reflective of the rural legacy of the village. An area of natural green environment close to the established settlement. It is important as it provides part of the green and natural landscape central to the village.

The area is accessible to walkers from a footpath which runs alongside the main sports fields, and from a gate to the north of the area. There is also a main footpath artery running alongside the Brook from the East Bank giving open views across the green space, being one of the main natural and historic foot paths running from the centre of the settlement alongside the Brook.

The land is used for grazing and is truly an open, tranquil and natural space.

The site is highly sensitive for wildlife. There are various feathered species, including kingfisher, egrets, herons, and owls. The area is also frequented by the village swans who make use of the sanctuary with their signets and may be seen utilising the bank of the brook, where there is less human access.

Recently, with the support of the Letcombe Brook Project and the Environment agency, a fish bypass has been introduced, helping both to provide an enhanced environment for wildlife and to assist with flood protection.

It is important to note that this whole area contributes to the tranquillity and natural green landscape of the brook corridor and village setting.

As can be seen from the map, it is an important green local space for the village, which impacts the character and sense of place.

This area qualifies as a Local Green Space, meeting the criteria and forming an important green amenity which is effectively part of the green heart of East Hanney village.

### Site B(Previously Site D): Chapel site, Poughley Farm

The space provides a historical, environmental, and green visual amenity to the village, and is located in one of the older areas of the village alongside the Letcombe Brook, close to Philberd's Manor.

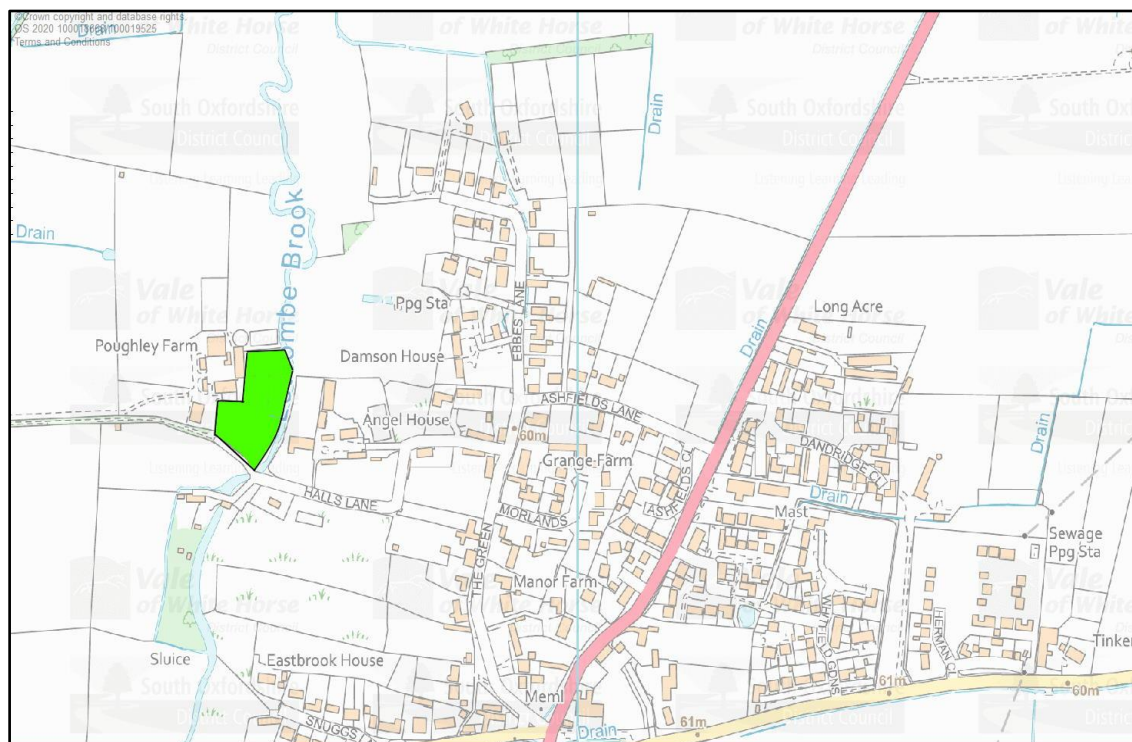


Figure 5

The map shows the location, which is thought to be the location that the lost chapel of St James most likely occupied; this was the chapel to the original late Norman era manor of Philberts.

