

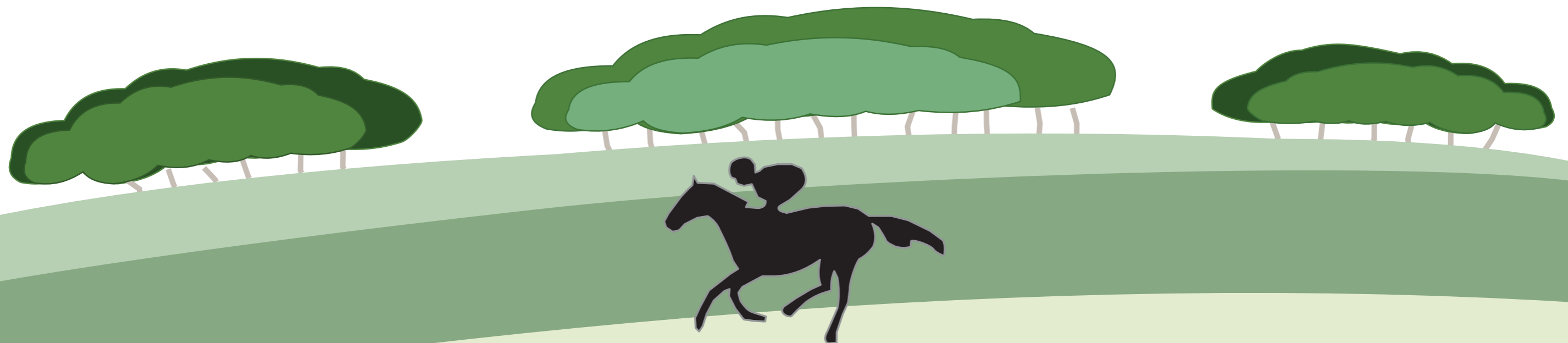
# Lambourn Parish Local Green Space Assessment

## Appendix H

Prepared by Bluestone Planning

In conjunction with

Lambourn Neighbourhood Plan Steering Group



V7.5 - Updated December 2025



# Local Green Spaces Assessment

## Potential Local Green Spaces

### Introduction

This assessment has been prepared by Bluestone Planning LLP in conjunction with the Lambourn Parish Neighbourhood Plan Steering Group to accompany the Lambourn Parish Neighbourhood Plan. This draft report sets out the conclusions and methodology used to assess whether sites should be designated as Local Green Spaces.

During the evidence gathering consultations for the Neighbourhood Plan residents raised several issues, specifically, it was highlighted that residents wished to protect and maintain Local Green Spaces within the Neighbourhood Plan.

It is recommended that policy will set out which green spaces have been identified as important to residents. These spaces are valued by villagers, and development will only be supported if it would improve access to, or enhance the use of such spaces, provided that the integrity of the spaces remains intact.

Whilst it is acknowledged that some of the areas are already protected by virtue of their recreational value, these have been assessed for completeness.

### National Planning Policy Framework

In order for a site to qualify for designation as a Local Green Space, it must meet each of the criteria set out in paragraphs 101 to 103 of the National Planning Policy Framework (NPPF), 2023 which sets out details on Local Green Space designation. These require that the green space in question:

