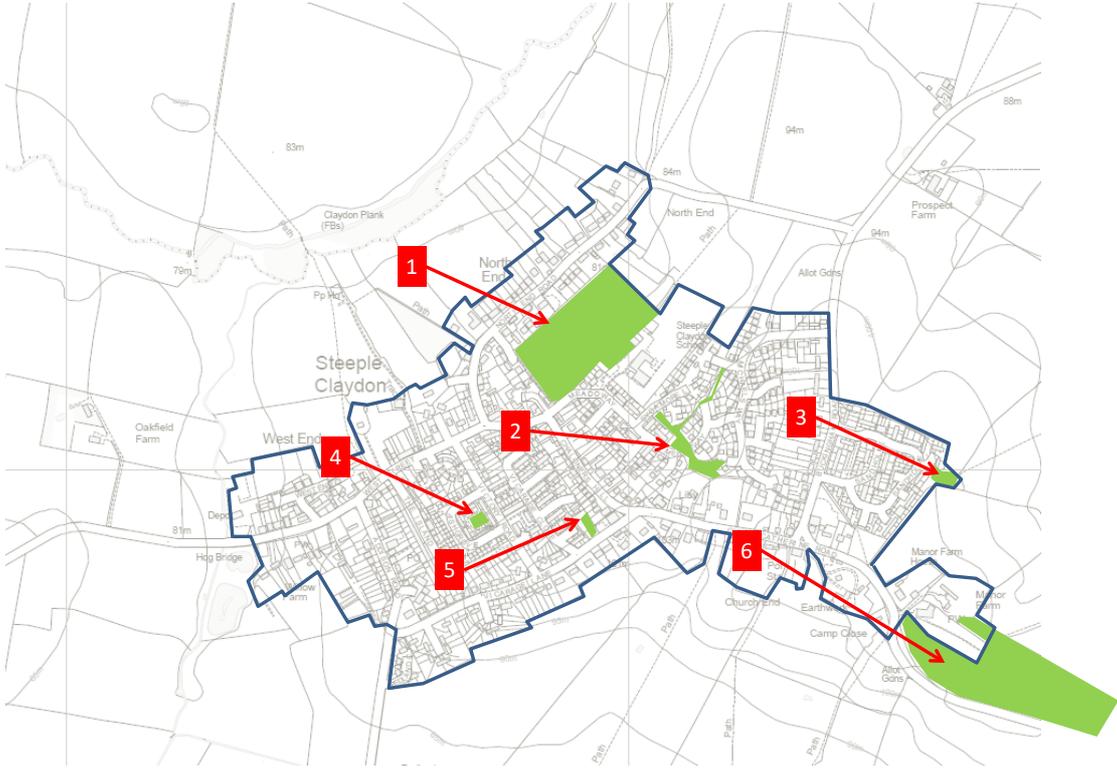


STEEPLE CLAYDON NEIGHBOURHOOD PLAN LOCAL GREEN SPACES REPORT

SEPTEMBER 2017



LOCAL GREEN SPACE

'Local green space' is a designation created in the National Planning Policy Framework (paragraphs 76–78). Local green spaces have the same level of protection from development as Green Belt land.

In order to qualify for designation as a local green space, a site must meet each of the criteria set out in paragraph 77 of the National Planning Policy Framework (NPPF). These require that the site in question:

- is in reasonably close proximity to the community it serves
- is demonstrably special to a local community and holds a particular local significance (for example because of its beauty, historic significance, recreational value (e.g. as a playing field), tranquillity or richness of its wildlife)
- is local in character and not an extensive tract of land.

NB – Designation as a local green space will not be appropriate for the majority of green areas or open spaces in any location.

The following is a list of accessible green spaces that we wish to ensure are registered and formally protected under paragraph 77 of the NPPF:

- 1 The recreation ground.
- 2 Green spine between Sycamore Leys, Meadoway and Maple Leys.
- 3 Rear of Rookery Way.
- 4 Ash Grove.
- 5 Vicarage Lane orchard.
- 6 Field to the south and east of St Michael's Church.

Of these, numbers 1–4 are listed as 'accessible green spaces' in the Steeple Claydon Fact Pack produced by AVDC in 2011. Numbers 5 and 6 are new local green spaces proposed in the Steeple Claydon Neighbourhood Plan (SCNP) Policy SC6.

1 THE RECREATION GROUND

The Recreation Ground is situated on the north side of village between North End Road and Meadoway covering an area of approximately 2.5 hectares. Features a pavilion and playing fields (football and cricket), children's play area and skateboard park.



Steeple Claydon recreation ground

The ground is owned by Steeple Claydon Parish Council (SCPC). The SCNP questionnaire showed strong support for retaining and improving facilities. Outdoor sports facilities are favoured for green space designation.

[NPPF para. 77 tests](#)

The space is almost surrounded by residential areas in the eastern half of the village. The recreation ground is very popular with local people for sports and informal enjoyment. It is the only space in the village for these activities and so is precious. It is local in character, being only approximately 2.5 hectares in area.

It is well enclosed by development and will be almost entirely enclosed with the completion of the consented North End Road scheme, and so cannot be described as an extensive tract of land.



2 GREEN SPINE BETWEEN SYCAMORE LEYS, MEADOWAY AND MAPLE LEYS

Areas laid to grass with ornamental trees and footpaths, running through Meadoway estate (0.43 hectares).



Green space in Meadoway

NPPF para. 77 Tests

The area is within the large housing estate on the eastern side of the village. It provides tranquil open space with trees and footpaths linking three of the main estate roads. It is local in character, less than half a hectare in area and so cannot be described as an extensive tract of land.



3 LAND TO EAST OF ROOKERY WAY

Small wooded area (1991 m²) to the east of Rookery Way/Sandholme. Ground slopes steeply with small stream at bottom.



Area east of Rookery Way

NPPF para. 77 Tests

The site is an area of rough ground, trees and bushes on the eastern edge of the village with a public footpath leading to the Claydon Hill farms. It has recreational value and is not an extensive tract of land.



4 OPEN SPACE AT ASHGROVE

Open grassed area in the centre of Ashgrove (526 m²)



Ashgrove

NPPF para. 77 Tests

The site is in the centre of the village providing an open area with housing on all sides. Being around 500 square metres, it cannot be described as an extensive tract of land.



5 VICARAGE LANE ORCHARD

Small wildlife garden adjacent to the GP surgery on Vicarage Lane. It functions as a woodland copse, butterfly garden and wildflower meadow.

It has been maintained by the Parish Council over a number of years and its ownership by the Parish Council is about to be formalised.



NPPF para. 77 Tests

The site is close to the centre of the village, sloping down the hill from Vicarage Lane alongside Vicarage Close. It is local in character and, being approximately 500 m² in area, cannot be described as an extensive tract of land.



6 LAND SOUTH AND EAST OF ST MICHAEL'S CHURCH

Field with distinctive ancient ridge-and-furrow contours, and an avenue of mature oak trees. Adjacent to the Bernwood Jubilee Way recreational route.



Land south-east of St Michael's church

NPPF para. 77 Tests

The site is to the south-east of the village, running from St Michael's churchyard towards the old railway station and cottages. It slopes gently down from the church, with distinctive ancient ridge-and-furrow contours on the ground. It is very popular with dog-walkers. It is local in character, being approximately 2.5 hectares in area and so cannot be described as an extensive tract of land.

There are proposals to extend the graveyard east into this field. It is not proposed that this designation should prevent this extension.