It is by a popular walkway at the end of Halls Lane at the junction where the old stone bridge was sited (replaced in 2021 by OCC). There is also a footpath overlooking the area which runs alongside on the east bank of the brook and enables visual access across the space. The routeway over the old bridge is a BOAT (By Way Open to All Traffic), which runs to the south of this space linking with the northern part of the village recreational fields, Kings Leases. The BOAT is popular with walkers and also forms part of a green route across the village.

There is good access for visual amenity of the space. The area is also an important part of the wildlife corridor.

### **Site C(Previously Site E): Land north of Philberds, alongside the East Bank of Letcombe Brook**

This space is an open area used mainly for paddocks, which border the brook as it flows north of Philberds. It forms part of the northern element of the green corridor.

The parcel of land is historic to the village; it formed and continues to form part of the pastoral landscape of the village, lying close to the village, with historic established footpaths extending through it and out into the fields.

As with a number of the sites, this land provides a green and natural space with a sense of tranquillity and connection with nature. It is a very peaceful area and is a verdant green part of the village which feels truly unchanged.

This space is important, as it helps provide the green and natural landscape backdrop to the village. It is accessible and enjoyed by residents.

The area is accessed by walkers from a footpath which runs through it, linking with parts of the older village, as it has done historically; for example, connecting Ebbs Lane, which is one of the older areas of the settlement.

The land is used for grazing and is therefore open providing rich and natural views. With the brook and wooded areas present at the site, it also provides an important and essential wildlife habitat. The space is an open, tranquil and natural landscape within the village.



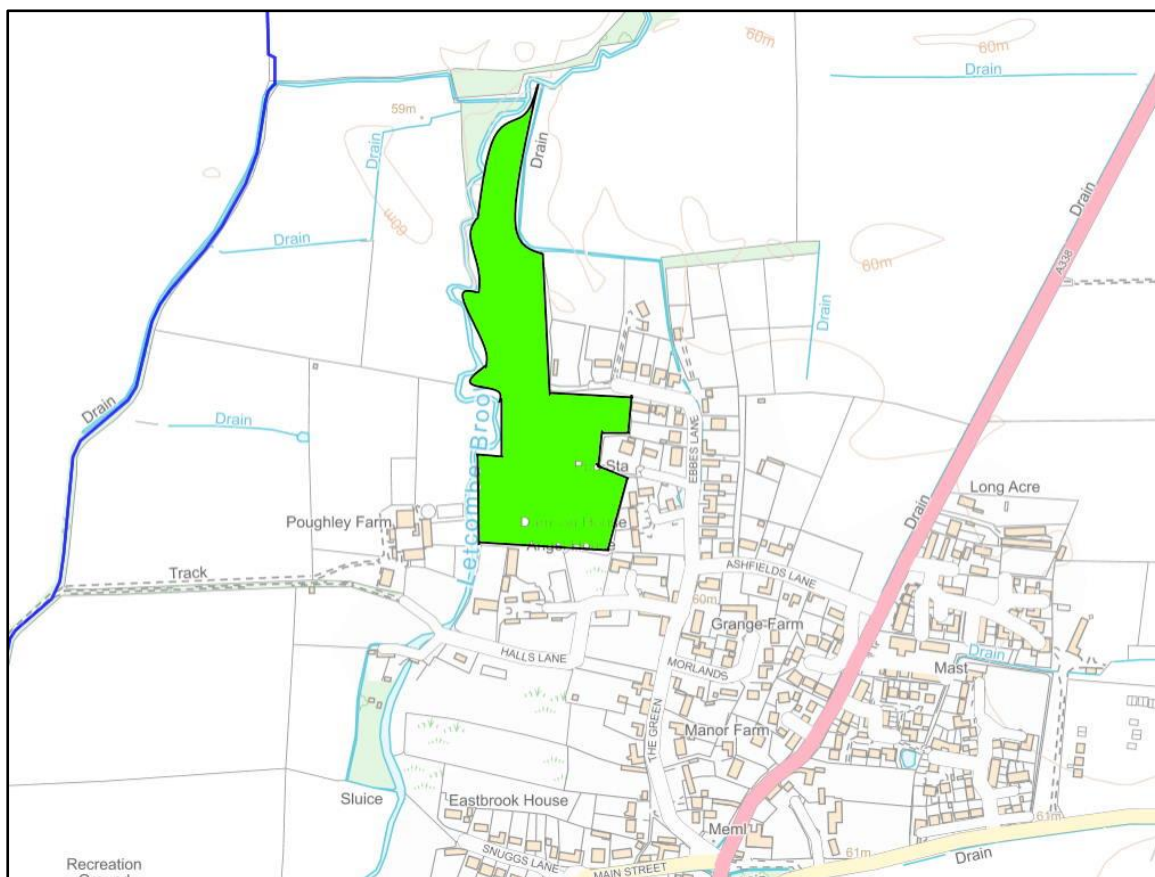


Figure 6

The site is highly sensitive for wildlife and has water voles and otters. Other wildlife that regularly frequent this area include deer, and kingfisher. There are also various rare birds and flora.