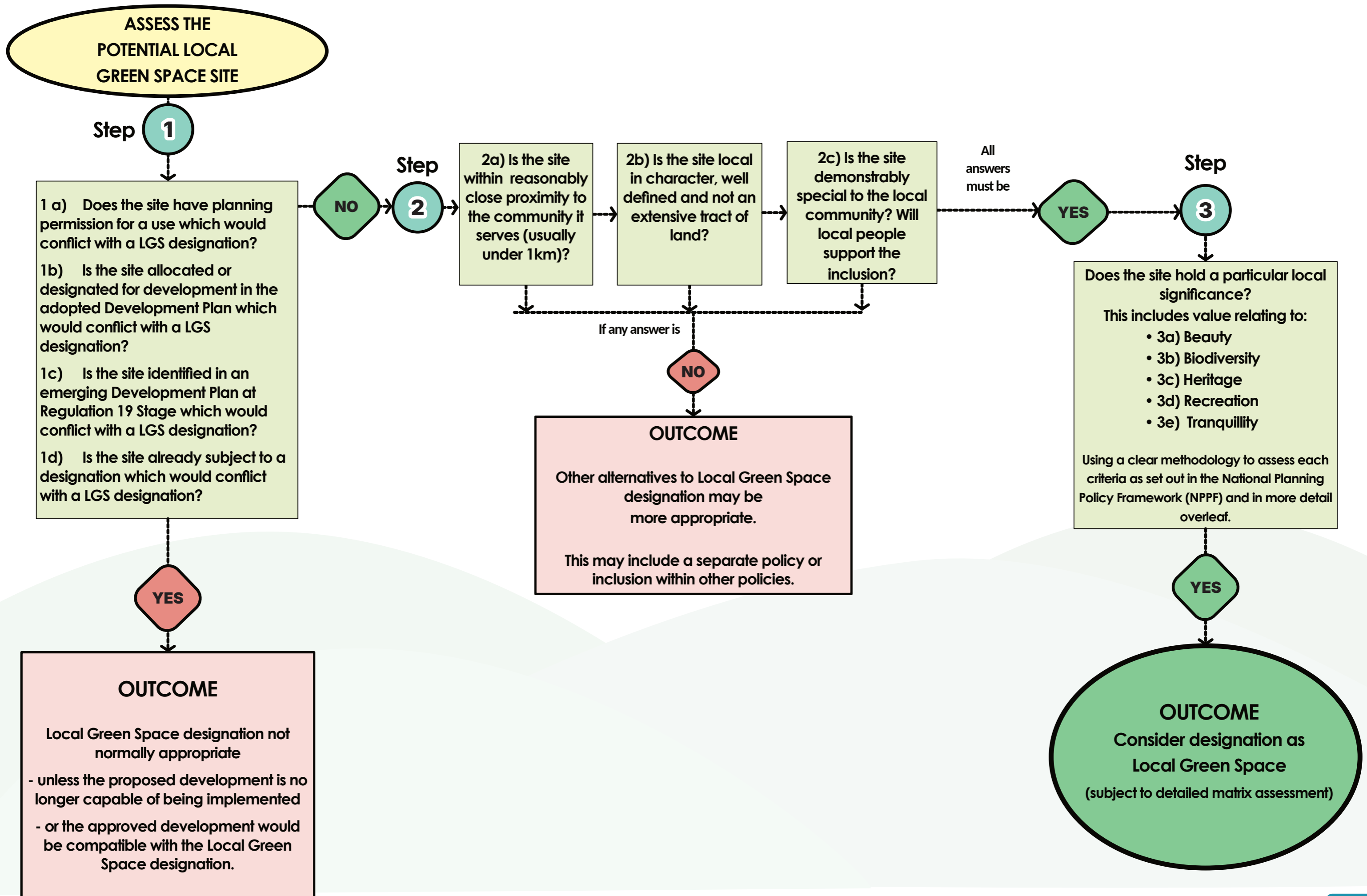
- is in reasonably close proximity to the community it serves;
- is demonstrably special to a local community and holds a particular local significance; (for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife);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

Following designation, policies for managing development within a Local Green Space should be consistent with those for Green Belts (see paras 149 and 150 of the NPPF).

Several sites were originally considered for potential designation as Local Green Spaces. Those then proposed for designation fell into one (or more) of four distinct categories:

1. those (generally small) areas of the Plan Area's "built environment" which are considered most vital in terms of adding value both visually and aesthetically, (included in heritage terms where it forms part of the setting of a designated or non-designated heritage asset) and helps retain the character of the village;
2. those sites used for sports and other recreational activities;
3. those on the immediate periphery of the settlement with public access and in regular use by those on foot; bicycle, horseback, or non-motorised activity; or
4. those which (without necessarily offering public access) fulfil a specific function either for biodiversity reasons to the local community, which is reflected in the aspirations and policy objectives of the emerging Neighbourhood Plan.

A methodology has been developed to provide a clear framework for assessment of submitted Local Green Spaces. This is illustrated below with further details overleaf.



## Detailed Methodology

Once the sites had been identified through public consultation, the sites were then individually assessed. The decision to designate areas for Local Green Space requires a balanced approach, considering all relevant criteria and needs, which must be in accordance with the guidance set out in the National Planning Policy Framework (NPPF).

The assessment below uses a tested methodology with specific criteria following the flow chart on page 3.

### Step 1 a-d):

- Does the site have an extant planning permission for an alternative use that would be incompatible with a Local Green Space designation?**
- Is the site allocated within an existing Local Plan for an incompatible alternative use?**
- Is the site likely to be allocated for an incompatible alternative use within an emerging plan?**
- Is the site already subject to a designation (if so unlikely that LGS is appropriate)?**

These could include:

- Special Protection Areas: protected under the EC Birds Directive (79/409/EEC).
- Special Areas of Conservation: protected under the EC Habitats Directive (92/43/EEC), transposed into UK law by the 'Conservation of Habitats and Species Regulations 2010'.
- Sites of Special Scientific Interest: protected under Section 28 of the Wildlife and Countryside Act 1981
- Local Nature Reserves: protected by the National Parks and Access to the Countryside Act 1949
- Registered village greens and common land: protected by the Commons Act 2006

### Step 2a):

**Is the site within reasonably close proximity to the community it serves?**

- Parks and Gardens: 1 km
- Natural and Semi Natural Green spaces (includes Urban Woodlands): 2 kms
- Outdoor Sports Facilities: 3 kms
- Amenity Green space (includes green corridors): 1 km
- Provision for children and young people: 1 km

- Allotments and community gardens: 1 km

### Step 2b):

**Is the site local in character and not an extensive tract of land?**

- Extensive tracts of land on the edge of settlements and blanket designations of open countryside will not be appropriate.
- Whilst there is no size limit on how small or large a Local Green Space can be, a judgement will need to be made to ensure that the proposed space is of a size that reasonably relates to the community that it serves.
- As such, we would expect the areas submitted to be fairly self-contained and to have clearly defined boundaries.
- Larger areas of the open countryside, woodland and long-distance green ways/river corridors will not generally be considered appropriate for Local Green Space designation.

