



## Local Green Space Assessments

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## 1 Introduction

This document contains assessments for sites considered for designation as Local Green Spaces (LGS) in association with the Charlbury Neighbourhood Plan 2031. At the recommendation of West Oxfordshire District Council, the assessments have been carried out using the toolkit issued by Cotswold District Council. The assessments were carried out by local volunteers.

Section 2 includes assessments of sites that are proposed for LGS Designation.

Section 3 includes assessments for other sites which, following assessment and further consideration, are not proposed for LGS designation. For each site included in this section the reasons for exclusion are included after the assessment.

## 2 Assessments for Proposed LGS Sites

### 2.1 The Playing Close [LGS1]

#### The Playing Close

Approx area: 0.31 ha  
Proposed Green Space Reference No: 1  
Map prepared: 3 August 2017

This plan shows an area which has been proposed for designation as a protected green space in a Neighbourhood Plan which is being prepared by the Charlbury Neighbourhood Forum group on behalf of Charlbury Town Council.

Please note that the area shown on this plan is indicative only and land ownership boundaries have not been verified. If you would like to support, object or otherwise comment on this proposed area please contact Charlbury Neighbourhood Forum.



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Scale 1:1250 at A4.

<b>1</b>	<b>General Information</b>
<b>1.1</b>	<b>Name and address of site.</b>
	The Playing Close
<b>1.2</b>	<b>Site location plan</b>
	See map above
<b>1.3</b>	<b>Organisation or individual proposing site for designation</b>
	Charlbury Town Council
<b>1.4</b>	<b>Ownership of site if known</b>
	Thomas Gifford Trust.
<b>1.5</b>	<b>Is the owner of the site aware of the potential designation? Do they support designation?</b>
	Yes. Owner supports designation.
<b>1.6</b>	<b>Photographs of site</b>
	
<b>1.7</b>	<b>Community served by the potential Local Green Space</b>
	The whole town, people from nearby villages using our facilities, as well as tourists visiting Charlbury periodically
<b>2</b>	<b>Planning History</b>
<b>2.1</b>	<b>Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space?</b>
	<b>NO</b>
<b>2.2</b>	<b>Is the site allocated for development in the Local or Neighbourhood Plan?</b>
	<b>NO</b>
<b>3</b>	<b>Size, scale and “local nature” of proposed Local Green Space</b>
<b>3.1</b>	<b>Area of proposed site</b>
	0.31 ha
<b>3.2</b>	<b>Is the site an “extensive tract of land”?</b>
	<b>NO</b>

<b>3.3</b>	<b>Is the proposed site “local in character”?</b>
	The site is in the heart of Charlbury and is equivalent to a “village green” visually as well as being the main location for holding events. The Playing Close is opposite the entrance to the Spendlove car park and is the vista seen by everyone using the local neighbouring facilities (Co-op supermarket, doctors, vets, dentists, offices, community centre and sports pavilion). It is at the junction of several walking routes into the town centre from the outlying housing areas.
<b>4</b>	<b>Need for Local Green Space</b>
<b>4.1</b>	<b>Is there a need for a local green space in this location?</b>
	Yes, this is the only public green space in the heart of the town.
<b>5</b>	<b>Evidence to show that “the green space is in reasonably close proximity to the community it serves”</b>
<b>5.1</b>	<b>How far is the site from the community it serves? Is the site within 2km of the local community?</b>
	The Playing Close is in the centre of Charlbury (see map)
<b>5.2</b>	<b>Are there any barriers to the local community accessing the site from their homes?</b>
	No, the site is open all the time. There are iron railings (listed feature) around the grassy area with six pedestrian access points and one vehicular access point, which is normally closed and only unlocked for specific events. Dogs, however, are not allowed on The Playing Close.
<b>6</b>	<b>Evidence to show that the green space is “demonstrably special to a local community”</b>
<b>6.1</b>	<b>Evidence of support from the Town Council</b>
	Site proposed by the Town Council
<b>6.2</b>	<b>Evidence of support from other local community groups or individuals</b>
	See Annex to this report
<b>6.3</b>	<b>Evidence of support from community leaders</b>
	See Annex to this report
<b>6.4</b>	<b>Evidence of support from other groups</b>
	See Annex to this report
<b>7</b>	<b>Evidence to show that the green area “holds a particular local significance, for example because of its beauty” (if applicable)</b>
<b>7.1</b>	<b>Is this criteria relevant to this site?</b>
	<b>YES</b>

<b>7.2</b>	<b>Describe why the community feels that the site has a particular local significance for its beauty</b>
	The Playing Close is a grassy area surrounded by railings and large mature trees with benches for people to sit and enjoy the day. At one end is the attractive Victorian stone water fountain. The roads around it are quiet and on the east and south they are unadopted and mostly used by pedestrians. The surrounding houses are attractive stone buildings. It is a lovely backdrop for holding community events as well as being a lovely place to walk past on the way to facilities in the town. The local Garden Society have planted crocuses around the base of the trees, some of which have been sponsored by neighbouring residents. The grass is cut regularly so is always easy to walk on without getting wet or muddy, and, since dogs are not allowed, there is no fear of walking in dog mess
<b>7.3</b>	<b>Site visibility</b> <i>e.g. Is it easy to see the site from a public place? Are there long distance views of the site from key locations?</i>
	Seen by everyone using the Spendlove site, everyone living in surrounding houses, and everyone walking past to facilities in the town centre.
<b>7.4</b>	<b>Is the site covered by any landscape or similar designations?</b> <i>e.g. AONB, Conservation Area, Special Landscape Area</i>
	It is within the Cotswolds Area of Outstanding Natural Beauty and the Charlbury Conservation area. See map
<b>7.5</b>	<b>Is the site (or type of site) specifically mentioned in any relevant landscape character assessments or similar documents?</b>
	The importance of this site is recognised in the Charlbury Parish Character Assessment – Spring 2018
<b>7.6</b>	<b>Does the site contribute to the setting of a historic building or other special feature?</b>
	Yes. The Playing Close is the setting for the distinctive drinking fountain, described in 8.2 below. The Playing Close is the central setting for the surrounding houses which all face it - five houses are listed and the houses along the west side built for older people in the 1990s on the site of the old school were designed very much in keeping with the vernacular architecture of the town.
<b>7.7</b>	<b>Is the site highlighted in literature or art?</b>
	<b>NO</b>
<b>8</b>	<b>Evidence to show that the green area “holds particular local significance for example because of its historic significance. (if applicable)</b>
<b>8.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>8.2</b>	<b>Are there any historic buildings or remains on the site?</b>
	The elaborately carved water fountain (see photograph at 1.6) at the north end of the Playing Close is listed. It was created by local stonemason John Kibble and presented by Harvey du Cros of Cornbury Park to commemorate three events: the visit of Queen Victoria to Charlbury in 1886, the provision of piped water in the town in 1896, and the Diamond Jubilee in 1897. The cast iron railings around the Playing Close are listed, most of the balls having been knocked off by a local lad in the 1930s.

<b>8.3</b>	<b>Are there any important historic landscape features on the site?</b>
	There are 21 trees planted near the boundaries of Playing Close, many of them were planted in 1890 at a cost of 7 shillings 10d, some have been planted much more recently. The two red-flowered horse chestnut trees flanking the historic water fountain are visible as young saplings in the photos of the opening ceremony. The trees include horse chestnut, lime, plane, sycamore and whitebeam.
<b>8.4</b>	<b>Did the site play an important role in the historic development of the town?</b>
	<p>It is shown in all historic maps of the town and it is recorded that in about 1447, the 'whole town' of Charlbury held an area called the Playing Close from the lord of the manor at a nominal rent and it was already used as a recreation ground. There was, however, confusion about the ownership and in October 1592, Thomas Gifford (a gentleman of Middle Claydon, Bucks and son-in-law of John Chamberlain who lived at The Priory in Charlbury) signed a deed handing over The Playing Close and other lands on a 998 year lease to George Tennant, a dyer, Richard Evans, gentleman, and 6 other local notables to be held for the benefit of the people of the parish of Charlbury - thus The Thomas Gifford Trust was established and the land now known as the Playing Close was confirmed as belonging "to the only use, profit and commodity of the tenants and inhabitants of Charlbury, and to no other use".</p> <p>In 1813, the Trustees had to order that "all timbers and dunghills be removed before the ensuing fair. Bull-baiting took place on the Playing Close until 1820, and in the 18th and 19th centuries at least one of Charlbury's four fairs was held there.</p> <p>The British School was built along the side of the Playing Close in 1815 and an infant department was built in 1863, the Playing Close was used as the playspace for children attending the school.</p>
<b>8.5</b>	<b>Did any important historic events take place on the site?</b>
	It was where all the able bodied men of Charlbury had to practise archery in the days of the longbow, to be ready for military service.
<b>8.6</b>	<b>Do any historic rituals take place on the site?</b>
	Maypole dancing and Morris dancing have taken place at some recent annual fairs.
<b>9</b>	<b>Evidence to show that the green area "holds particular local significance, for example because of its <u>recreational value</u> (including as a playing field)" (if applicable)</b>
<b>9.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>9.2</b>	<b>Is the site used for playing sport?</b>
	<b>NO</b>
<b>9.3</b>	<b>Are the public able to physically access the site?</b>
	Yes, they can walk through the site and along the roads bordering each side.
<b>9.4</b>	<b>Is the site used by the local community for informal recreation? And since when?</b>
	Yes, people play ball games on the Playing Close, people sit on the benches for something to eat, and after snow there is usually a snowman there. A group also practices Tai Chi there in warmer months.

<b>10</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its tranquility” (if applicable)</b>
<b>10.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>10.2</b>	<b>Do you consider the site to be tranquil?</b>
	Yes, the roads bordering the Playing Close are not very busy and it is a tranquil place to sit and watch the world go by.
<b>10.3</b>	<b>Is the site within a recognised tranquil area?</b>
	The CPRE tranquillity maps show this area to be one of high tranquillity. In addition, the trees, birdsong and quiet nature of the site contribute to its tranquillity.
<b>11</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of the richness of its wildlife” (if applicable)</b>
<b>11.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>11.2</b>	<b>Is the site formally designated for its wildlife value?</b>
	<b>NO</b>
<b>11.3</b>	<b>Are any important habitats or species found on the site?</b>
	Short grass and mature trees
<b>11.4</b>	<b>What other wildlife of interest has been found on the site?</b>
	Groups of crocuses planted around the base of trees by the local Garden Society provide an early source of sheltered nectar in the sunshine for early-flying bees.
<b>11.5</b>	<b>Is the site part of a long term study of wildlife by members of the local community?</b>
	<b>NO</b>
<b>12</b>	<b>Evidence to show that the green area “holds particular local significance, for example for any other reason” (if applicable)</b>
<b>12.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>12.2</b>	<b>Are there any other reasons why the site has a particular local significance for the local community?</b>
	The Playing Close is the primary open space for local events such as the quarterly farmers Market, the School Fair, the local Scouts & Guides Fair, and various other events such as the Annual Fun Fair and Street Fair.

## 2.2 Nine Acres Recreation Ground [LGS2]

### Nine Acres Recreation Ground

Approx area: 2.85 ha  
Proposed Green Space Reference No: 2  
Map prepared: 3 August 2017

This plan shows an area which has been proposed for designation as a protected green space in a Neighbourhood Plan which is being prepared by the Charlbury Neighbourhood Forum group on behalf of Charlbury Town Council.

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Scale 1:2000 at A4.

<b>1</b>	<b>General Information</b>
<b>1.1</b>	<b>Name and address of site.</b>
	Nine Acres Recreation Ground
<b>1.2</b>	<b>Site location plan</b>
	See map above
<b>1.3</b>	<b>Organisation or individual proposing site for designation</b>
	Charlbury Town Council
<b>1.4</b>	<b>Ownership of site if known</b>
	Charlbury Town Council
<b>1.5</b>	<b>Is the owner of the site aware of the potential designation? Do they support designation?</b>
	Yes. Owner is Town Council who also propose the designation.
<b>1.6</b>	<b>Photographs of site</b>
	   
<b>1.7</b>	<b>Community served by the potential Local Green Space</b>
	This site serves every age group in the community; playground for small children, tennis and football for teenagers through to their parents, strolling for older inhabitants.