The site includes a small copse and wooded area along the bank as the brook flows north out of the village. This area is downstream of the recently installed fish bypass and is home to a range of natural aquatic life associated with the chalk stream, including native brown trout.

It is important to note that this whole area contributes to the tranquillity and natural green landscape of the brook corridor.

Within this assessed area is an ancient 'hollow way' or sunken road, that bisects the land from east to west, from Ebbs Lane to the brook. These hollow ways could date from Roman to medieval times and can be found on land that has remained as pasture since those times rather than being cultivated, and evidence the local historical significance of the site.

This area qualifies as a Local Green Space, meeting the criteria and forming an important green amenity for the village. As can be seen from the map it is an important part of the Letcombe Brook green corridor and contributes to the character, sense of place and environment of East Hanney.

**(Previously Site F/deleted following examination): Green corridor to the South East of the village**



This map shows the location of the space, which is a green corridor that flanks the eastern side of the A338 in the southeast corner of the village. Alongside the edge bordering the A338 (main road shown in pink) there is a thin border strip owned by Highways as annotated, which does not form part of the proposed LGS.

The area to its east is reserved under the Local Plan for a potential strategic reservoir. Should the reservoir be taken forward it is proposed that it is built in an elevated position and the proposed LGS will form a defined edge to the village, protecting views and creating a landscape buffer.

The area comprises of rough meadow and deciduous woodland bounded by native hedgerow and trees. The space assessed is all low flood prone land that has ditches flowing through it that carry water away from the village and therefore also provides an important flood management and prevention function for the village. The drainage ditches take water away from the brook and the village.

This green corridor allows wildlife to travel alongside the busy A338 and softens the developed edge of the village. It forms an important green edge to the village settlement.

The area was assessed as a Local Green Space but the independent examination concluded that it should not be designated.



Views showing part of the established woodland, and public footpath (below).





## Site D(Previously Site G): Kingsleases, the area of land north of the sports field linking to the Letcombe Brook green corridor

Historically, this land formed part of the fields extending from the village and has been traditionally worked for agricultural use. At one point the land even formed part of the village allotments. Recent findings at the site have included musket shot and other historic artifacts identifying that the area has been important to the village and an established part of the footpath network extending out into the wider countryside around East Hanney for centuries.

The land is bordered by historic footpaths on 2 sides, and to the north there is a now overgrown footpath which linked East Hanney to villages in the north.

Until recently the land was worked for arable crops but is now leased to the Parish Council for use by residents for leisure and walking. The land being set in a green area, with good and historic footpath connectivity, and near immediacy to the Letcombe Brook.

The landscape is open providing good views, not only across Kingsleases, but also into the neighbouring site A (Previously Site C), also assessed as a Local Green space under this plan, (which borders the Brook).