### Step 2c):

**Is the site demonstrably special to the local community?**

- How the site was identified?
- Was it instigated by the community or parish council? Or an individual? Was it raised at a meeting or through a survey?
- Has the site been subject to discussion or planning processes before?
- Is there a petition? Are the signatures from local people? Does the petition relate to just this one site? Is the purpose of the petition clear?
- Do the letters of support show that they clearly understand the justification for designating the site as a local green space?
- Was the site received favourably during Issues and Options Consultation?
- Does the evidence show that a large proportion of the community use or value the site?
- Have there been any objections to the designation? Who are these from and on what grounds is the objection made? Do their comments undermine or cast doubt on how special the site may be to the wider community?
- Is there a need for Local Green Space in this location?
- Is there a shortage of accessible green space in the area? Is there evidence of a need for this kind of space in particular? Could the use of the green space be replicated elsewhere in the vicinity?

### Step 3):

**Does the site hold a particular local significance? - See detailed criteria**

The proposed designation must be based on evidence to demonstrate why the green area is demonstrably special to a local community and is of particular local significance.

#### Step 3a): Beauty and or amenity Value

- Is the site discernibly beautiful or more beautiful than the surrounding areas?
- Site visibility - Is the site visible from a public place? Are there views of the site from any key locations?
- Is the site (or type of landscape) specifically mentioned in any relevant landscape character assessments, conservation area appraisals or similar documents?
- the site covered by any landscape or similar designations?
- Does the site bring interest from further afield to the local area?

#### Step 3b): Biodiversity / Wildlife Value

- Is the site formally designated for its wildlife value? If the site is not formally designated, is there any evidence that there are important habitats or species found on the site?
- Have ecological surveys been undertaken on or close to the site? Could it form part of an ecological network? Is the site adjacent to a designated site? Has the site (or is it likely to be identified as being of local importance in the Local BAP or Local GAP#
- Is there any evidence, or is it likely that other wildlife of interest has been found on the site?
- For example, is there habitat on site which would support the presence of wildlife - are there ancient hedgerows, woodland, veteran trees on the site?
- Is the site the focus of local community interest and concern for its wildlife/are the community involved in steering the sites development and management?
- Is the site reasonably close to schools/nurseries who may visit the site?
- Is there any on-site interpretation of the wildlife on site?
- Is the site in an area generally lacking in publicly accessible natural heritage?

#### Step 3c): Heritage

- Are there any historic buildings, features or remains on the site? For example, listed buildings, scheduled ancient monuments, war memorials.

- Are there any historic landscape features on the site? For example, old hedgerows, ancient trees, historic ponds, historic garden features.
- Did the site play an important role in the historic development of the village? For example, part of the grounds for the manor house, site of an old railway station, village green etc
- Did any important historic events take place on the site?
- Is there a longstanding event which takes place on the site? For example, maypole dancing / summer fair, plays, market etc.

### Step 3d): Recreation

- There must be evidence to show that the space has local significance for recreation and is of value to the community.
- Whilst a large number of green spaces will offer some form of recreational value, it will be necessary to identify why a particular space offers something unique that could not realistically be accommodated on other spaces that would serve the same community
- Is there evidence or is it feasible that the site is used for playing sport?
- Which sport? Is this sports provision free or is club membership required?
- Is it good quality? Are there better facilities nearby?
- Is there evidence or is it feasible that the site is used for informal recreation? Can the site be accessed easily?

### Step 3e): Tranquillity

- Does the site offer a space for the user to relax in an area of relative tranquillity?
- What features make it feel tranquil?
- Does it enhance the feeling of tranquillity within the local area through a feeling of remoteness? This can be a perception of remoteness in an otherwise busy surrounding area.
- Does it provide an area of tranquillity within a busy setting by hiding man-made structures such as roads, power-lines or lighting?

### Conclusion and Designation

These questions have been translated into the assessment matrix overleaf. It is usual for a score of at least 50% to be designated. If however a site is considered to have cumulative value, it would be looked at for its wider impact and the effect of its loss. It should be noted that the loss may not be just through the building of a structure on the site, but also through its removal for other reasons, such as to create a parking area for example.