<b>2</b>	<b>Planning History</b>
<b>2.1</b>	<b>Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space?</b>
	Permission has been granted for construction of a new football and sports club building on a small part of the site (17/02331/FUL) and construction is underway. This is consistent with designation of the area as an LGS as it will enhance the recreational value of the site.
<b>2.2</b>	<b>Is the site allocated for development in the Local or Neighbourhood Plan?</b>
	<b>NO</b>
<b>3</b>	<b>Size, scale and “local nature” of proposed Local Green Space</b>
<b>3.1</b>	<b>Area of proposed site</b>
	2.85 ha
<b>3.2</b>	<b>Is the site an “extensive tract of land”?</b>
	<b>NO</b>
<b>3.3</b>	<b>Is the proposed site “local in character”?</b>
	Since gifted to the town in the 1920s, Nine Acres has felt very much part of the local area. Further housing has been built beside and beyond it making it feel even more local and contained within the town.
<b>4</b>	<b>Need for Local Green Space</b>
<b>4.1</b>	<b>Is there a need for a local green space in this location?</b>
	Yes, the site is adjacent to the new community centre and is central in the town for use by the whole community. Without this site the town would be very much lacking in outdoor recreation space, especially as regards the play park, tennis courts and football pitches..
<b>5</b>	<b>Evidence to show that “the green space is in reasonably close proximity to the community it serves”</b>
<b>5.1</b>	<b>How far is the site from the community it serves? Is the site within 2km of the local community?</b>
	The site is within the town (see map).
<b>5.2</b>	<b>Are there any barriers to the local community accessing the site from their homes?</b>
	No. There are six open entries to the site (including one from the new Community Centre) making it easily accessible from all parts of the town.
<b>6</b>	<b>Evidence to show that the green space is “demonstrably special to a local community”</b>
<b>6.1</b>	<b>Evidence of support from the Town Council</b>
	Site proposed by the Town Council
<b>6.2</b>	<b>Evidence of support from other local community groups or individuals</b>
	See Annex to this report
<b>6.3</b>	<b>Evidence of support from community leaders</b>
	See Annex to this report

<b>6.4</b>	<b>Evidence of support from other groups</b>
	See Annex to this report
<b>7</b>	<b>Evidence to show that the green area “holds a particular local significance, for example because of its beauty” (if applicable)</b>
<b>7.1</b>	<b>Is this criteria relevant to this site?</b>
	<b>YES</b>
<b>7.2</b>	<b>Describe why the community feels that the site has a particular local significance for its beauty</b>
	Beautiful long distance views to the west across to Wychwood Forest and sweeping over to the far side of Evenlode Valley are enjoyed from the top of the site. To the east, the outlook from the football pitches and tennis courts are of agricultural fields and barns behind Clarke's Bottom. To the north, there are views to open country across Wigwell.
	
<b>7.3</b>	<b>Site visibility</b> <i>e.g. Is it easy to see the site from a public place? Are there long distance views of the site from key locations?</i>
	Site dominates the view when walking or driving along Nine Acres Lane or arriving at the Enstone crossroads at the end of The Slade.
<b>7.4</b>	<b>Is the site covered by any landscape or similar designations?</b> <i>e.g. AONB, Conservation Area, Special Landscape Area</i>
	It is within the Cotswolds Area of Outstanding Natural Beauty and the Charlbury Conservation area. See map
<b>7.5</b>	<b>Is the site (or type of site) specifically mentioned in any relevant landscape character assessments or similar documents?</b>
	The site is described and discussed in the Charlbury Parish Character Assessment – Spring 2018

<b>7.6</b>	<b>Does the site contribute to the setting of a historic building or other special feature?</b>
	Nine Acres is at the north-west corner of Enstone crossroads so is a setting for the listed tollhouse built in 1800 and the two large houses set in large wooded gardens (Hazeldean and Wychwood House) built by the Quaker family of John and Joseph Albright in 1858 on the other two corners. Nine Acres provides a wonderful view to the north and west from this historic corner of Charlbury, which was created in 1800 when the turnpike road to Enstone was created and the local roads realigned. It is shown as an enclosed field in the map of Thomas Pride (1761).
<b>7.7</b>	<b>Is the site highlighted in literature or art?</b>
	<b>NO</b>
<b>8</b>	<b>Evidence to show that the green area “holds particular local significance for example because of its historic significance. (if applicable)</b>
<b>8.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>8.2</b>	<b>Are there any historic buildings or remains on the site?</b>
	The current sports pavilion on Nine Acres replaced the pavilion erected in 1935 to commemorate the Silver Jubilee of King George V but which had deteriorated in condition and needed replacing. The wrought iron gates at the Enstone crossroads were constructed by a local blacksmith and erected to commemorate both the Millennium and Queen Elizabeth’s Golden Jubilee in 2002.
<b>8.3</b>	<b>Are there any important historic landscape features on the site?</b>
	The boundary dry stone walls date from the old historic routes they follow, including the high soil-retaining wall alongside the 1800 realignment of Nine Acres Lane to join the crossroads at the time of the turnpiking.
<b>8.4</b>	<b>Did the site play an important role in the historic development of the town?</b>
	Land for a recreation ground at Nine Acres was provided in 1924 by Samuel Shilson and W.A. Albright and was organized as a permanent recreation ground in the 1950s.
<b>8.5</b>	<b>Did any important historic events take place on the site?</b>
	Used for local events for the last 100 years including the Millennium celebration.
<b>8.6</b>	<b>Do any historic rituals take place on the site?</b>
	No
<b>9</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its <u>recreational value</u> (including as a playing field)” (if applicable)</b>
<b>9.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>

<b>9.2</b>	<b>Is the site used for playing sport?</b>
	<p>Yes, for tennis and football. Local clubs have existed for many years. Charlbury Town Youth 6-a-side Tournament is held each June for local and visiting sides.</p> 
<b>9.3</b>	<b>Are the public able to physically access the site?</b>
	<p>Yes. A public right of way passes through the site. Other permissive access points are notionally closed for one day each year.</p>
<b>9.4</b>	<b>Is the site used by the local community for informal recreation? And since when?</b>
	<p>The adventure playground for young children (includes a zip-wire) next to the sports pavilion and community centre is very popular with locals and people from neighbouring villages. The north side of the site has a footpath between two pedestrian entrances in a dell below the level of the football pitches and this is used extensively by dog walkers. On occasion, circuses and fairgrounds have used the site.</p>
<b>10</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its tranquility” (if applicable)</b>
<b>10.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>10.2</b>	<b>Do you consider the site to be tranquil?</b>
	<p>Surrounding roads do not greatly impinge on the tranquillity of Nine Acres, so unless football matches are being played, the site is quite tranquil. Tennis courts and children’s play area are both at the western end of the site so don’t greatly affect the peace and quiet. The dell on the north side of the site is very attractive with cow parsley flowering on the banks below the football pitches and shrubs below the tall majestic trees on the boundary.</p>
<b>10.3</b>	<b>Is the site within a recognised tranquil area?</b>
	<p>It is not possible to comment on the CPRE tranquility maps, as the mapping is not at a sufficient level of detail. However, the wide open views of the Evenlode valley, the sunsets, the trees and shrubs on the boundaries, dark skies to see stars at night, birdsong; wildlife; contributing to the tranquillity of Nine Acres (when the tennis flood lights are off and football matches are not being played).</p>
<b>11</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of the richness of its wildlife” (if applicable)</b>
<b>11.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>11.2</b>	<b>Is the site formally designated for its wildlife value?</b>
	<b>NO</b>

<b>11.3</b>	<b>Are any important habitats or species found on the site?</b>
	<b>NO</b>
<b>11.4</b>	<b>What other wildlife of interest has been found on the site?</b>
	Although the football pitches and other play areas are cut regularly, the boundaries of Nine Acres are managed to increase the wildlife interest of the site. There are large mature trees, which have been underplanted with native flowering shrubs and the grass allowed to grow long with an annual cut. The banks of the football pitches are attractive with wild flowers e.g. cow parsley in early summer and yellow toadflax in late summer. Some of the boundary dry stone walls are thick with ivy which provides a valuable source of nectar for bees in the autumn before they overwinter.
<b>11.5</b>	<b>Is the site part of a long term study of wildlife by members of the local community?</b>
	<b>NO</b>
<b>12</b>	<b>Evidence to show that the green area “holds particular local significance, for example for any other reason” (if applicable)</b>
<b>12.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>12.2</b>	<b>Are there any other reasons why the site has a particular local significance for the local community?</b>
	<p>Large open space central to the town, which can be used for community events such as the Millennium celebrations, which attracted a large number of people.</p> <p>Being central and having access points at each corner, many people walk through Nine Acres to get from A to B.</p> <p>Nine Acres is just opposite the entrance to Wigwell nature reserve (used for low density grazing) and views over Wigwell and the agricultural fields on the hill above the houses on Nine Acres Close enable people to feel part of a rural community. The proximity of Nine Acres to open country also brings wildlife nearer into the town.</p>



Completed by: Tony Merry, Claire Wilding

<b>1</b>	<b>General Information</b>
<b>1.1</b>	<b>Name and address of site.</b>
	Mill Field
<b>1.2</b>	<b>Site location plan</b>
	See map above
<b>1.3</b>	<b>Organisation or individual proposing site for designation</b>
	Charlbury Town Council
<b>1.4</b>	<b>Ownership of site if known</b>
	Charlbury Town Council
<b>1.5</b>	<b>Is the owner of the site aware of the potential designation? Do they support designation?</b>
	Yes. Owner is Town Council who also propose the designation.
<b>1.6</b>	<b>Photographs of site</b>
	   <p>View from Mill field over Cricket Ground</p>  <p>Entrance to Mill Field</p>

	 <p>Town rising above Evenlode viewed from Mill Field</p>
<b>1.7</b>	<b>Community served by the potential Local Green Space</b>
	This site serves every age group in the community as well as visitors to the town.
<b>2</b>	<b>Planning History</b>
<b>2.1</b>	<b>Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space?</b>
	<b>NO</b>
<b>2.2</b>	<b>Is the site allocated for development in the Local or Neighbourhood Plan?</b>
	<b>NO</b>
<b>3</b>	<b>Size, scale and “local nature” of proposed Local Green Space</b>
<b>3.1</b>	<b>Area of proposed site</b>
	3.29 ha
<b>3.2</b>	<b>Is the site an “extensive tract of land”?</b>
	No. Mill Field is in effect an island site surrounded on one side by the river Evenlode and on the other the historic Mill Stream. It is quite long, narrow and winding and smaller proportions than other local fields.
<b>3.3</b>	<b>Is the proposed site “local in character”?</b>
	Local; Mill Field and the River Evenlode are a natural boundary to the built up area of the town. The site is adjacent to the built up area. It also has cultural significance as the site of the town’s annual music festival, Riverside.
<b>4</b>	<b>Need for Local Green Space</b>
<b>4.1</b>	<b>Is there a need for a local green space in this location?</b>
	Yes. The River Evenlode represents the natural western boundary of Charlbury, The Mill Field represents the ONLY area close to the Town where locals can gain access to the river. In the 2016 Town Survey, there was strong support for this area getting Local Green Space protection, with 597 out of 727 responses saying they felt passionate or very passionate about this site. The site is regularly flooded protecting many areas downstream.