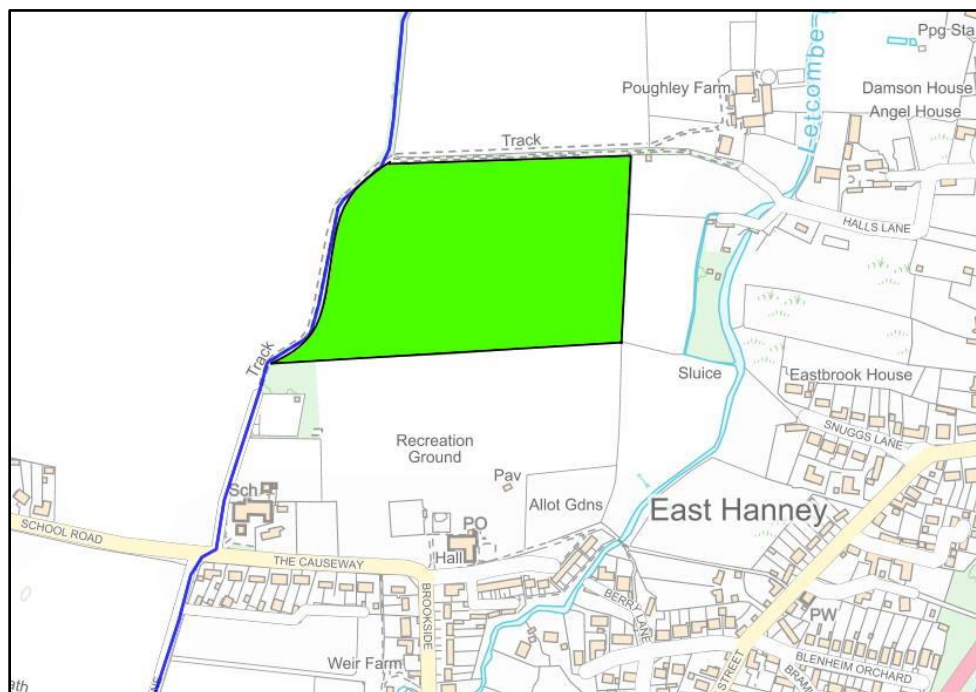


Figure 8

The surrounding hedgerows and tree lined edges give the space a green natural and open feel. There is no metalled road, only a BOAT running to the north, which serves a working stable. The area is peaceful, and natural and an important part of the village amenities. The land is seeded with natural grasses and the hedgerows typically native. The Parish Council recently held a village tree planting day on an area of Kingsleases, with a native deciduous woodland mix.

This land qualifies as a Local Green Space fulfilling the criteria and is designated under this Plan.



### **Site E(Previously Site H): Parcel of land adjacent to the East bank of Letcombe Brook, to the rear of the British Legion**

This land is used as a paddock and is located in the centre of the built-up settlement of the village. The area is part of the old historic field system, the surrounding fields once being orchards and paddocks. Other than this space all of the other land which was once orchards or paddocks in this part of East Hanney are now gone, this area is therefore important as a last remaining green area.

It also forms part of the Letcombe Brook green corridor, as the brook flows through the centre of the village. The edge of the land along the bank comprises some hedgerows and offers refuge for village wildlife.



Figure 9

Known as Garstone Paddocks, it is used by local small holders for grazing sheep and poultry as well as ponies. Its position on the bank of the Brook away from adjacent housing means that, although the space is in the village centre, the area is quiet and tranquil.

## Summary map of the Local Green Spaces assessed under this plan

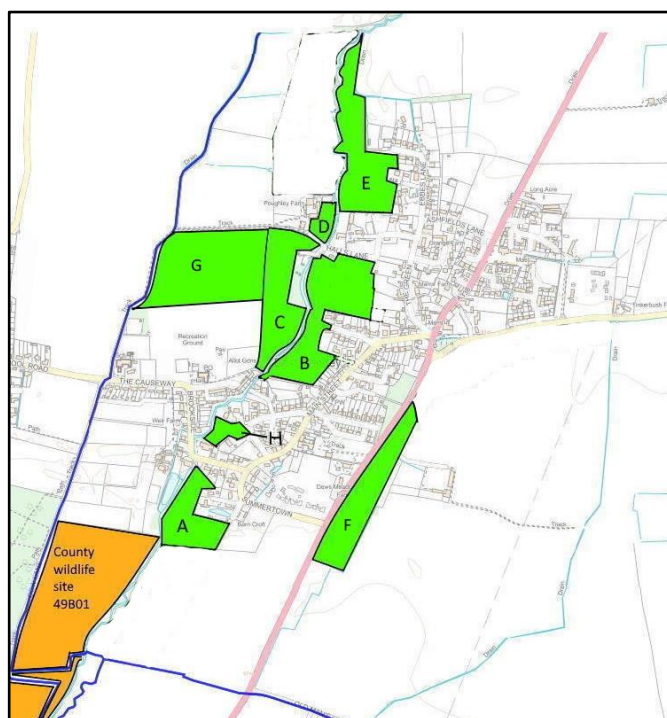


Figure 13

The assessed Local Green spaces, shown together with the existing County Wildlife site.