It should also be noted that no public rights are conveyed through a local green space designation where they do not already exist.

Equally it does not preclude all development and the designation is akin to that of Green Belt, with similar exceptions. Such exceptions also apply to the Highway Authority for example to undertake relevant works.

## Sites Originally Assessed for Potential Local Green Space Designation

The NPPF states that identifying 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.

The NPPG also states that Local Green Space designations should not be used in a way that undermines the aims of plan making.

The sites suggested for potential inclusion as Local Green Spaces are as a result of community consultation and consultant appraisal and highlighted overleaf.

**Steps 1-2** as set out above, determine whether submitted sites are suitable for designation based on their planning status, their proximity to the community which they serve, whether they are protected under alternative designations and whether they are considered to be an extensive tract of land.

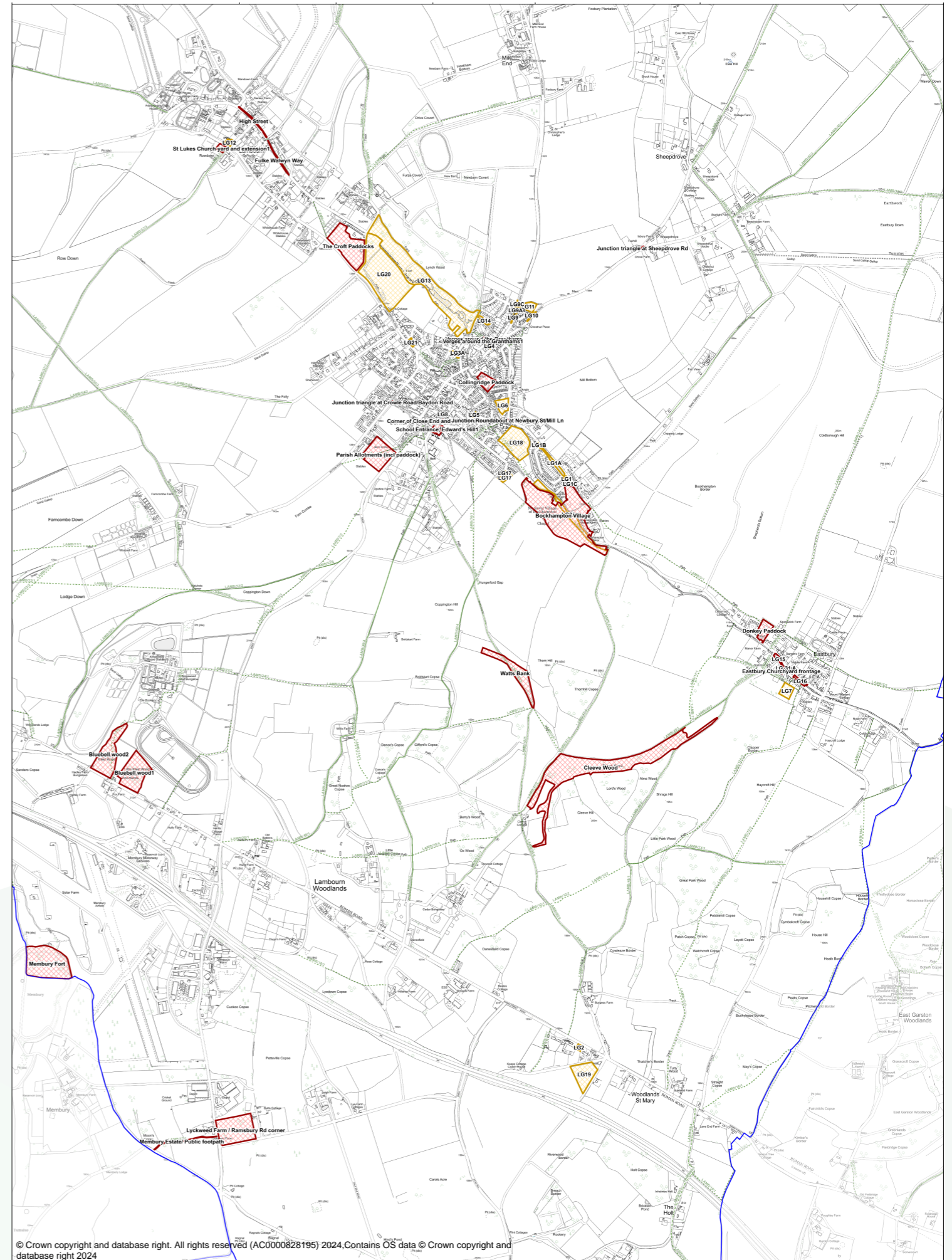
Sites which pass **steps 1-2** will progress to detailed **Step 3 a-e** to determine whether the site has been shown to be demonstrably special to a local community.

This is essentially broken down into categories and those sites passing **steps 1-3** will be considered for designation within the context of wider local planning objectives.