<b>5</b>	<b>Evidence to show that “the green space is in reasonably close proximity to the community it serves”</b>
<b>5.1</b>	<b>How far is the site from the community it serves? Is the site within 2km of the local community?</b>
	Mill Field is at the boundary of the main residential area and therefore directly accessible. Access from the town is gained by public footpath via a small wooden bridge. At the far end of Mill field a public footpath leads across a footbridge to the Oxfordshire Way and other on-going public paths.
<b>5.2</b>	<b>Are there any barriers to the local community accessing the site from their homes?</b>
	No. The site is open and traversed by a public footpath.
<b>6</b>	<b>Evidence to show that the green space is “demonstrably special to a local community”</b>
<b>6.1</b>	<b>Evidence of support from the Town Council</b>
	Site proposed by the Town Council
<b>6.2</b>	<b>Evidence of support from other local community groups or individuals</b>
	A Town Survey was conducted in 2016 as part of community consultation. This elicited 1039 responses. In response to a question regarding strength of support for green spaces, the Mill Field ranked 6th out of around 17 identified sites.  See also Annex to this report
<b>6.3</b>	<b>Evidence of support from community leaders</b>
	See Annex to this report
<b>6.4</b>	<b>Evidence of support from other groups</b>
	See Annex to this report
<b>7</b>	<b>Evidence to show that the green area “holds a particular local significance, for example because of its beauty” (if applicable)</b>
<b>7.1</b>	<b>Is this criteria relevant to this site?</b>
	<b>YES</b>
<b>7.2</b>	<b>Describe why the community feels that the site has a particular local significance for its beauty</b>
	As noted above, the Mill Field is the only site in and around Charlbury where the public can gain access to the river Evenlode. It is a well kept, pleasant green area bounded on one side by the attractive meandering river Evenlode and on the other by a mill stream. The field includes many trees (some coppiced), rushes, open grass and views of the river and landscape beyond. See also survey results above for evidence of public support for this site.
<b>7.3</b>	<b>Site visibility</b> <i>e.g. Is it easy to see the site from a public place? Are there long distance views of the site from key locations?</i>
	The site is visible from Pound Hill triangle and various viewpoints in the Town but its real beauty is best appreciated from the public footpath that traverses it. It makes an important contribution to the setting of the Town when approached from the west.

<b>7.4</b>	<b>Is the site covered by any landscape or similar designations?</b> <i>e.g. AONB, Conservation Area, Special Landscape Area</i>
	It is within the Cotswolds Area of Outstanding Natural Beauty and the Charlbury Conservation area. See map
<b>7.5</b>	<b>Is the site (or type of site) specifically mentioned in any relevant landscape character assessments or similar documents?</b>
	The site is described and discussed in the Charlbury Parish Character Assessment Appendix North West
<b>7.6</b>	<b>Does the site contribute to the setting of a historic building or other special feature?</b>
	See 8.2
<b>7.7</b>	<b>Is the site highlighted in literature or art?</b>
	Yes. It is mentioned in a poem by Hilaire Belloc- <i>The Evenlode</i> . It is also recorded as a scene in a short novel by John Buchan <i>Blanket of the Dark</i> 1931 which gives detailed descriptions of the area and some scenes focus on Wychwood and the river bridge next to this field
<b>8</b>	<b>Evidence to show that the green area “holds particular local significance for example because of its <u>historic significance</u>. (if applicable)</b>
<b>8.1</b>	<b>Is this criteria relevant to this site ?</b>
	YES
<b>8.2</b>	<b>Are there any historic buildings or remains on the site?</b>
	The southern entrance to the field across the bridge is the site of the historic Charlbury Mill mentioned in 1269 as belonging to the abbot of Eynsham.
<b>8.3</b>	<b>Are there any important historic landscape features on the site?</b>
	Historic Mill stream and sluice.
<b>8.4</b>	<b>Did the site play an important role in the historic development of the town?</b>
	Charlbury Mill was adjacent to the field from medieval times until it was demolished in 1927. The site is recorded in the OS map of Oxfordshire of 1885.
<b>8.5</b>	<b>Did any important historic events take place on the site?</b>
	See 8.6
<b>8.6</b>	<b>Do any historic rituals take place on the site?</b>
	An annual community boundary walk passes through Mill Field being the closest accessible spot to the location of a disaster in 1924 where three children died whilst traversing the river on a punt during a similar annual boundary walk.
<b>9</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its <u>recreational value</u> (including as a playing field)” (if applicable)</b>
<b>9.1</b>	<b>Is this criteria relevant to this site ?</b>
	YES
<b>9.2</b>	<b>Is the site used for playing sport?</b>
	NO

<b>9.3</b>	<b>Are the public able to physically access the site?</b>
	The site is fully open to the public with a public footpath along its length.
<b>9.4</b>	<b>Is the site used by the local community for informal recreation? And since when?</b>
	Mill Field is in almost constant use by walkers including dog walkers. In good weather people picnic or simply sit and enjoy the area, paint or watch birds. At the town end of Mill Field, where there are picnic tables, children play, paddle and fish and at the far end where there is a weir people swim and canoe. Once a year the site is used for a very well attended free, two day, music festival.
<b>10</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its tranquility” (if applicable)</b>
<b>10.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>10.2</b>	<b>Do you consider the site to be tranquil?</b>
	<b>YES.</b> There are roads nearby but trees and terrain largely obscure them. The river and mill stream provide a sense of tranquillity in a site that is easily accessible to residents of the town. Note: tranquillity takes a holiday over the two days of the annual “riverside” music festival.
<b>10.3</b>	<b>Is the site within a recognised tranquil area?</b>
	The tranquillity maps are not at a sufficient level of detail to determine whether this site is a recognised tranquil area. However the Mill Field has many features that CPRE judge to contribute to “tranquillity”, e.g. trees, open space, rural views, birdlife and the sight and sounds of water.
<b>11</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of the richness of its wildlife” (if applicable)</b>
<b>11.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>11.2</b>	<b>Is the site formally designated for its wildlife value?</b>
	<b>NO</b>
<b>11.3</b>	<b>Are any important habitats or species found on the site?</b>
	The site is a section 41 habitat of principle importance, being floodplain grazing marshland. See separate TVERC Biodiversity report.  The following protected species have been recorded in the River Evenlode at Charlbury: Brown/Sea Trout, Barbel, Bullhead. European Otters have also been recorded very close to this site (at the road bridge in 2002, at Cornbury Park in 2008).
<b>11.4</b>	<b>What other wildlife of interest has been found on the site?</b>
	The 1993 Nature Conservation Appraisal of Charlbury remarks:”Charlbury is fortunate in having reaches of almost natural winding streams and a river which is notified as a site of Conservation Value - the River Evenlode is notified by English Nature as grade 1B” it later describes the river where it runs by Mill Field “The River Evenlode is a species –rich winding river ”.

<b>11.5</b>	<b>Is the site part of a long term study of wildlife by members of the local community?</b>
	<b>NO</b>
<b>12</b>	<b>Evidence to show that the green area “holds particular local significance, for example for <u>any other reason</u>” (if applicable)</b>
<b>12.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>NO</b>
<b>12.2</b>	<b>Are there any other reasons why the site has a particular local significance for the local community?</b>

## 2.4 Allotments adj. Wellington Cottages [LGS4]

### Allotments next to Wellington Cottages

Approx area: 0.33 ha  
Proposed Green Space Reference No: 18  
Map prepared: 3 August 2017

This plan shows an area which has been proposed for designation as a protected green space in a Neighbourhood Plan which is being prepared by the Charlbury Neighbourhood Forum group on behalf of Charlbury Town Council.

Please note that the area shown on this plan is indicative only and land ownership boundaries have not been verified. If you would like to support, object or otherwise comment on this proposed area please contact Charlbury Neighbourhood Forum.



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Scale 1:1250 at A4.

Completed by: Vic Allison, Claire Wilding

<b>1</b>	<b>General Information</b>
<b>1.1</b>	<b>Name and address of site.</b>
	Plot 18: Allotments near Wellington Cottages, Fiveways Junction, Charlbury NB: Sites 9, 18 and 21 form the continuous Southern approach to Charlbury, with extensive views over the Evenlode Valley towards the Cornbury estate and Wychwood Forest. They should be considered together.
<b>1.2</b>	<b>Site location plan</b>
	See map above
<b>1.3</b>	<b>Organisation or individual proposing site for designation</b>
	Charlbury Town Council
<b>1.4</b>	<b>Ownership of site if known</b>
	Blenheim Estate
<b>1.5</b>	<b>Is the owner of the site aware of the potential designation? Do they support designation?</b>
	The owner has been informed but has not responded.
<b>1.6</b>	<b>Photographs of site</b>
	
<b>1.7</b>	<b>Community served by the potential Local Green Space</b>
	Coming into the town from Woodstock or Witney this site provides an unexpected vista over the Evenlode valley to Wychwood forest This fine view is a emphasises the rural location. The allotments are available to the whole community, although they are allocated upon application. Friends will pass by and stop to talk and admire what is being produced. The low stone wall allows extensive views over the allotments and beyond to the Wychwood Forest in Cornbury Park.

<b>2</b>	<b>Planning History</b>
<b>2.1</b>	<b>Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space?</b>
	<b>NO</b>
<b>2.2</b>	<b>Is the site allocated for development in the Local or Neighbourhood Plan?</b>
	<b>NO</b>
<b>3</b>	<b>Size, scale and “local nature” of proposed Local Green Space</b>
<b>3.1</b>	<b>Area of proposed site</b>
	0.33 ha
<b>3.2</b>	<b>Is the site an “extensive tract of land”?</b>
	<b>NO.</b>
<b>3.3</b>	<b>Is the proposed site “local in character”?</b>
	Yes. It is a highly visible part of the town being adjacent to the Fiveways Junction, the main route into the town from Witney and Oxford. This means it is strongly connected physically and visually to the local area. Socially, the site provides allotments for the town where friends and neighbours can be seen working the plots providing a delightful opportunity to make contact.
<b>4</b>	<b>Need for Local Green Space</b>
<b>4.1</b>	<b>Is there a need for a local green space in this location?</b>
	In the Town Survey of 2016, 442 out of 723 who expressed an opinion said they were passionate or very passionate about protection of this area. There is also strong support for designation of this area from Wellington Cottage Allotments Association (see letters of support annex).
<b>5</b>	<b>Evidence to show that “the green space is in reasonably close proximity to the community it serves”</b>
<b>5.1</b>	<b>How far is the site from the community it serves? Is the site within 2km of the local community?</b>
	The site is adjacent to the built up area of the town.
<b>5.2</b>	<b>Are there any barriers to the local community accessing the site from their homes?</b>
	The site is separated from the adjacent footpath by a road and access is through a gateway but these are the only physical limits to access.
<b>6</b>	<b>Evidence to show that the green space is “demonstrably special to a local community”</b>
<b>6.1</b>	<b>Evidence of support from the Town Council</b>
	Site proposed by the Town Council
<b>6.2</b>	<b>Evidence of support from other local community groups or individuals</b>
	Wellington Cottage Allotments Association have provided a letter of support, see Annex to this report.
<b>6.3</b>	<b>Evidence of support from community leaders</b>
	See Annex to this report

<b>6.4</b>	<b>Evidence of support from other groups</b>
	See Annex to this report
<b>7</b>	<b>Evidence to show that the green area “holds a particular local significance, for example because of its beauty” (if applicable)</b>
<b>7.1</b>	<b>Is this criteria relevant to this site?</b>
	<b>YES</b>
<b>7.2</b>	<b>Describe why the community feels that the site has a particular local significance for its beauty</b>
	The site is a key point on the western boundary of the town permitting long views to the south and west across the Evenlode river to the remains of the Wychwood Forest in Cornbury Park. The views that emerges at this site is both dramatic and pleasing. They are available to the many people that regularly walk around this perimeter of the town or wait for a bus at Fiveways junction; the views are particularly important for the occupants of Wellington Cottages allowing them to enjoy the best of the weather and to witness the changes in the seasons across a variety of landscape features from open fields to dense woodland.
<b>7.3</b>	<b>Site visibility</b> <i>e.g. Is it easy to see the site from a public place? Are there long distance views of the site from key locations?</i>
	The site is readily visible from several approaches to Fiveways junction and is also clearly visible from the public footpath that skirts Cornbury Park on the west side of the river Evenlode.
<b>7.4</b>	<b>Is the site covered by any landscape or similar designations?</b> <i>e.g. AONB, Conservation Area, Special Landscape Area</i>
	It is within the Cotswolds Area of Outstanding Natural Beauty and the Charlbury Conservation area. See map
<b>7.5</b>	<b>Is the site (or type of site) specifically mentioned in any relevant landscape character assessments or similar documents?</b>
	Charlbury Character Assessment and WODC Land Assessment (1998).
<b>7.6</b>	<b>Does the site contribute to the setting of a historic building or other special feature?</b>
	Although not an historic building Wellington Cottages would be severely diminished if this open space was to be removed.
<b>7.7</b>	<b>Is the site highlighted in literature or art?</b>
	Do not know of any.
<b>8</b>	<b>Evidence to show that the green area “holds particular local significance for example because of its historic significance. (if applicable)</b>
<b>8.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>NO</b>
<b>8.2</b>	<b>Are there any historic buildings or remains on the site?</b>