### Summary of Assessed Criteria

The key criteria have been considered for each of the respective places being assessed under this Plan, as follows:

**(Previously Site A/deleted following examination). The ancient orchard and approach, south of Summertown.**

Criteria	Features/characteristics that meet the qualification
Reasonable proximity to the community (within 2 km) or if it is less than 2ha to be	Located on the Brook close to Dandridge's Mill (which is in the conservation area). It is within 2 minutes' walk or less of the community which it serves and is immediate to the

located within 300m or 5 minutes' walk of the community it serves.	<p>southern part of the village off Summertown. It provides visual amenity from both the public footpath alongside the Brook in the county wildlife site 'Cowslip Meadows' and via Summertown.</p> <p>This proposed LGS was previously to be larger with an eastwards extension but as this section south of Barn Croft has no access this has been removed making the overall site smaller but highly accessible. There are also no barriers to accessing this land.</p>
Demonstrably special to a local community and holds particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	<p>Qualifies in a multiple of respects:</p> <ul style="list-style-type: none"> <li>• Historic – one of the oldest parts of the village, excavations identified Saxon burial remains. Thought to be grounds of one of the original manorial homes.</li> <li>• Agriculture – one of the few examples of traditional and organically farmed areas left in Oxfordshire (organically farmed until 1990's).</li> <li>• Beauty – natural environment, alongside a rare chalk stream opposite the county wildlife site</li> <li>• Richness of wildlife – protected species prevalent</li> <li>• Home to rare species of both flora and fauna.</li> <li>• Ancient orchard- Protected environment</li> <li>• Tranquillity - important part of the natural green environment of the village</li> </ul>
Local in character and is not an extensive tract of land	<p>The recent appeal decision rejecting housing proposals highlighted that this site is important to maintaining the distinctive character of this part of East Hanney. In particular, local views are important here. It helps form part of the green and open backdrop to the village.</p> <p>As an ancient fruit orchard, it is highly reflective of the rural historic character of the village. There are also other heritage assets i.e. old barns immediate to the site which have typical rural Oxfordshire features.</p> <p>Sited alongside the Brook the site is highly influenced by the Brook which is a major feature of the character of the village.</p> <p>It is not an extensive tract of land. The smaller field pattern is reflective of the paddocks and other small green spaces in the village.</p>
Not with an extant planning permission within which the Local Green Space could not be accommodated.	Confirmed, not with an extant planning permission. It is worth noting that whilst the appeal site referenced above comprised a much larger extent of land that part of the site which is now proposed as local green space was also largely set aside for greenspace in the dismissed appeal proposals. Parts of the site are effectively marsh and identified within the VoWH land assessment as undeliverable.
Not allocated for development in the relevant Neighbourhood Plan or the local Plan.	Confirmed, not allocated for development in the relevant Neighbourhood Plan or the local Plan.
	How consulted: By letter hand delivered to a Trustee.

**(Previously Site B/deleted following examination). Letcombe Brook Green Corridor, land to East Bank of the Brook**

Criteria	Features/characteristics that meet the qualification
Reasonable proximity to the community (within 2 km) or if it is less than 2ha to be located within 300m or 5 minutes' walk of the community it serves.	<p>Runs through the centre of East Hanney and with a linear form is in immediate proximity to the community. Situated opposite site C. The network of paths and lanes effectively connect all of the six elements of this proposed LGS and make this a very accessible tranquil area overall for walking. Views into the land are very important for example from homes on Main Street.</p> <p>There are also no barriers to accessing this land.</p>
Demonstrably special to a local community and holds particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	<p>Much of the proposed green space is a biodiversity hotspot being old green paddocks in most cases existing for hundreds of years that border the Conservation Area. Old footpath routes criss-cross through the village connecting to lanes alongside the Letcombe Brook bordering this area, (e.g. plot 4) and also run across the central parcel providing views across the green space and along the chalk stream. The site is both historic and current, and of significance to the village as follows:</p> <ul style="list-style-type: none"> <li>• Important and special to the village and local community because it is the core of the East Hanney green corridor immediate to the Main Street.</li> <li>• An essential part of the green core of the village.</li> <li>• Borders the Letcombe Brook, a rare chalk stream</li> <li>• An important tract of green and natural space in the heart of the settlement contributing to the character of the village and to the green setting of the Conservation Area</li> <li>• The area is tranquil and provides a green and verdant natural space in the heart of the village.</li> <li>• Includes an area of ancient orchard.</li> <li>• It is also a wildlife pathway – richness of biodiversity. Refuge for wildlife including rare and protected species notably in plot 5 and along the route of the brook which runs across the parcels.</li> </ul>
Local in character and is not an extensive tract of land	<p>As a green space running alongside the brook and in the core of the village it is highly reflective of the green and rural historic character of East Hanney. It forms a cohesive unit and is especially rich in biodiversity. Not all areas are equally accessible but are valued as part of the historic paddocks of the village. Small parts of the LGS are overlooked from existing rear gardens and proposed boundaries of the LGS</p>



	<p>have had regard to existing residential amenity where this is relevant (plot 2).</p> <p>Sited alongside the Brook the site is highly influenced by the Brook which is a major feature of the character of the village.</p> <p>It is a fundamental part of the green and open backdrop to the village and is reflective of the historic and rural nature of East Hanney.</p> <p>It is not an extensive tract of land.</p>
Not with an extant planning permission within which the Local Green Space could not be accommodated.	Confirmed, not with an extant planning permission.
Not allocated for development in the relevant Neighbourhood Plan or the local Plan.	Confirmed, not allocated for development in the relevant Neighbourhood Plan or the local Plan.
	How consulted: by letter hand-delivered to owners and by post to one owner. PC decision regarding the area owned by the Parish Council.