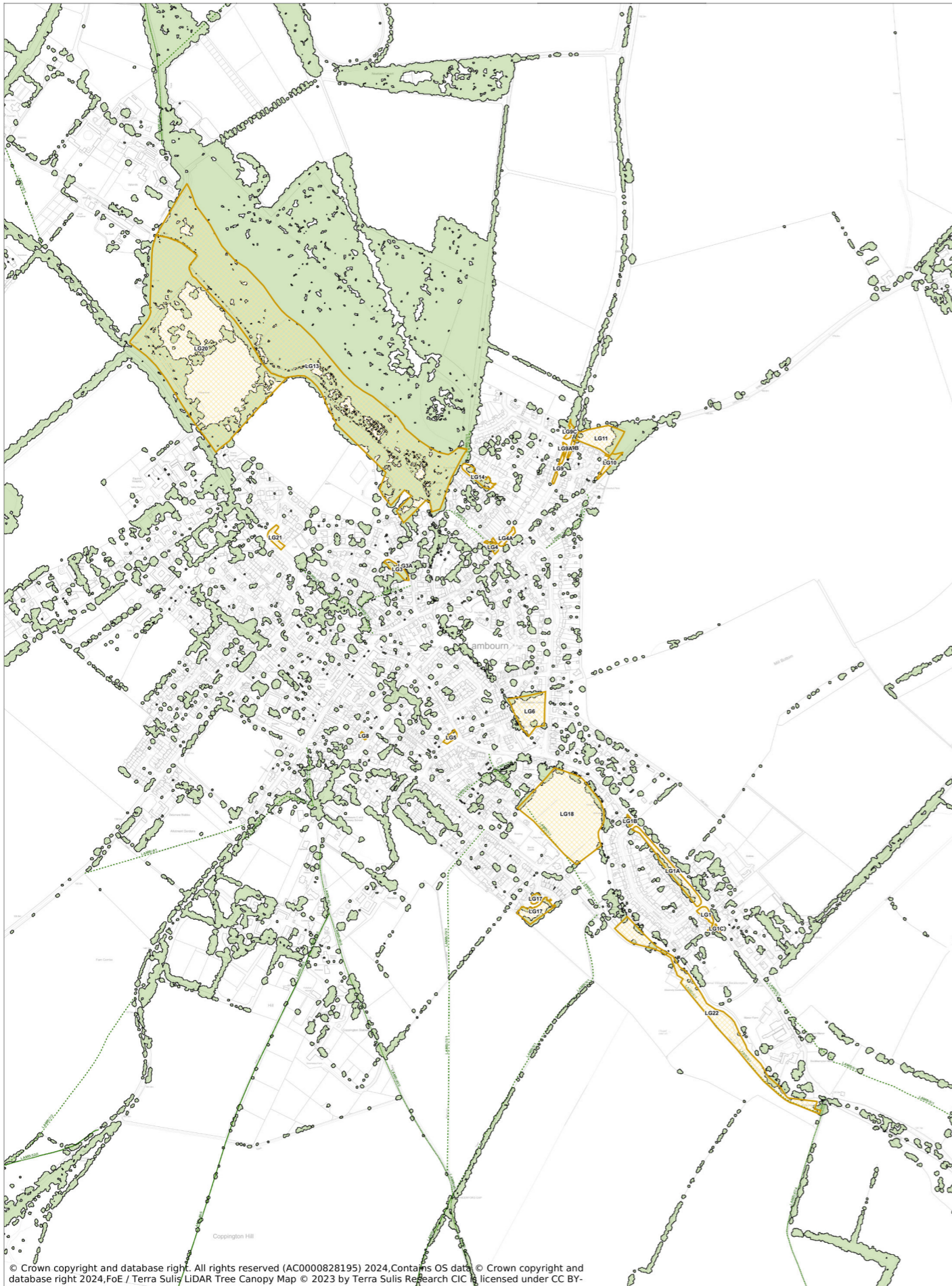
The spaces marked in red adjacent, are those which did not meet **steps 1-2**, whereas the amber sites were put forward for potential inclusion in the Neighbourhood Plan, subject to further public consultation and assessment in **step 3**.

Further details of the method of assessment are set out in the following pages.

Please note that the numbering at this stage is different to the final numbering.