<b>8.3</b>	<b>Are there any important historic landscape features on the site?</b>
	The trees were planted c 1890-1900 as an ornamental feature providing a 'borrowed landscape' visible from Cornbury Park.
<b>8.4</b>	<b>Did the site play an important role in the historic development of the town?</b>
	It is adjacent to the remaining section of an approach road to the town that was diverted around Lee Place in the 18th century
<b>8.5</b>	<b>Did any important historic events take place on the site?</b>
	Do not know of any
<b>8.6</b>	<b>Do any historic rituals take place on the site?</b>
	No
<b>9</b>	<b>Evidence to show that the green area "holds particular local significance, for example because of its <u>recreational value</u> (including as a playing field)" (if applicable)</b>
<b>9.1</b>	<b>Is this criteria relevant to this site ?</b>
	Yes. The allotments are used by local people for gardening as a recreational activity and also to allow them to grow their own vegetables with benefits to health and to sustainability.
<b>9.2</b>	<b>Is the site used for playing sport?</b>
	No
<b>9.3</b>	<b>Are the public able to physically access the site?</b>
	Access is not restricted
<b>9.4</b>	<b>Is the site used by the local community for informal recreation? And since when?</b>
	No
<b>10</b>	<b>Evidence to show that the green area "holds particular local significance, for example because of its <u>tranquility</u>" (if applicable)</b>
<b>10.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>10.2</b>	<b>Do you consider the site to be tranquil?</b>
	Despite the adjacent road the site is bounded by a stone wall and falls away from the road creating a sheltered environment which is enriched by the activities of the allotment holders. Gardening on the site also provides a valued sense of tranquillity to allotment holders.
<b>10.3</b>	<b>Is the site within a recognised tranquil area?</b>
	The CPRE maps indicate the area as tranquil and the site has many characteristics recognised by CPRE as contributing to tranquillity: natural landscape; trees; seeing stars at night; birdsong; wildlife.
<b>11</b>	<b>Evidence to show that the green area "holds particular local significance, for example because of the <u>richness of its wildlife</u>" (if applicable)</b>
<b>11.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>

<b>11.2</b>	<b>Is the site formally designated for its wildlife value?</b>
	<b>NO</b>
<b>11.3</b>	<b>Are any important habitats or species found on the site?</b>
	Roman snails (Helix), grass snakes, adders.
<b>11.4</b>	<b>What other wildlife of interest has been found on the site?</b>
	The site in conjunction with the field behind is part of a valuable wildlife habitat. The site supports slow worms, abundant Roman snails (Helix), common lizards, common toads, grass snakes and the occasional adder. The allotments, grassland and surrounding spinneys have diverse and plentiful bird life.
<b>11.5</b>	<b>Is the site part of a long term study of wildlife by members of the local community?</b>
	No
<b>12</b>	<b>Evidence to show that the green area “holds particular local significance, for example for any other reason” (if applicable)</b>
<b>12.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>12.2</b>	<b>Are there any other reasons why the site has a particular local significance for the local community?</b>
	The allotments provide healthy activities that lead in turn to healthy eating habits. The setting, adjacent to open fields leading to a river with mature trees encircling and sheltering part of the site, together with the activities on the site and the presence of compost and manure, provides a specific environment for a wide range of wildlife which in turn provides opportunities for discovery and enjoyment for young children.

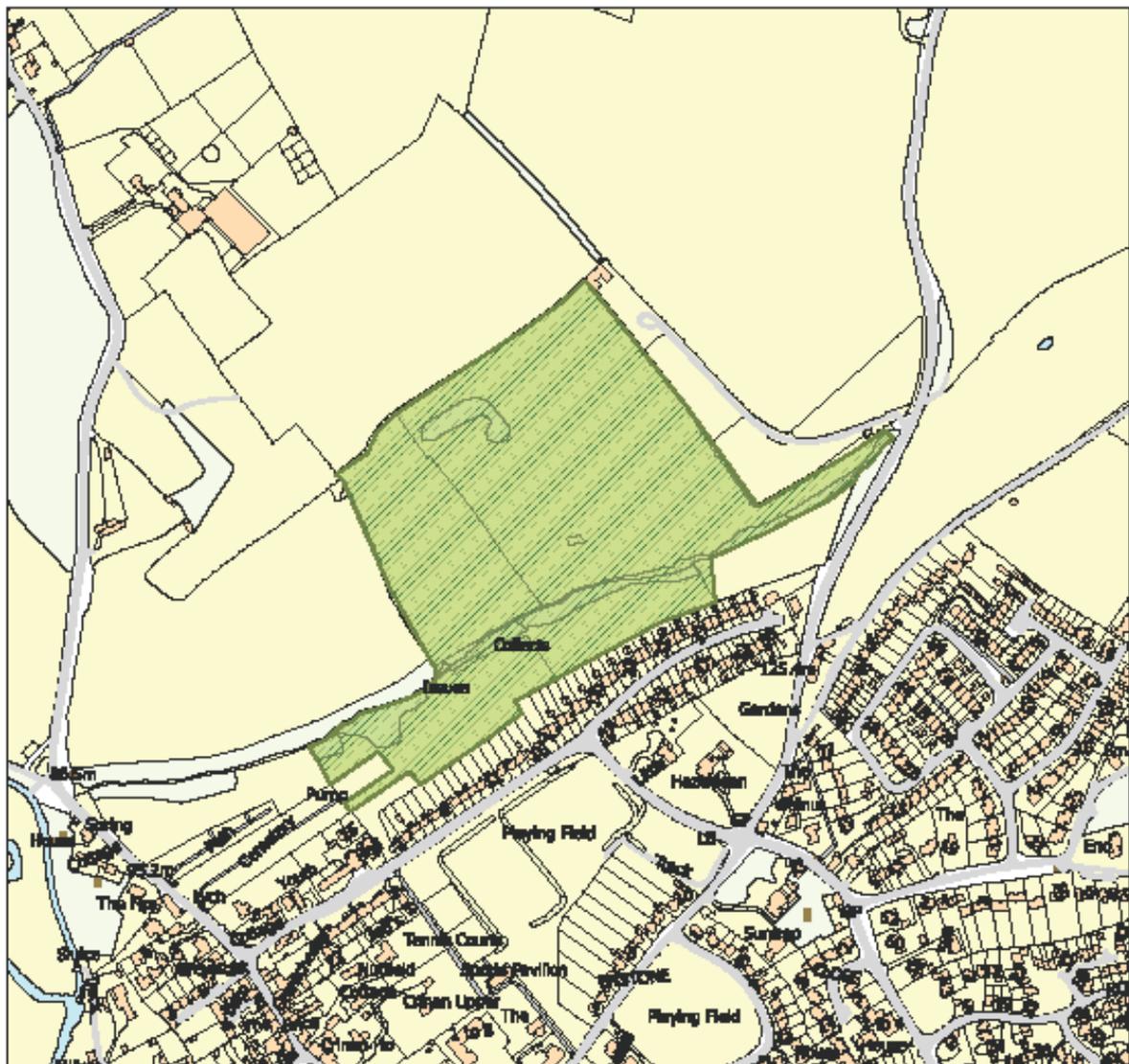
## 2.5 Wigwell [LGS5]

### Wigwell Nature Reserve

Approx area: 9.14 ha  
Proposed Green Space Reference No: 4  
Map prepared: 18 January 2018

This plan shows an area which has been proposed for designation as a protected green space in a Neighbourhood Plan which is being prepared by the Charlbury Neighbourhood Forum group on behalf of Charlbury Town Council.

Please note that the area shown on this plan is indicative only and land ownership boundaries have not been verified. If you would like to support, object or otherwise comment on this proposed area please contact Charlbury Neighbourhood Forum.



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Scale 1:5000 at A4.





**Figure 2 - Volunteers visiting the site in June 2016**



**Figure 3 - Diverse meadow flora**



Figure 4 - The site showing its proximity to the built-up area and Nine Acres Recreation Ground

<b>1.7</b>	<b>Community served by the potential Local Green Space</b>
	The whole Community of Charlbury.
<b>2</b>	<b>Planning History</b>
<b>2.1</b>	<b>Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space?</b>
	<b>NO</b>
<b>2.2</b>	<b>Is the site allocated for development in the Local or Neighbourhood Plan?</b>
	<b>NO</b>
<b>3</b>	<b>Size, scale and “local nature” of proposed Local Green Space</b>
<b>3.1</b>	<b>Area of proposed site</b>
	9.14 ha
<b>3.2</b>	<b>Is the site an “extensive tract of land”?</b>
	<b>NO.</b>

<b>3.3</b>	<b>Is the proposed site “local in character”?</b>
	<p>Yes. As can be seen from the photograph below, the site is adjacent to the built-up area and reads as an attractive part of the setting of the town.</p> 
<b>4</b>	<b>Need for Local Green Space</b>
<b>4.1</b>	<b>Is there a need for a local green space in this location?</b>
	<p>Yes. In the 2016 Town Survey, 618 people (83%) said they were passionate or very passionate about this area being protected as Local Green Space, out of a total of 741 who responded.</p>
<b>5</b>	<b>Evidence to show that “the green space is in reasonably close proximity to the community it serves”</b>
<b>5.1</b>	<b>How far is the site from the community it serves? Is the site within 2km of the local community?</b>
	<p>The site directly borders the built-up area (Nine Acres Lane &amp; Close) and the town cemetery and is well used by walkers and dog walkers. See map associated with section 1.2 and photographs within sections 1.6 and 3.3.</p>
<b>5.2</b>	<b>Are there any barriers to the local community accessing the site from their homes?</b>
	<p>No, although public entry points are not readily accessible to pushchairs and wheelchairs and some paths can be problematic in wet conditions.</p>
<b>6</b>	<b>Evidence to show that the green space is “demonstrably special to a local community”</b>
<b>6.1</b>	<b>Evidence of support from the Town Council</b>
	<p>A conservation lease for the land dated 31 March 1995 was granted to Charlbury Town Council. By legal agreement with Thames Water this lease was assigned to the Wychwood Project in July 2015 and the town council continues to support the Wychwood Project by the provision of grants to assist the management of the land.</p>

<b>6.2</b>	<b>Evidence of support from other local community groups or individuals</b>
	The Wigwell Friends group of volunteers is actively involved with the monitoring and management of the site working with the Wychwood Project. See attached letter from Louise Spicer, Secretary of the Wigwell Friends.
<b>6.3</b>	<b>Evidence of support from community leaders</b>
	See Annex to this report
<b>6.4</b>	<b>Evidence of support from other groups</b>
	See Annex to this report
<b>7</b>	<b>Evidence to show that the green area “holds a particular local significance, for example because of its beauty” (if applicable)</b>
<b>7.1</b>	<b>Is this criteria relevant to this site?</b>
	YES
<b>7.2</b>	<b>Describe why the community feels that the site has a particular local significance for its beauty</b>
	The grassland with wooded valley and stream offer an attractive natural setting to the northern edge of the settlement of Charlbury. This is accentuated during the summer months with the appearance of the meadow flora through the eastern sections of the site on the north and south slopes.
<b>7.3</b>	<b>Site visibility</b> <i>e.g. Is it easy to see the site from a public place? Are there long distance views of the site from key locations?</i>
	Visible from Nine Acres Recreation Ground and Nine Acres Lane (see below) 
<b>7.4</b>	<b>Is the site covered by any landscape or similar designations?</b> <i>e.g. AONB, Conservation Area, Special Landscape Area</i>
	It is within the Cotswolds Area of Outstanding Natural Beauty and the Charlbury Conservation area. See map

<b>7.5</b>	<b>Is the site (or type of site) specifically mentioned in any relevant landscape character assessments or similar documents?</b>
	Yes the site is mentioned in the Charlbury Local Area Character Assessment.
<b>7.6</b>	<b>Does the site contribute to the setting of a historic building or other special feature?</b>
	Although not an historic building Wellington Cottages would be severely diminished if this open space was to be removed.
<b>7.7</b>	<b>Is the site highlighted in literature or art?</b>
	No
<b>8</b>	<b>Evidence to show that the green area “holds particular local significance for example because of its <u>historic significance</u>. (if applicable)</b>
<b>8.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>8.2</b>	<b>Are there any historic buildings or remains on the site?</b>
	<b>No</b>
<b>8.3</b>	<b>Are there any important historic landscape features on the site?</b>
	Yes. The field pattern visible today dates from before 1761, which is the date of the Thomas Pride map. The north side of the stream was already pasture then and has been pasture ever since, two of the three fields on the south side of the stream were arable but were pasture by the next survey in 1820. The adjoining field to the west on the north side of the stream clearly shows ridge and furrow but was recorded as pasture in 1761; there is no sign of ridge and furrow in the nature reserve, so it is possible that these fields were already pasture when the adjoining field was being ploughed. The hedgerows and trees are remnants of the boundaries shown on the 1761 map. The fields were among the first to be enclosed in Charlbury by private agreement and reflect the fragmented land ownership at the time. The diagonal footpath across the north-west corner of the site towards Taston is the old path giving access to the Taston Furlongs of Charlbury’s north open field. There are very old ash trees in the north-west corner. The 1761 map marks the spring below the cemetery as Wigwell, the valley as Banbury Bottom, and the fields to the north of the stream as The Greens.