**Site A(Previously Site C). Letcombe Brook Green corridor, land to West bank of the brook.**

Criteria	Features/characteristics that meet the qualification
Reasonable proximity to the community (within 2 km) or if it is less than 2ha to be located within 300m or 5 minutes' walk of the community it serves.	<p>Runs through the centre of East Hanney and is in immediate proximity to the community. Forms part of the Letcombe Brook Green Corridor.</p> <p>There are also no barriers to accessing this land.</p>
Demonstrably special to a local community and holds particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.	<p>The old footpath routes through the village alongside the Letcombe Brook border this area, the site is both historic and current, and of significance to the village. It is very accessible, enjoyed for its tranquillity by the community and is often inundated by surface flooding.</p> <ul style="list-style-type: none"> <li>• Important and special to the village and local community, because it forms a central part of the Letcombe Brook green corridor immediate to the Main Street and older settlement. A green amenity accessible by established footpaths which run through it.</li> <li>• The old footpath routes through the village alongside the Letcombe Brook border this area. There is also a footpath alongside the western edge by the sports field/Kings leases which forms part of the boundary to this local green space.</li> <li>• A Local Green Space within the core of the village that has long served and is historic to the village.</li> <li>• Borders the Letcombe Brook a rare chalk stream</li> <li>• The area is tranquil and provides an important tract of green and natural verdant space in the heart of the village.</li> </ul>

	<ul style="list-style-type: none"> <li>It is also a wildlife pathway – richness of wildlife. Refuge for wildlife including rare and protected species including water voles, and the village swans.</li> </ul>
Local in character and is not an extensive tract of land	<p>As a green space running alongside the brook and in the core of the village. It is highly reflective of the green and rural historic character of East Hanney.</p> <p>Sited alongside the Brook the site is highly influenced by the Brook which is a major feature of the character of the village. This area contributes immensely to the green character and rural feel of the village.</p> <p>It is not an extensive tract of land.</p>
Not with an extant planning permission within which the Local Green Space could not be accommodated.	Confirmed, not with an extant planning permission.
Not allocated for development in the relevant Neighbourhood Plan or the local Plan.	Confirmed, not allocated for development in the relevant Neighbourhood Plan or the local Plan.
	How consulted: by hand delivered letter.

#### Site B(Previously Site D). Chapel Site, Ploughley Farm

Criteria	Features/characteristics that meet the qualification
Reasonable proximity to the community (within 2 km) or if it is less than 2ha to be located within 300m or 5 minutes' walk of the community it serves.	Sited at the end of Halls Lane, close to Philberds Manor, and along the edge of Kings leases (an open recreational area for the village), the site is located immediate to the community it serves and within 3 minutes' walk of the village hall. There are also no barriers to accessing this land.
Demonstrably special to a local community and holds particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.	<p>It has historical significance as the location of the lost chapel of St James, this was the chapel to the original late Norman era manor of Philberts (today Philberds manor).</p> <p>Whilst close to the community it is also an edge of village location and so is both tranquil and green.</p> <p>Located on a bank of the Brook – a rare chalk stream-historical site being at a point where tributaries converge.</p> <p>Its location alongside the Brook creates the tranquillity and gives it importance for wildlife, forming part of the wildlife corridor. It is not adjacent to or impacted visually by any roads. As a result, this enhances tranquillity. This site also benefits from views toward the Hanney Gap and toward the historic Lower Mill and is adjacent to the recreational green space adding to the local character.</p>

Local in character and is not an extensive tract of land	Sited alongside the Brook the site is highly influenced by the stream which is a major feature of the character of the village. It is reflective of the historic and rural nature of East Hanney.  Not an extensive tract of land.
Not with an extant planning permission within which the Local Green Space could not be accommodated.	Confirmed, not with an extant planning permission.
Not allocated for development in the relevant Neighbourhood Plan or the local Plan.	Confirmed, not allocated for development in the relevant Neighbourhood Plan or the local Plan.
	How consulted: By hand delivered letter