## Lambourn Village - Sites Originally Assessed



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## Potential Local Green Spaces



13 Lower Lynch Wood, with the River Lambourn running through the centre



18 Sports Ground at Bockhampton Road with a good range of sports facilities



6 Recreation Ground at Mill Lane with equipped children's play area and football pitch



17 Green Space at Francome's Field with seating, football goal and space for informal play



20 Recreation Ground at Old Cricket Field



11 Community orchard at North Farm Close

## Upper Lambourn - Sites Originally Assessed



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## Eastbury - Sites Originally Assessed



St. Luke's Churchyard, Upper Lambourn



Eastbury Recreation Ground

## Woodlands - Sites Originally Assessed



Woodlands St Mary's Church Grounds



Woodlands St Mary's Cricket Field

Lambourn Neighbourhood Plan Local Green Spaces Assessment

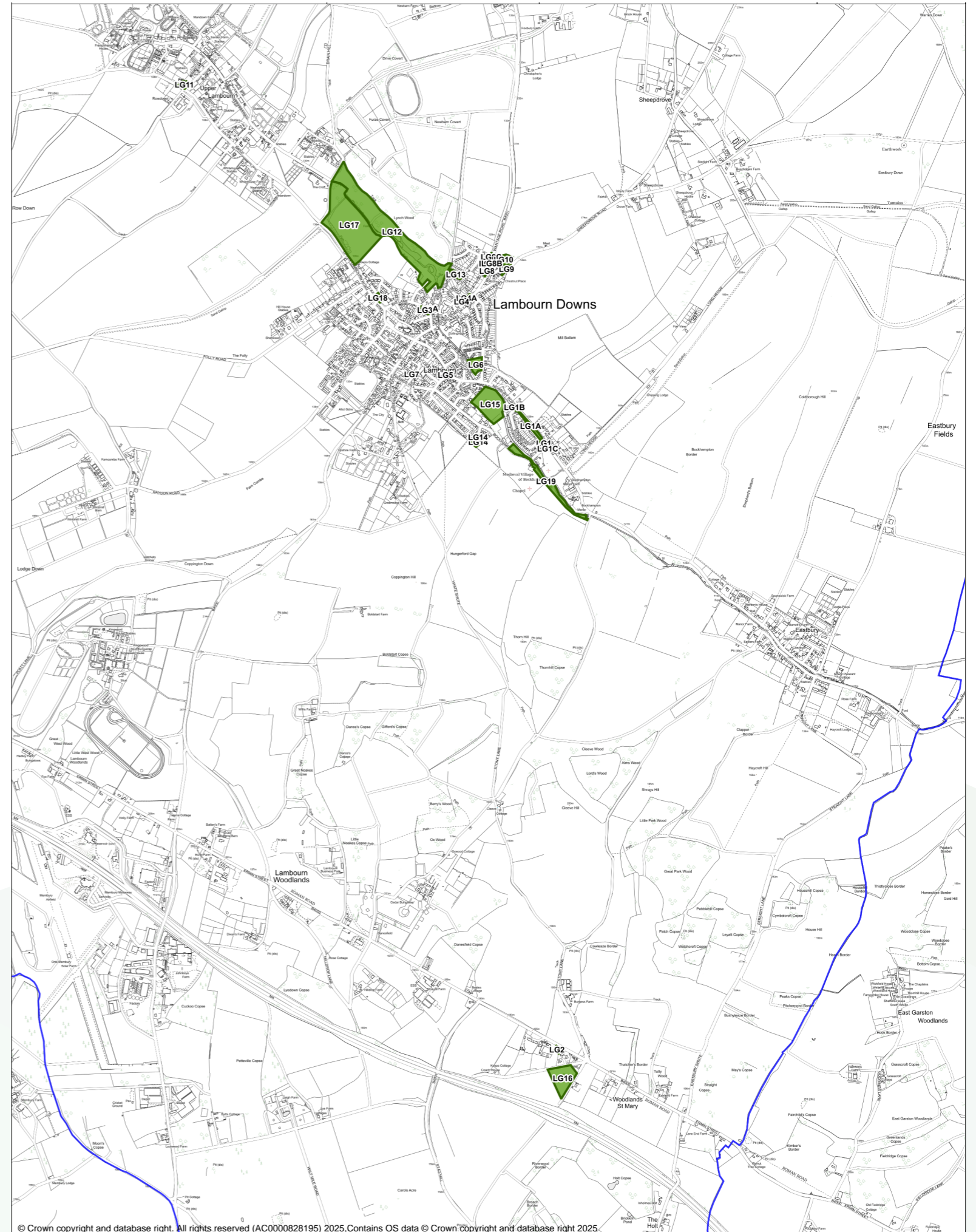
	Name of Site (as Popularly Known)	NPPF 1 - Close proximity to community (yes/no)	NPPF 2 - Demonstrably special to a local community					NPPF 3 - Extensive tract of land?	Ownership - owner aware?	Is this site designated for any other use (yes/no)	Public access	Score	%	Recommendation	Comments
			Beauty/amenity value (yes/no)	Recreation (yes/no)	Historical (yes/no)	Tranquillity (yes/no)	Wildlife (yes/no)								
LG1, LG1A, LG1B & LG1C	Verges at Woodbury, Lambourn Newbury Road and Bockhampton Junction	1	3	2	2	1	1	1	WBC	1	1	13	48.1%	Designate	Although these site are borderline, together they provide an essential green setting around this housing estate. Its loss would be detrimental.
LG2	Woodlands St Marys Churchyard	1	3	2	2	4	1	1	Church	1	1	16	59.3%	Designate	Important church yard which also provides reflective space for local people.
LG3	Open Space Opposite Goose Green	1	3	2	3	2	1	1	?	1	1	15	55.6%	Designate	Cumulative value with LG3A
LG3A	Junction of Broadway, Goose Green and Big Lane	1	3	2	3	2	1	1	WBC/PLC	1	1	15	55.6%	Designate	Cumulative value with LG3
LG4 & LG4A	Verges at The Granthams	1	2	2	2	2	1	1	WBC?	1	1	13	48.1%	Designate	Although these site are borderline, together they provide an essential green setting around this housing estate. Its loss would be detrimental.
LG5	Open Space at Many Clouds Corner	1	4	2	2	1	2	1	WBC/LPC	1	1	15	55.6%	Designate	Focal green space with public seating. Memorial to famous local racehorse.
LG6	Mill Lane Recreation Ground	1	4	5	1	3	2	1	LPC	1	1	19	70.4%	Designate	Sports England has a statutory duty to protect playing fields, which means that it could be unnecessary to provide a further layer of protection in the NP. However those area not formally laid out could be at risk
LG7	Planted Area at Close End	1	3	2	0	4	1	1	WBC	1	1	14	51.9%	Designate	Important focal feature which is key to the area and its outlook. planting undertaken due to local residents' initiative.
LG8, LG8A, LG8B &	Verges at Northfields	1	4	2	1	1	1	1	?	1	1	13	48.1%	Designate	Cumulative value together at key entry and exit gateway to the village.
LG9	Verge at Sheepdrove Rd	1	3	2	0	3	1	1	WBC	1	1	13	48.1%	Designate	Cumulative value with LG10
LG10	Community Community Orchard field, Adjacent to North Farm Close. At North Farm Cl	1	4	3	0	3	1	1	WBC	1	1	15	55.6%	Designate	Key focal green space as part of new development.
LG11	St Lukes's Churchyard, Upper Lambourn	1	4	2	2	5	1	1	Diocese	1	1	18	66.7%	Designate	Historic churchyard.