<b>8.4</b>	<b>Did the site play an important role in the historic development of the town?</b>
	<p>Yes. The site provided water supply to the town between the late 19<sup>th</sup> Century and the 1960s initially under the management of Charlbury Water Works Co. and later by Thames Water. See photo of a windmill on Wigwell circa. 1901 provided by Charlbury Museum.</p> 
<b>8.5</b>	<b>Did any important historic events take place on the site?</b>
	Do not know of any
<b>8.6</b>	<b>Do any historic rituals take place on the site?</b>
	No
<b>9</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its <u>recreational value</u> (including as a playing field)” (if applicable)</b>
<b>9.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>9.2</b>	<b>Is the site used for playing sport?</b>
	No
<b>9.3</b>	<b>Are the public able to physically access the site?</b>
	<p>Yes. A public right of way crosses the south-western edge on either side of the cemetery and again crosses the north-west corner of the site diagonally. There are also two permissive paths crossing the site. The first starts at the south-west corner of the site and runs eastwards crossing the stream over a bridge then continuing eastwards close to the stream to exit the site onto Enstone Road at the most easterly point of the site. The second path runs around the easterly and northerly boundaries of the site to join the public right of way near the north-west corner. [See definitive map extract and photo of the interpretation boards]</p>
<b>9.4</b>	<b>Is the site used by the local community for informal recreation? And since when?</b>
	<p>Yes. Used for walking and dog-walking for many years. Open days are arranged by the Wychwood Project from time to time. For example, during July 2017, an event arranged as part of the national Magnificent Meadows Day celebrations included informative “walk &amp; talk” sessions on wildflower identification led by former county ecologist Craig Blackwell.</p>

<b>10</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its tranquility” (if applicable)</b>
<b>10.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>10.2</b>	<b>Do you consider the site to be tranquil?</b>
	Yes. Although close to the built up area, the valley setting and vegetation give the heart of the site a remote and peaceful country feel.
<b>10.3</b>	<b>Is the site within a recognised tranquil area?</b>
	The CPRE maps do not provide a sufficient level of detail to determine whether this site is recognised as tranquil. However the site has many of the characteristics of tranquillity set out by CPRE, including trees, clear skies to see stars, birds, wildlife and absence of traffic.
<b>11</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of the richness of its wildlife” (if applicable)</b>
<b>11.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>11.2</b>	<b>Is the site formally designated for its wildlife value?</b>
	Part of the site has been designated as a Local Wildlife Site. This status was re-confirmed by BBOWT in May 2016. See attached map and decision notice.  In addition, the whole site lies within the North Evenlode Valley Conservation Target Area.

<b>11.3</b>	<b>Are any important habitats or species found on the site?</b>
	<p>North of the stream, the site includes a significant population of Meadow Clary <i>Salvia pratensis</i> (see photograph below). This plant is classified as “Near Threatened” and is subject to protection under a 1992 amendment to Schedule 8 of the Wildlife and Countryside Act 1981.</p> <p>The stream passing through the bottom of the valley provides the only marsh habitat in the parish and has typical marshland flora. The stream is short and benefits from being surrounded by non-intensively managed grassland, so is relatively free of nitrates.</p> <p>The willows lining the stream are periodically pollarded. The lines of the hedgerows are also several hundred years old and have associated traditional flora, the old ash trees are favoured roosts for local owls.</p> <p>South of the stream, the eastern section has rich meadow flora in the early summer including cowslips on the steep slopes.</p>  <p>Figure 5 - Meadow Clary (<i>Salvia pratensis</i>)</p>
<b>11.4</b>	<b>What other wildlife of interest has been found on the site?</b>
	<p>The eastern section of the site exhibits a high diversity of meadow flora (see photo figure 3 – section 1.6). This area is currently being managed under an HLS scheme.</p>

<b>11.5</b>	<b>Is the site part of a long term study of wildlife by members of the local community?</b>
	<p>The population of Meadow Clary <i>Salvia pratensis</i> (see 11.3) is monitored annually by the Cotswold Rare Plants Group on behalf of Plantlife International. In addition, local enthusiasts and BBOWT have periodically carried out other surveys of biodiversity of flora and fauna on the site including bird and insect life and meadow flora. Example figures:</p> <p>2004 survey of plant species by Alan Spicer: identified 58 species on the south-facing slope of the field designated as a local wildlife site.</p> <p>2012 bird survey by Jean Reffold identified 32 species plus a further 6 seen in flight only. Local volunteers have erected a large number bird &amp; bat boxes which are monitored regularly.</p> <p>2015 survey of butterflies identified 15 species</p>
<b>12</b>	<b>Evidence to show that the green area “holds particular local significance, for example for any other reason” (if applicable)</b>
<b>12.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>12.2</b>	<b>Are there any other reasons why the site has a particular local significance for the local community?</b>
	The local Scout Group has had a long association with the site with the Cub Scout pack being named for Wigwell.

## 2.6 Pound Hill Triangle [LGS6]

### Pound Hill Triangle

Approx area: 650 sqm  
Proposed Green Space Reference No: 19  
Map prepared: 17 August 2017

This plan shows an area which has been proposed for designation as a protected green space in a Neighbourhood Plan which is being prepared by the Charlbury Neighbourhood Forum group on behalf of Charlbury Town Council.

Please note that the area shown on this plan is indicative only and land ownership boundaries have not been verified. If you would like to support, object or otherwise comment on this proposed area please contact Charlbury Neighbourhood Forum.



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Scale 1:1250 at A4.

Completed by: Graham Terry, Claire Wilding

<b>1</b>	<b>General Information</b>
<b>1.1</b>	<b>Name and address of site.</b>
	Pound Hill Triangle, Charlbury (sometimes referred to as Watery Lane Triangle)
<b>1.2</b>	<b>Site location plan</b>
	See map above
<b>1.3</b>	<b>Organisation or individual proposing site for designation</b>
	Charlbury Town Council
<b>1.4</b>	<b>Ownership of site if known</b>
	Ownership not known. No owner recorded on Land Registry. The Town Council manage the site.
<b>1.5</b>	<b>Is the owner of the site aware of the potential designation? Do they support designation?</b>
	The ownership cannot be determined, however the Town Council (who manage the site) is aware and supportive.
<b>1.6</b>	<b>Photographs of site</b>
	<div style="display: flex; justify-content: space-around;">   </div> <p style="text-align: center;">“much loved”</p> <p style="text-align: center;">Pound Hill Triangle</p> <div style="display: flex; align-items: center; margin-top: 20px;"> <div style="margin-right: 20px;">View To Mill Field</div>  </div>

## The Triangle from Mill Field



<b>1.7</b>	<b>Community served by the potential Local Green Space</b>
	The whole Community of Charlbury and visitors.
<b>2</b>	<b>Planning History</b>
<b>2.1</b>	<b>Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space?</b>
	<b>NO</b>
<b>2.2</b>	<b>Is the site allocated for development in the Local or Neighbourhood Plan?</b>
	<b>NO</b>
<b>3</b>	<b>Size, scale and “local nature” of proposed Local Green Space</b>
<b>3.1</b>	<b>Area of proposed site</b>
	650 square metres
<b>3.2</b>	<b>Is the site an “extensive tract of land”?</b>
	<b>NO.</b>
<b>3.3</b>	<b>Is the proposed site “local in character”?</b>
	Its location is on a bend on the road at the entrance to Charlbury and whilst small provides a welcoming view across The Mill Field (also proposed as a green Space) which is separated from it only by the mill leat. Socially it is a well-loved site evidenced by the attached photo with plaque indicating a favourite spot. It also marks the exit from and entrance to the town from the north of two well used footpaths, Water Lane and the Oxfordshire Way.
<b>4</b>	<b>Need for Local Green Space</b>
<b>4.1</b>	<b>Is there a need for a local green space in this location?</b>
	The 2016 Town Survey showed a high level of support for this area being designated as Local Green Space, with over 500 people responded that they felt passionate or very passionate about this site. The site provides an important view point and resting point for walkers to enjoy the local scenery and especially the bank to the mill leat.

<b>5</b>	<b>Evidence to show that “the green space is in reasonably close proximity to the community it serves”</b>
<b>5.1</b>	<b>How far is the site from the community it serves? Is the site within 2km of the local community?</b>
	The site is at the boundary of the built up area of the town and therefore directly connected to the community it serves (see map).
<b>5.2</b>	<b>Are there any barriers to the local community accessing the site from their homes?</b>
	No
<b>6</b>	<b>Evidence to show that the green space is “demonstrably special to a local community”</b>
<b>6.1</b>	<b>Evidence of support from the Town Council</b>
	Proposed by Town Council.
<b>6.2</b>	<b>Evidence of support from other local community groups or individuals</b>
	A Neighbourhood Plan Survey was conducted as part of community consultation. This elicited 1039 responses. Specifically in response to a question regarding individual’s strength of support about a list of 17 potential green spaces, 796 responded with 80% rating their support for the Triangle as either passionate or very passionate. The Triangle and Mill Field had similar responses putting them 6 & 7th in ranking based on these two positive categories of response.
<b>6.3</b>	<b>Evidence of support from community leaders</b>
	See Annex to this report
<b>6.4</b>	<b>Evidence of support from other groups</b>
	See Annex to this report
<b>7</b>	<b>Evidence to show that the green area “holds a particular local significance, for example because of its beauty” (if applicable)</b>
<b>7.1</b>	<b>Is this criteria relevant to this site?</b>
	<b>YES</b>
<b>7.2</b>	<b>Describe why the community feels that the site has a particular local significance for its beauty</b>
	A starting point for favourite walks and a local landmark at the entrance to the Town. A view point to enjoy attractive views over the river, the mill leat and the Mill Field, see photograph above, especially at sunset. See also support recorded for this site in the Town Survey.
<b>7.3</b>	<b>Site visibility</b> <i>e.g. Is it easy to see the site from a public place? Are there long distance views of the site from key locations?</i>
	The Triangle is located at the bottom of a hill in a bend in the main Chipping Norton Road and is the first landmark on entering the Town. It makes an important contribution to the Town’s rural character. It gives fine views across the mill leat to the Mill Field and river Evenlode beyond. The triangle is crossed by two major and regularly used footpaths (one being the Oxfordshire Way).