### Site C(Previously Site E). Land north of Philberds alongside the East Bank of Letcombe Brook

Criteria	Features/characteristics that meet the qualification
Reasonable proximity to the community (within 2 km) or if it is less than 2ha to be located within 300m or 5 minutes' walk of the community it serves.	Sited to the north of the village accessed by footpath within 5 minutes walk of the community it serves. There are also no barriers to accessing this land.
Demonstrably special to a local community and holds particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.	Qualifies in multiple respects; <ul style="list-style-type: none"> <li>• Historic site with features including an ancient hollow way</li> <li>• Beauty – natural environment, alongside Letcombe Brook a rare chalk stream</li> <li>• An open and verdant Green Local space which has formed part of the village for centuries, accessed by way of the network of footpaths that are historically established through Hanney and which open out into this rich natural green area.</li> <li>• Richness of wildlife – Rare and protected species prevalent</li> <li>• Home to rare species of both flora and fauna.</li> <li>• Tranquillity; important part of the natural green environment of the village</li> </ul> <p>Forms part of the Letcombe Brook green corridor as it transitions northwards out of the settlement and into the countryside. At this stage the green space provides an accessible buffer between the historic part of the village and the Letcombe Brook and contributes to the distinctive rural qualities of East Hanney.</p>
Local in character and is not an extensive tract of land	Very local in character continuing to represent the rural and agricultural history of the village. It offers views to the countryside to the north and westwards across to the Hanney Gap.  Not an extensive tract of land.

Not with an extant planning permission within which the Local Green Space could not be accommodated.	Confirmed, not with an extant planning permission.
Not allocated for development in the relevant Neighbourhood Plan or the local Plan.	Confirmed, not allocated for development in the relevant Neighbourhood Plan or the local Plan.
	How consulted: By hand delivered letter.

**(Previously Site F/deleted following examination). Green Corridor to the south-east of the village**

Criteria	Features/characteristics that meet the qualification
Reasonable proximity to the community (within 2 km) or if it is less than 2ha to be located within 300m or 5 minutes' walk of the community it serves.	Sited to the south of the village, east of the A338. Area includes a small woodland and has footpath links to the Berks and Bucks Canal and inwards to the established network of footpaths within the established village. The new development at Dews Meadow, Summertown is located nearby. This area is within 5 minutes walking distance of the community it serves.
Demonstrably special to a local community and holds particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	<p>Whilst close to the community it is also an edge of village location and provides a green edge to and a place for views over the extensively arable area of land reflective of the lowland vale to which it abuts. Significant views over the Lowland vale can be accessed, it has both local and natural significance in this context.</p> <p>The area is flat and so vision is extensive offering views of the ancient corillian ridge- the ridgeway from this point. Conversely the area as part of the lowland vale also forms part of the vista from the ridgeway.</p> <p>The area forms part of the green and open setting of the village.</p> <p>It creates a natural green buffer to this part of the village edge and forms an arboreal tunnel, when travelling along the A338.</p> <p>As a green strip along the edge of the A338 it also provides an important wildlife pathway, inclusive of the wooded area.</p>
Local in character and is not an extensive tract of land	Very local in character continuing to represent the rural and agricultural history of the village.



	<p>This area has influence on the image and perception of the village and its character, being the vista seen on approach to East Hanney, from the south and on passing through from the north.</p> <p>It provides the image of the village as a rural village in a green and open environment and is therefore an essential part of the character. The land provides a visual green corridor important for biodiversity.</p> <p>Not an extensive tract of land.</p>
Not with an extant planning permission within which the Local Green Space could not be accommodated.	<p>Confirmed, not with an extant planning permission. Previously an application for 200 new homes opening up a swathe of land south of Steventon Road and east of A338 for development was dismissed on appeal. The scheme proposed a large green swathe separating it from the main part of the village. This scheme depended on new access arrangements including the line of the A338 and reasons against it included lack of integration with the existing village and adverse impact on countryside. The land extending east of the A338 from this strip is reserved for a potential strategic reservoir. Should the reservoir be taken forward it is proposed that it is built in an elevated position and the proposed LGS will form a defined edge to the village, protecting views and creating a landscape buffer.</p>
Not allocated for development in the relevant Neighbourhood Plan or the local Plan.	Confirmed, not allocated for development in the relevant Neighbourhood Plan or the local Plan.
	How consulted: By posted letter.