	Name of Site (as Popularly Known)	NPPF 1 - Close proximity to community (yes/no)	NPPF 2 - Demonstrably special to a local community					NPPF 3 - Extensive tract of land?	Ownership - owner aware?	Is this site designated for any other use (yes/no)	Public access	Score	%	Recommendation	Comments
			Beauty/amenity value (yes/no)	Recreation (yes/no)	Historical (yes/no)	Tranquillity (yes/no)	Wildlife (yes/no)								
LG12	Lower Lynch Wood	1	5	2	2	5	3	1	Private Landowner	1	0	20	74.1%	Designate	Recreation value through children's play and access through the woods which has taken place by residents for generations. Biodiversity value of SSSI and SAC.
LG13	Honey Hill	1	4	2	0	3	2	1	WBC	1	1	15	55.6%	Designate	Focal feature and setting. Biodiversity value with LG13.
LG14	Francomes Field	1	3	3	1	3	1	1	?	1	1	15	55.6%	Designate	Play area.
LG15	Sports Ground, Bockhampton Rd	1	3	5	1	2	1	1	Sports Club	1	1	16	59.3%	Designate	Sports England has a statutory duty to protect playing fields, which means that it could be unnecessary to provide a further layer of protection in the NP. However those area not formally laid out could be at risk.
LG16	Woodlands St. Mary's Cricket Field	1	3	4	1	2	2	1	WSM VH	1	1	16	59.3%	Designate	Sports England has a statutory duty to protect playing fields, which means that it could be unnecessary to provide a further layer of protection in the NP. However those area not formally laid out could be at risk.
LG17	Old Cricket Field	1	5	3	2	4	3	1	Private Landowner	1	1	21	77.8%	Designate	Recreation and historically part of The Park to Lambourn Place. Leased to Lambourn Parish Council.
LG18	The Park Open Space	1	3	2	1	2	1	1	?	1	1	13	48.1%	Designate	Key open space and focal feature for residents who have smaller than standard gardens.
LG19	Bockhampton River	1	3	2	3	3	3	1	?	1	1	18	66.7%	Designate	Public footpath and access to the River Lambourn.