<b>7.4</b>	<b>Is the site covered by any landscape or similar designations?</b> <i>e.g. AONB, Conservation Area, Special Landscape Area</i>
	It is within the Cotswolds Area of Outstanding Natural Beauty and the Charlbury Conservation area. See map
<b>7.5</b>	<b>Is the site (or type of site) specifically mentioned in any relevant landscape character assessments or similar documents?</b>
	No
<b>7.6</b>	<b>Does the site contribute to the setting of a historic building or other special feature?</b>
	No
<b>7.7</b>	<b>Is the site highlighted in literature or art?</b>
	Yes it is mentioned in a poem by Hilaire Belloc- The Evenlode. It is also recorded as a scene in a short novel by John Buchan Blanket of the Dark 1931 which gives detailed descriptions of the area and some scenes focus on Wychwood and the river bridge next to this field.
<b>8</b>	<b>Evidence to show that the green area “holds particular local significance for example because of its historic significance. (if applicable)</b>
<b>8.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>NO</b>
<b>8.2</b>	<b>Are there any historic buildings or remains on the site?</b>
<b>8.3</b>	<b>Are there any important historic landscape features on the site?</b>
<b>8.4</b>	<b>Did the site play an important role in the historic development of the town?</b>
<b>8.5</b>	<b>Did any important historic events take place on the site?</b>
<b>8.6</b>	<b>Do any historic rituals take place on the site?</b>
<b>9</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its <u>recreational value</u> (including as a playing field)” (if applicable)</b>
<b>9.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>NO</b>
<b>9.2</b>	<b>Is the site used for playing sport?</b>
<b>9.3</b>	<b>Are the public able to physically access the site?</b>

<b>9.4</b>	<b>Is the site used by the local community for informal recreation? And since when?</b>
<b>10</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its tranquility” (if applicable)</b>
<b>10.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>10.2</b>	<b>Do you consider the site to be tranquil?</b>
	There is a road close by, however we still consider the site to be tranquil because of the attractive views it offers of the river and Mill Field. A bench at the site also contributes to its tranquil nature, offering a resting point for walkers to enjoy the river.
<b>10.3</b>	<b>Is the site within a recognised tranquil area?</b>
	The CPRE maps indicate the area as tranquil This site has a number of the features considered by CPRE to contribute to tranquillity: green space, presence of the river, views of nature and trees.
<b>11</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of the richness of its wildlife” (if applicable)</b>
<b>11.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>NO</b>
<b>11.2</b>	<b>Is the site formally designated for its wildlife value?</b>
<b>11.3</b>	<b>Are any important habitats or species found on the site?</b>
<b>11.4</b>	<b>What other wildlife of interest has been found on the site?</b>
<b>11.5</b>	<b>Is the site part of a long term study of wildlife by members of the local community?</b>
<b>12</b>	<b>Evidence to show that the green area “holds particular local significance, for example for any other reason” (if applicable)</b>
<b>12.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>NO</b>
<b>12.2</b>	<b>Are there any other reasons why the site has a particular local significance for the local community?</b>

## 2.7 Cricket Club Grounds [LGS7]

### The Cricket Club

Approx area: 2.65 ha  
Proposed Green Space Reference No: 3  
Map prepared: 17 August 2017

This plan shows an area which has been proposed for designation as a protected green space in a Neighbourhood Plan which is being prepared by the Charlbury Neighbourhood Forum group on behalf of Charlbury Town Council.

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Scale 1:2500 at A4.

Completed by: Graham Terry, Claire Wilding

<b>1</b>	<b>General Information</b>
<b>1.1</b>	<b>Name and address of site.</b>
	Cricket Ground, Charlbury
<b>1.2</b>	<b>Site location plan</b>
	See map above
<b>1.3</b>	<b>Organisation or individual proposing site for designation</b>
	Charlbury Town Council
<b>1.4</b>	<b>Ownership of site if known</b>
	Charlbury Cricket Club occupies the land on lease from Cornbury Estate
<b>1.5</b>	<b>Is the owner of the site aware of the potential designation? Do they support designation?</b>
	Cornbury Estate is aware but has not indicated whether or not they support designation.
<b>1.6</b>	<b>Photographs of site</b>
	  
<b>1.7</b>	<b>Community served by the potential Local Green Space</b>
	Town and visitors. Cricket Club members come from a wide area. The ground is also used for an open air Beer festival and annual firework display

<b>2</b>	<b>Planning History</b>
<b>2.1</b>	<b>Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space?</b>
	<b>NO</b>
<b>2.2</b>	<b>Is the site allocated for development in the Local or Neighbourhood Plan?</b>
	<b>NO</b>
<b>3</b>	<b>Size, scale and “local nature” of proposed Local Green Space</b>
<b>3.1</b>	<b>Area of proposed site</b>
	2.65 ha
<b>3.2</b>	<b>Is the site an “extensive tract of land”?</b>
	<b>NO.</b>
<b>3.3</b>	<b>Is the proposed site “local in character”?</b>
	Yes. It is close to, and visible from, the built up area of the town. People pass the cricket ground when travelling between the town and the rail station. It is also well known by local residents who attend the annual beer festival and fireworks held at the site.
<b>4</b>	<b>Need for Local Green Space</b>
<b>4.1</b>	<b>Is there a need for a local green space in this location?</b>
	Yes. There is no alternative site for playing cricket in and around the town. In the 2016 Town Survey, 618 residents said they were passionate or very passionate about giving Local Green Space protection to this site, out of a total of 740 who responded about this site.
<b>5</b>	<b>Evidence to show that “the green space is in reasonably close proximity to the community it serves”</b>
<b>5.1</b>	<b>How far is the site from the community it serves? Is the site within 2km of the local community?</b>
	100yds from built up area. Closer to Station
<b>5.2</b>	<b>Are there any barriers to the local community accessing the site from their homes?</b>
	No
<b>6</b>	<b>Evidence to show that the green space is “demonstrably special to a local community”</b>
<b>6.1</b>	<b>Evidence of support from the Town Council</b>
	Site proposed by the Town Council
<b>6.2</b>	<b>Evidence of support from other local community groups or individuals</b>
	See Annex to this report
<b>6.3</b>	<b>Evidence of support from community leaders</b>
	See Annex to this report
<b>6.4</b>	<b>Evidence of support from other groups</b>
	See Annex to this report

<b>7</b>	<b>Evidence to show that the green area “holds a particular local significance, for example because of its beauty” (if applicable)</b>
<b>7.1</b>	<b>Is this criteria relevant to this site?</b>
	<b>YES</b>
<b>7.2</b>	<b>Describe why the community feels that the site has a particular local significance for its beauty</b>
	It is an attractive, green site that forms part of the iconic Evenlode Valley. The site of people playing the traditional sport of cricket is enjoyable and contributes to the character of the area.
<b>7.3</b>	<b>Site visibility</b> <i>e.g. Is it easy to see the site from a public place? Are there long distance views of the site from key locations?</i>
	Extensively visible from Town, Approaches and Station. In particular it contributes to the fine views from Dyers Hill and Church Lane.
<b>7.4</b>	<b>Is the site covered by any landscape or similar designations?</b> <i>e.g. AONB, Conservation Area, Special Landscape Area</i>
	It is within the Cotswolds Area of Outstanding Natural Beauty and the Charlbury Conservation area. See map
<b>7.5</b>	<b>Is the site (or type of site) specifically mentioned in any relevant landscape character assessments or similar documents?</b>
	Charlbury Character Assessment.
<b>7.6</b>	<b>Does the site contribute to the setting of a historic building or other special feature?</b>
	No
<b>7.7</b>	<b>Is the site highlighted in literature or art?</b>
	No
<b>8</b>	<b>Evidence to show that the green area “holds particular local significance for example because of its historic significance. (if applicable)</b>
<b>8.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>8.2</b>	<b>Are there any historic buildings or remains on the site?</b>
	No
<b>8.3</b>	<b>Are there any important historic landscape features on the site?</b>
	No
<b>8.4</b>	<b>Did the site play an important role in the historic development of the town?</b>
	The cricket club is recorded as being in existence in 1885 and shown on its present site in the revised OS map 25 inch of 1919
<b>8.5</b>	<b>Did any important historic events take place on the site?</b>
	No
<b>8.6</b>	<b>Do any historic rituals take place on the site?</b>
	No

<b>9</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its <u>recreational value</u> (including as a playing field)” (if applicable)</b>
<b>9.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>9.2</b>	<b>Is the site used for playing sport?</b>
	Youth and Senior Cricket, Youth football and multi-sport training. Club membership is required in most cases. However regular courses are run for school children which while not free of charge are open to all and do not require any prior experience of particular level of ability.
<b>9.3</b>	<b>Are the public able to physically access the site?</b>
	Public has access to site for sports and social purposes. Note: Site is liable to flooding and entrance is frequently flooded in winter therefore site is inappropriate for building use.
<b>9.4</b>	<b>Is the site used by the local community for informal recreation? And since when?</b>
	Access as appropriate to a sports ground. Site used for annual fireworks display and beer festival. These are important fundraising events for the local primary school and other local causes.
<b>10</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its <u>tranquility</u>” (if applicable)</b>
<b>10.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>10.2</b>	<b>Do you consider the site to be tranquil?</b>
	A sense of tranquillity is created by this pleasant open green space which can be clearly seen when entering or leaving the town. The sense of tranquillity and calm is also provided when watching games of cricket, either as a spectator within the grounds or when passing by along the road. As this is a traditional sport known for its calm and pleasant atmosphere which people enjoy seeing being played even if they are not actively involved in the club.
<b>10.3</b>	<b>Is the site within a recognised tranquil area?</b>
	The CPRE tranquillity maps are not at a sufficient level of detail to be able to identify this particular site.
<b>11</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of the <u>richness of its wildlife</u>” (if applicable)</b>
<b>11.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>NO</b>
<b>11.2</b>	<b>Is the site formally designated for its wildlife value?</b>
<b>11.3</b>	<b>Are any important habitats or species found on the site?</b>
<b>11.4</b>	<b>What other wildlife of interest has been found on the site?</b>

<b>11.5</b>	<b>Is the site part of a long term study of wildlife by members of the local community?</b>
<b>12</b>	<b>Evidence to show that the green area “holds particular local significance, for example for <u>any other reason</u>” (if applicable)</b>
<b>12.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>NO</b>
<b>12.2</b>	<b>Are there any other reasons why the site has a particular local significance for the local community?</b>

## 2.8 Field east of Railway Station [LGS8]

### Field in front of the railway station

Approx area: 2.15 ha  
Proposed Green Space Reference No: 20  
Map prepared: 3 August 2017

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Scale 1:2000 at A4.

<b>1</b>	<b>General Information</b>
<b>1.1</b>	<b>Name and address of site.</b>
	Field to the East of Charlbury Railway Station
<b>1.2</b>	<b>Site location plan</b>
	See map above
<b>1.3</b>	<b>Organisation or individual proposing site for designation</b>
	Charlbury Town Council
<b>1.4</b>	<b>Ownership of site if known</b>
	The Cornbury Estate
<b>1.5</b>	<b>Is the owner of the site aware of the potential designation? Do they support designation?</b>
	Yes. The owner has responded but has not indicated whether they support or oppose.
<b>1.6</b>	<b>Photographs of site</b>
	

<b>1.7</b>	<b>Community served by the potential Local Green Space</b>
	The whole Community of Charlbury and also those using the station
<b>2</b>	<b>Planning History</b>
<b>2.1</b>	<b>Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space?</b>
	<b>NO</b>
<b>2.2</b>	<b>Is the site allocated for development in the Local or Neighbourhood Plan?</b>
	<b>NO</b>
<b>3</b>	<b>Size, scale and “local nature” of proposed Local Green Space</b>
<b>3.1</b>	<b>Area of proposed site</b>
	2.15ha
<b>3.2</b>	<b>Is the site an “extensive tract of land”?</b>
	No
<b>3.3</b>	<b>Is the proposed site “local in character”?</b>
	<p>Yes the site occupies land between the railway station and the river Evenlode and still retains the flood plain characteristics. It forms an important part of the setting of Charlbury as seen when entering the town by train and on the road from Burford looking east towards the town.</p> <p>In addition it is most important for the setting of the station buildings. The Oxford, Worcester and Wolverhampton Railway opened the station in 1853. It is notable for the original station building, a wooden chalet-type structure in the Italianate architectural style of Isambard Kingdom Brunel; together with the early station nameboard this is a Grade II listed building restored in 1979</p>
<b>4</b>	<b>Need for Local Green Space</b>
<b>4.1</b>	<b>Is there a need for a local green space in this location?</b>
	<p>This site was not included in the original list of proposed Local Green Space sites, However in the town survey, people were asked to suggest additional areas that should be protected. 20 proposed the approach to town from Burford Road. 30 proposed the Evenlode valley. This site forms part of both, and hence was identified as a possible site for designation.</p> <p>This site is important part of the setting of Charlbury when approaching from Burford Road or by rail, and given the number of rail travellers it is also appreciated by many more people not resident in the town.</p>
<b>5</b>	<b>Evidence to show that “the green space is in reasonably close proximity to the community it serves”</b>
<b>5.1</b>	<b>How far is the site from the community it serves? Is the site within 2km of the local community?</b>
	The site lies between the town and the rail station. See parish map of proposed LGS sites. It is well within 2km of the community served.
<b>5.2</b>	<b>Are there any barriers to the local community accessing the site from their homes?</b>
	It is not accessible to the public but is in open view from Forest Hill road when approaching or leaving the station and can also be seen by passengers on the train.