**Site D(Previously Site G): Kingsleases, the area of land north of the sports field, linking to the Letcombe Brook green corridor.**

Criteria	Features/characteristics that meet the qualification
Reasonable proximity to the community (within 2 km) or if it is less than 2ha to be located within 300m or 5 minutes' walk of the community it serves.	Within 5 minutes walking distance of the community, it serves and it can be approached from different directions. There are also no barriers to accessing this land.
Demonstrably special to a local community and holds particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.	<p>Qualifies in a number of respects.</p> <ul style="list-style-type: none"> <li>• Historic</li> <li>• Beauty – natural environment,</li> <li>• Richness of wildlife</li> <li>• Openness</li> <li>• Purposed Public Open Space dedicated to leisure and recreational use</li> <li>• Tranquillity; important part of the natural green environment of the village</li> </ul>

	<p>Is close to the community, the village hall, school, sports field and shop, whilst also linking to the wider rural surround and historic parts of the village. Has particular significance as an area for leisure and recreation.</p> <p>The area has been farmed historically and forms part of the green setting of the village.</p>
Local in character and is not an extensive tract of land	<p>Very local in character continuing to represent the rural and agricultural history of the village.</p> <p>Not an extensive tract of land.</p>
Not with an extant planning permission within which the Local Green Space could not be accommodated.	Confirmed, not with an extant planning permission.
Not allocated for development in the relevant Neighbourhood Plan or the local Plan.	Confirmed, not allocated for development in the relevant Neighbourhood Plan or the local Plan.
	How consulted: by hand delivered letter and PC decision (leased to Parish Council).

**Site E(Previously Site H): Parcel of land adjacent to the east bank of Letcombe Brook, to the rear of the British Legion**

Criteria	Features/characteristics that meet the qualification
Reasonable proximity to the community (within 2 km) or if it is less than 2ha to be located within 300m or 5 minutes' walk of the community it serves.	Sited within one of the older settled parts of the village, and therefore immediate to the village and community. Can be viewed from the footpath which connects with Main Street. There are also no barriers to accessing this land.
Demonstrably special to a local community and holds particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	<p>Qualifies in a number of respects, including:</p> <ul style="list-style-type: none"> <li>• Historic area, one of the last remaining open green spaces in this part of the village</li> <li>• Beauty – natural environment, alongside a rare chalk stream</li> <li>• Richness of wildlife</li> <li>• Tranquillity;</li> </ul> <p>Part of the natural green environment of the village.</p>
Local in character and is not an extensive tract of land	<p>Very local in character continuing to represent the rural and agricultural history of the village.</p> <p>Not an extensive tract of land.</p>
Not with an extant planning permission within which the Local Green Space could not be accommodated.	Confirmed, not with an extant planning permission.

Not allocated for development in the relevant Neighbourhood Plan or the local Plan.	Confirmed, not allocated for development in the relevant Neighbourhood Plan or the local Plan.
	How consulted: by hand delivered letter.

N.B 'Accessible' and 'Barriers' are as defined in para 5.2 of the Cotswold Tool Kit.

### Relevant NPPF (July 2021) Policies

Paragraph 101. *"The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period."*

**Note:** The village has received very little improvement in infrastructure (social, leisure, or otherwise) or additional/replacement green space, but has lost green amenities from which the village previously had benefit, for example, the loss of the meadow 'Dews Meadow' which was both an ancient ridge and furrow meadow but also a home and attraction to wildlife including waders. That meadow is now lost to a new development of 46 homes. The area also played an important role for the village as natural storage for flood waters, as other fields. The provision of Local Green Spaces under this Neighbourhood plan helps protect against the loss of such green spaces and helps provide for the future. Provision for such spaces as Local Green Spaces is being made now as part of this Neighbourhood plan as required under the NPPF, being a point where a plan is being prepared, and each of the Local Green Spaces provided for within this Plan being capable of enduring beyond the term of the Plan period.

Paragraph 102. *"The Local Green Space 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."*

In order to provide further certainty, Natural England's Accessible Natural Greenspace Standards (ANGSt) have been used to define the likely size of a suitable Local Green Space and its distance from the local community. A Local Green Space should normally be located within 2km (1.25 miles) of the community it serves and a site of 2ha (5 acres) or less and should be located within 300m (325 yards) (or 5 minutes" walk) of the community it serves.

A site of over 20ha (50 acres) would be considered to be "an extensive tract of land" and therefore not suitable for designation as a Local Green.

Once designated, the policy will resist all proposals for development, except in very special circumstances.