## Proposed Local Green Spaces following Assessment

Following the detailed assessment and the results from the matrix above, The Neighbourhood Plan designates the following locations as Local Green Spaces:

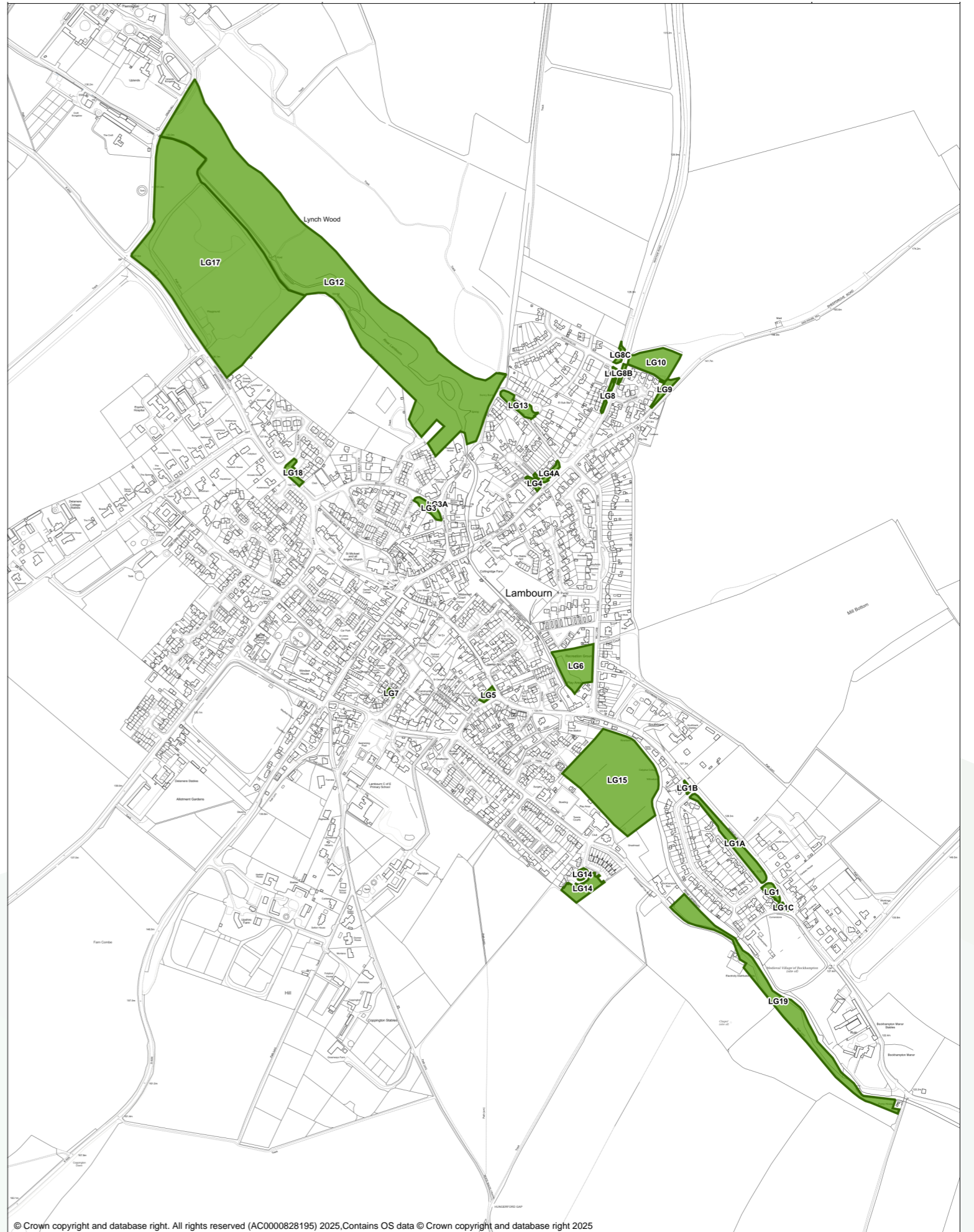
- LG1 - LG1A, LG1B and LG1C – The verges at Woodbury, Lambourn Newbury Road and Bockhampton junction.
- LG2 – Woodlands St Mary's Church Grounds.
- LG3 – Open space opposite Goose Green / LG3A – Junction of Broadway, Goose Green and Big Lane.
- LG4 / LG4A – Verges at The Granthams.
- LG5 – Open space at Many Clouds corner.
- LG6 – Mill Lane recreation ground.
- LG7 – Planted area Close End.
- LG8, LG8A, LG8B and LG8C – Verges at Northfields.
- LG9 – Verge at Sheepdrove.
- LG10 – Community Orchard field, adjacent to North Farm Close.
- LG11 – St. Luke's Churchyard, Upper Lambourn.
- LG12 – Lower Lynch Wood (replacing Lynch Wood).
- LG13 – Honey Hill.
- LG14 – Francome's Field.
- LG15 – Sports Ground, Bockhampton Road.
- LG16 – Woodlands St Mary's Cricket Field.
- LG17 – Old Cricket Field.
- LG18 – The Park Open Spaces.
- LG19 – River at Bockhampton.



## Upper Lambourn - Sites to be Designated



## Lambourn - Sites to be Designated



## Upper Lambourn - Sites to be Designated