<b>6</b>	<b>Evidence to show that the green space is “demonstrably special to a local community”</b>
<b>6.1</b>	<b>Evidence of support from the Town Council</b>
	Site proposed by the Town Council
<b>6.2</b>	<b>Evidence of support from other local community groups or individuals</b>
	The Cotswold Line Promotion Group and the Great Western Railway society agree on the special significance of this area in front of the Listed station. See letters of support annex. See Annex to this report
<b>6.3</b>	<b>Evidence of support from community leaders</b>
	See Annex to this report
<b>6.4</b>	<b>Evidence of support from other groups</b>
	See Annex to this report
<b>7</b>	<b>Evidence to show that the green area “holds a particular local significance, for example because of its beauty” (if applicable)</b>
<b>7.1</b>	<b>Is this criteria relevant to this site?</b>
	<b>YES</b>
<b>7.2</b>	<b>Describe why the community feels that the site has a particular local significance for its beauty</b>
	The approach to the station is iconic and its setting alongside a beautiful stretch of the Evenlode valley is felt to be of particular importance
<b>7.3</b>	<b>Site visibility</b> <i>e.g. Is it easy to see the site from a public place? Are there long distance views of the site from key locations?</i>
	Yes it is completely open to view when approaching the station from the Town. It provides the first very attractive view when entering the town from the west by road or by rail. It contributes to the rural setting of the town when walking from the station
<b>7.4</b>	<b>Is the site covered by any landscape or similar designations?</b> <i>e.g. AONB, Conservation Area, Special Landscape Area</i>
	It is within the Cotswolds Area of Outstanding Natural Beauty and the Charlbury Conservation area. See map
<b>7.5</b>	<b>Is the site (or type of site) specifically mentioned in any relevant landscape character assessments or similar documents?</b>
	Yes the site is part of the description of the Broad Floodplain Valley landscape ( <a href="http://www.cotswoldsaonb.org.uk/userfiles/file/landscape/june-2016/lct-16-broad-floodplain-valley-june-2016.pdf">http://www.cotswoldsaonb.org.uk/userfiles/file/landscape/june-2016/lct-16-broad-floodplain-valley-june-2016.pdf</a> ). It is also covered in the 1995 landscape assessment and in the character assessment as being a particularly important feature.
<b>7.6</b>	<b>Does the site contribute to the setting of a historic building or other special feature?</b>
	The station is a fine original example of the Italianate architectural style of Isambard Kingdom Brunel.

<b>7.7</b>	<b>Is the site highlighted in literature or art?</b>
	Yes it is mentioned in a poem by Hilaire Belloc- The Evenlode. It is also recorded as a scene in a short novel by John Buchan Blanket of the Dark 1931 which gives detailed descriptions of the area and some scenes focus on Wychwood and the river bridge next to this field.
<b>8</b>	<b>Evidence to show that the green area “holds particular local significance for example because of its historic significance. (if applicable)</b>
<b>8.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>8.2</b>	<b>Are there any historic buildings or remains on the site?</b>
	Not on the site itself, but the site is part of the setting of the station building which is a fine original example of the Italianate architectural style of Isambard Kingdom Brunel
<b>8.3</b>	<b>Are there any important historic landscape features on the site?</b>
	No
<b>8.4</b>	<b>Did the site play an important role in the historic development of the town?</b>
	Yes the coming of the Great Western railway was a significant moment in the history of the Town
<b>8.5</b>	<b>Did any important historic events take place on the site?</b>
	Yes visit of Queen Victoria
<b>8.6</b>	<b>Do any historic rituals take place on the site?</b>
	No
<b>9</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its recreational value (including as a playing field)” (if applicable)</b>
<b>9.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>NO</b>
<b>9.2</b>	<b>Is the site used for playing sport?</b>
<b>9.3</b>	<b>Are the public able to physically access the site?</b>
<b>9.4</b>	<b>Is the site used by the local community for informal recreation? And since when?</b>
	.
<b>10</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its tranquility” (if applicable)</b>
<b>10.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>10.2</b>	<b>Do you consider the site to be tranquil?</b>
	Yes, although the road and railway line are close by this green space provides a tranquil feel to the area, in particular due to the view of the river and horses grazing.

<b>10.3</b>	<b>Is the site within a recognised tranquil area?</b>
	Yes as part of the Cotswolds AONB this space is recorded as a relatively tranquil area
<b>11</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of the richness of its wildlife” (if applicable)</b>
<b>11.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>11.2</b>	<b>Is the site formally designated for its wildlife value?</b>
	No
<b>11.3</b>	<b>Are any important habitats or species found on the site?</b>
	No The field itself is improved grassland and therefore of limited wildlife value, however the river Evenlode and its banks are an important site for a variety of wildlife.
<b>11.4</b>	<b>What other wildlife of interest has been found on the site?</b>
	Following fish recorded in the River Evenlode at Charlbury: Barbel, Brown/Sea Trout, Bullhead. Signs of the European Otter have been recorded at the road bridge at the corner of this site. (Source: TVERC biodiversity report)
<b>11.5</b>	<b>Is the site part of a long term study of wildlife by members of the local community?</b>
	No
<b>12</b>	<b>Evidence to show that the green area “holds particular local significance, for example for any other reason” (if applicable)</b>
<b>12.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>NO</b>
<b>12.2</b>	<b>Are there any other reasons why the site has a particular local significance for the local community?</b>

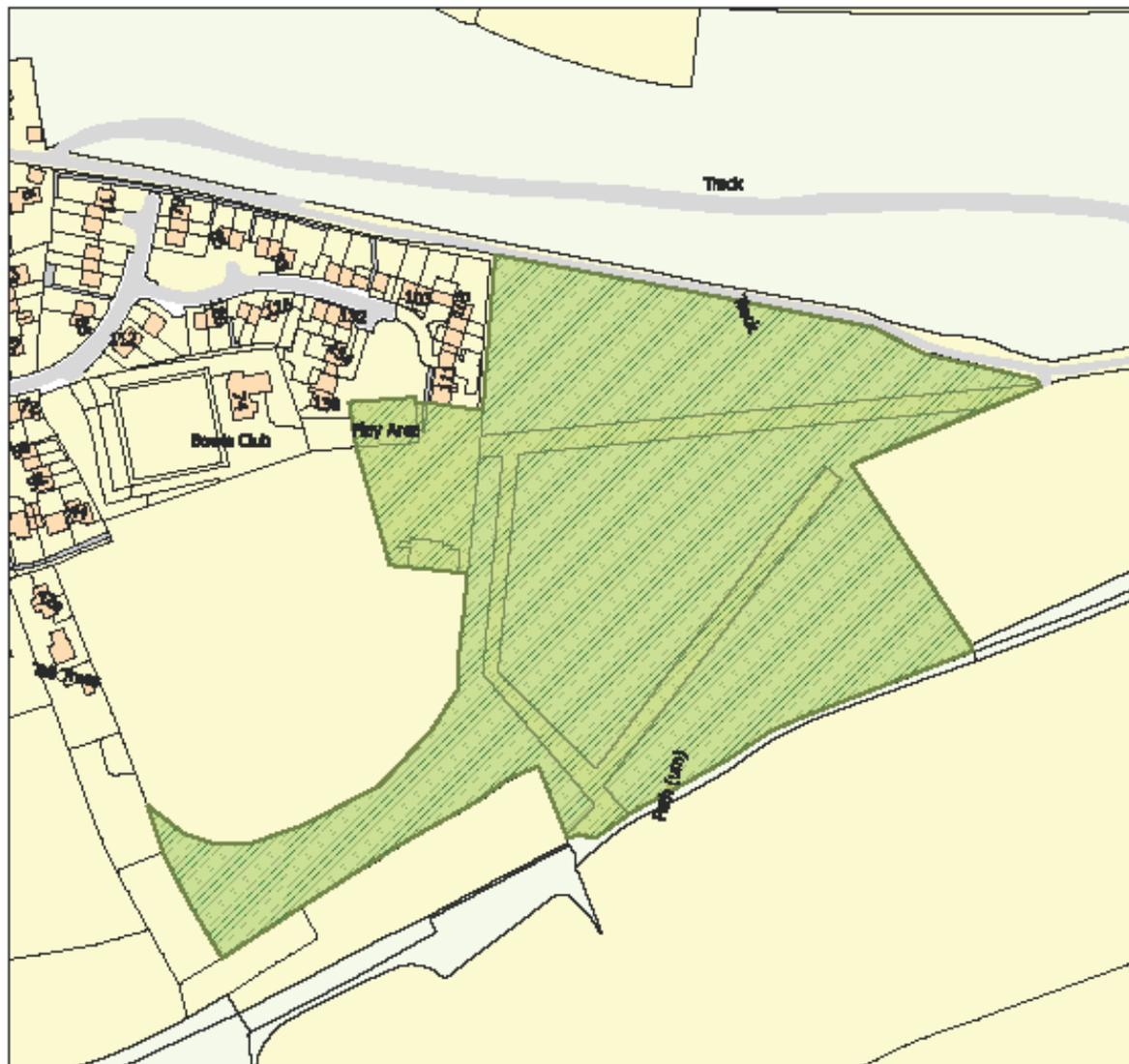
## 2.9 Centenary Wood [LGS9]

### Centenary Wood, Skate Park and Ticknell Piece Play Area

Approx area: 4.83 ha  
Proposed Green Space Reference No: 24  
Map prepared: 18 January 2018

This plan shows an area which has been proposed for designation as a protected green space in a Neighbourhood Plan which is being prepared by the Charlbury Neighbourhood Forum group on behalf of Charlbury Town Council.

Please note that the area shown on this plan is indicative only and land ownership boundaries have not been verified. If you would like to support, object or otherwise comment on this proposed area please contact Charlbury Neighbourhood Forum.



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Scale 1:2500 at A4.

Completed by: Claire Wilding, Helen Chapman, Christine Elliot

<b>1</b>	<b>General Information</b>
<b>1.1</b>	<b>Name and address of site.</b>
	Centenary Wood, including Ticknell Piece play area and skate park.
<b>1.2</b>	<b>Site location plan</b>
	See map above
<b>1.3</b>	<b>Organisation or individual proposing site for designation</b>
	Charlbury Town Council
<b>1.4</b>	<b>Ownership of site if known</b>
	Oxfordshire County Council
<b>1.5</b>	<b>Is the owner of the site aware of the potential designation? Do they support designation?</b>
	Owner aware and does not oppose designation.
<b>1.6</b>	<b>Photographs of site</b>
	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Photo 1: View south from western edge</p> </div> <div style="text-align: center;">  <p>Photo 3: Football Area</p> </div> </div> <div style="text-align: center; margin-top: 20px;">  <p>Photo 2: View west from western edge Cornbury estate visible in distance</p> </div>



Photo 4: Ticknell Piece Play area



Photo 5: Skate Park



Photo 6: Centenary wood, western edge.



Photo 8: Ride through Centenary Wood



Photo 7: Yew tree arch with commemorative plaque on right hand side



Photo 9: Badger set within centenary wood



Photo 10: Centenary Wood in the snow, showing well-trodden paths through the trees

<b>1.7</b>	<b>Community served by the potential Local Green Space</b>
	The whole Community of Charlbury and particularly those living on Ticknell Piece Road and the Slade.
<b>2</b>	<b>Planning History</b>
<b>2.1</b>	<b>Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space?</b>
	<b>NO</b>
<b>2.2</b>	<b>Is the site allocated for development in the Local or Neighbourhood Plan?</b>
	No. However the neighbouring field, which the proposed LGS borders on two sides, was put forward as a potential development site.
<b>3</b>	<b>Size, scale and “local nature” of proposed Local Green Space</b>
<b>3.1</b>	<b>Area of proposed site</b>
	4.83 ha
<b>3.2</b>	<b>Is the site an “extensive tract of land”?</b>
	No
<b>3.3</b>	<b>Is the proposed site “local in character”?</b>
	Yes. The site borders the built up area of the town. The skate park, football pitch and play area are well-used local facilities. The centenary wood itself was planted in phases from 1988 onwards for the enjoyment of local residents. Formal and informal footpaths through this site are well used and link the built up area with green space beyond (see photo 10).

<b>4</b>	<b>Need for Local Green Space</b>
<b>4.1</b>	<b>Is there a need for a local green space in this location?</b>
	<p>Yes. The skate park is the only outdoor recreation facility for young people (as opposed to children) in Charlbury. The play park and football pitch are an important area for children to play, as the neighbouring houses (on Ticknell Piece and the Slade) are some distance from the main play park at Nine Acres. Work carried out for the Charlbury NDP has shown that a number of residential areas in Charlbury do not have a children's play park sufficiently close by (according to the standards set by Fields in Trust, and adapted by WODC for its Open Space Study). Without this play park, a much greater area of Charlbury would be lacking in outdoor play facilities.</p> <p>The woodland is important as an area where people can roam freely. While there are other footpaths in the immediate area, this site is important as an area where people can roam, have picnics and play games.</p> <p>In the 2016 Town Survey, 572 people said they were passionate or very passionate about this area being protected as Local Green Space, out of a total of 743 who responded. Photograph 10 shows that the site is well used, as clearly trodden paths in the snow can be seen.</p>
<b>5</b>	<b>Evidence to show that "the green space is in reasonably close proximity to the community it serves"</b>
<b>5.1</b>	<b>How far is the site from the community it serves? Is the site within 2km of the local community?</b>
	The site directly borders a residential area (Ticknell Piece Road) and as a result it is well used by walkers, runners and dog walkers.
<b>5.2</b>	<b>Are there any barriers to the local community accessing the site from their homes?</b>
	No, although some of the entrance points are inaccessible to pushchairs and wheelchairs.
<b>6</b>	<b>Evidence to show that the green space is "demonstrably special to a local community"</b>
<b>6.1</b>	<b>Evidence of support from the Town Council</b>
	Site proposed by the Town Council
<b>6.2</b>	<b>Evidence of support from other local community groups or individuals</b>
	A group of local parents has raised money towards the refurbishment of the play park.
<b>6.3</b>	<b>Evidence of support from community leaders</b>
	Letter of support from Councillor Liz Leffman See Annex to this report
<b>6.4</b>	<b>Evidence of support from other groups</b>
	See Annex to this report
<b>7</b>	<b>Evidence to show that the green area "holds a particular local significance, for example because of its beauty" (if applicable)</b>
<b>7.1</b>	<b>Is this criteria relevant to this site?</b>
	<b>YES</b>

<b>7.2</b>	<b>Describe why the community feels that the site has a particular local significance for its beauty</b>
	The woodland provides an attractive setting for walks and is well used by dog walkers. A variety of different tree species can be seen and enjoyed. The woodland is currently still quite new, however as it establishes and matures we would expect its beauty to increase. Some attractive views out can be enjoyed from the edge of the site, on to rolling fields and Cornbury Estate (see photos 1 and 2 above) which are typical of the AONB scenery in this area.
<b>7.3</b>	<b>Site visibility</b> <i>e.g. Is it easy to see the site from a public place? Are there long distance views of the site from key locations?</i>
	The site is in a relatively elevated location, but is a notable feature which defines the edge of development when looking across to Charlbury from the public footpath which runs along Cockshute Hill to the south of the site.
<b>7.4</b>	<b>Is the site covered by any landscape or similar designations?</b> <i>e.g. AONB, Conservation Area, Special Landscape Area</i>
	It is within the Cotswolds Area of Outstanding Natural Beauty and the Charlbury Conservation area. See map
<b>7.5</b>	<b>Is the site (or type of site) specifically mentioned in any relevant landscape character assessments or similar documents?</b>
	Yes the site is mentioned in the Charlbury Local Area Character Assessment and is important to the setting of the town from the east.
<b>7.6</b>	<b>Does the site contribute to the setting of a historic building or other special feature?</b>
	No
<b>7.7</b>	<b>Is the site highlighted in literature or art?</b>
	No
<b>8</b>	<b>Evidence to show that the green area “holds particular local significance for example because of its historic significance. (if applicable)</b>
<b>8.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>8.2</b>	<b>Are there any historic buildings or remains on the site?</b>
	No
<b>8.3</b>	<b>Are there any important historic landscape features on the site?</b>
	Yes. The public footpath along the main ride of the woodland is a historic route shown on the 1761 Thomas Pride map from Crawborough through Ticknell Grounds to Quarry Lane. All the surrounding hedgerow boundaries are also shown on the 1761 map. The extreme south-eastern corner may contain remnants of the pre-Roman Grim’s Ditch and that is why the tree planting doesn’t extend into this corner.

<b>8.4</b>	<b>Did the site play an important role in the historic development of the town?</b>
	<p>The wood was planted to mark the 100 year anniversary of Oxfordshire County Council in 1988. The planting plan has provided some thoughtful new “historic” woodland features. There are two areas of oak trees, the 100 commemorative trees in the south-west corner, and the large patch on the deeper soil of the southern edge which is accessible from a yew tunnel (see photo 7 above). The tunnel starts at a commemorative yew glade with a large stone in memory of Janet Tassell for her major contribution to Oxfordshire Planning.</p> <p>Just south of the main ride, there is a circle of lime trees planted to replicate what might have occurred naturally - a circle of young limes growing up around where an old lime tree once stood. There are also areas of hazel suitable for coppicing for bean sticks, hurdles, firewood etc. Walnut trees have been planted along the main ride to provide the locals with a supply of nuts and there are apple trees dotted throughout. Flowering and berry-bearing native shrubs have been planted along the main rides to provide food for birds and grassy scalloped glades created to encourage wild flowers and butterflies.</p> <p>The woodland was also planted with the foresight to provide a future resource for the town. Most of the trees are ash, which traditionally is one of the most useful and versatile trees to grow and it grows well on our thin limestone brash soil; there are also large areas of wild cherry which sucker well and could produce an early supply of timber. Formative pruning together with selective thinning for firewood has been carried out by local volunteers to ensure the trees will be good enough for future generations to have a choice about using some of them for timber, after all we don't know what the future needs of society might be. In any event, managed woodland is good for wildlife and recreation, as well as productive use and energy.</p>
<b>8.5</b>	<b>Did any important historic events take place on the site?</b>
	No
<b>8.6</b>	<b>Do any historic rituals take place on the site?</b>
	No
<b>9</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its <u>recreational value</u> (including as a playing field)” (if applicable)</b>
<b>9.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>9.2</b>	<b>Is the site used for playing sport?</b>
	Not used for formal sport, but used for informal football, BMX, skateboarding.
<b>9.3</b>	<b>Are the public able to physically access the site?</b>
	Yes. In addition to the public footpath crossing the site east-west along the main ride, the public are also permitted to roam freely across the site on a discretionary basis. This informal access is important because it provides a link from the public footpath from Ticknell Piece Road across to the Blenheim Farm Nature Reserve and the public footpath crossing that. This enables a number of shorter circular walks to be made that are ideal length for young children. A diagonal track across the adjacent grass field into a vehicular track within the woodland is also the best means of vehicular access for maintenance of the woodland and also the only vehicular access into Blenheim Farm Reserve.

<b>9.4</b>	<b>Is the site used by the local community for informal recreation? And since when?</b>
	Yes. Woodland used for walking, running, dogwalking. Skate park used for BMX, skateboarding. Football pitch used for informal football. Play park used for play by young children. In 2016, there was a community fundraising initiative to raise money for new play equipment at the play park.
<b>10</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its tranquility” (if applicable)</b>
<b>10.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>10.2</b>	<b>Do you consider the site to be tranquil?</b>
	Yes. Although the close to the built up area, it is not bordered by roads and is a very calm and tranquil area.
<b>10.3</b>	<b>Is the site within a recognised tranquil area?</b>
	The CPRE maps do not provide a sufficient level of detail to determine whether this site is recognised as tranquil. However the site has many of the characteristics of tranquillity set out by CPRE, including trees, clear skies to see stars, birds, wildlife and absence of traffic.
<b>11</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of the richness of its wildlife” (if applicable)</b>
<b>11.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>11.2</b>	<b>Is the site formally designated for its wildlife value?</b>
	This site is part of the North Evenlode Valley Conservation Target Area, designated by Oxfordshire County Council.
<b>11.3</b>	<b>Are any important habitats or species found on the site?</b>
	There are active badger sets on the site (see photograph 9 above).
<b>11.4</b>	<b>What other wildlife of interest has been found on the site?</b>
	A variety of trees have been planted on the site. The woodland has been planted in phases from 1988 to 1996 and as such it is still establishing, but it is expected that the range of wildlife will increase in future years. The glades of long grass are important locations for pupating and overwintering butterflies, particularly the brown butterflies and marbled white butterflies. The site is good for scabious, wild carrot, and knapweed, which are excellent for a wide range of insects. The berry-bearing native shrubs alongside the main rides are a very important food source for birds. While disturbance from dogs means the site is not suitable for ground-nesting birds such as our summer-visiting warblers, being adjacent to the old quarry which doesn't have public access means that the birds can nest there undisturbed and feed here within this woodland.

<b>11.5</b>	<b>Is the site part of a long term study of wildlife by members of the local community?</b>
	The trees were planted by local volunteers, who therefore have an interest in seeing how they grow and how the woodland develops. The site is managed by a local committee on behalf of Oxfordshire County Council. Regular Cotswold Warden work parties take place to cut back the encroaching blackthorn from around the standard trees and from the open glades. Groups of local volunteers have undertaken formative pruning regularly while the trees were young to ensure the trees would be good enough for future generations to have a choice about using them for timber. The woodland, however, is predominantly ash, which unfortunately is showing signs of ash dieback, so in time it will be interesting to see how the other species dominate.
<b>12</b>	<b>Evidence to show that the green area “holds particular local significance, for example for any other reason” (if applicable)</b>
<b>12.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>12.2</b>	<b>Are there any other reasons why the site has a particular local significance for the local community?</b>
	<p>The site has value for informal nature education, as it provides an opportunity for children to see a range of different trees up close, make dens, and to enjoy family activities in the outdoors such as picking blackberries and sloes, bird watching and picnics. This is the only woodland area directly accessible from the town - Wychwood Forest being too far along unsafe roads for children to walk or cycle. Moreover, this woodland has open access rather than the restricted access of a public footpath passing through.</p> <p>This site also has flood management value. The planting of trees should slow the flow of water down into Sandford Slade and on into the river Evenlode and as such plays a role in mitigating flood risk.</p> <p>If the idea of a green corridor for wildlife across the town is realised this site provides a vital link between Blenheim Farm Nature Reserve in Sandford Slade and the old quarry site on the northern boundary which has minimal disturbance and is a haven for wildlife including ground-nesting birds.</p>

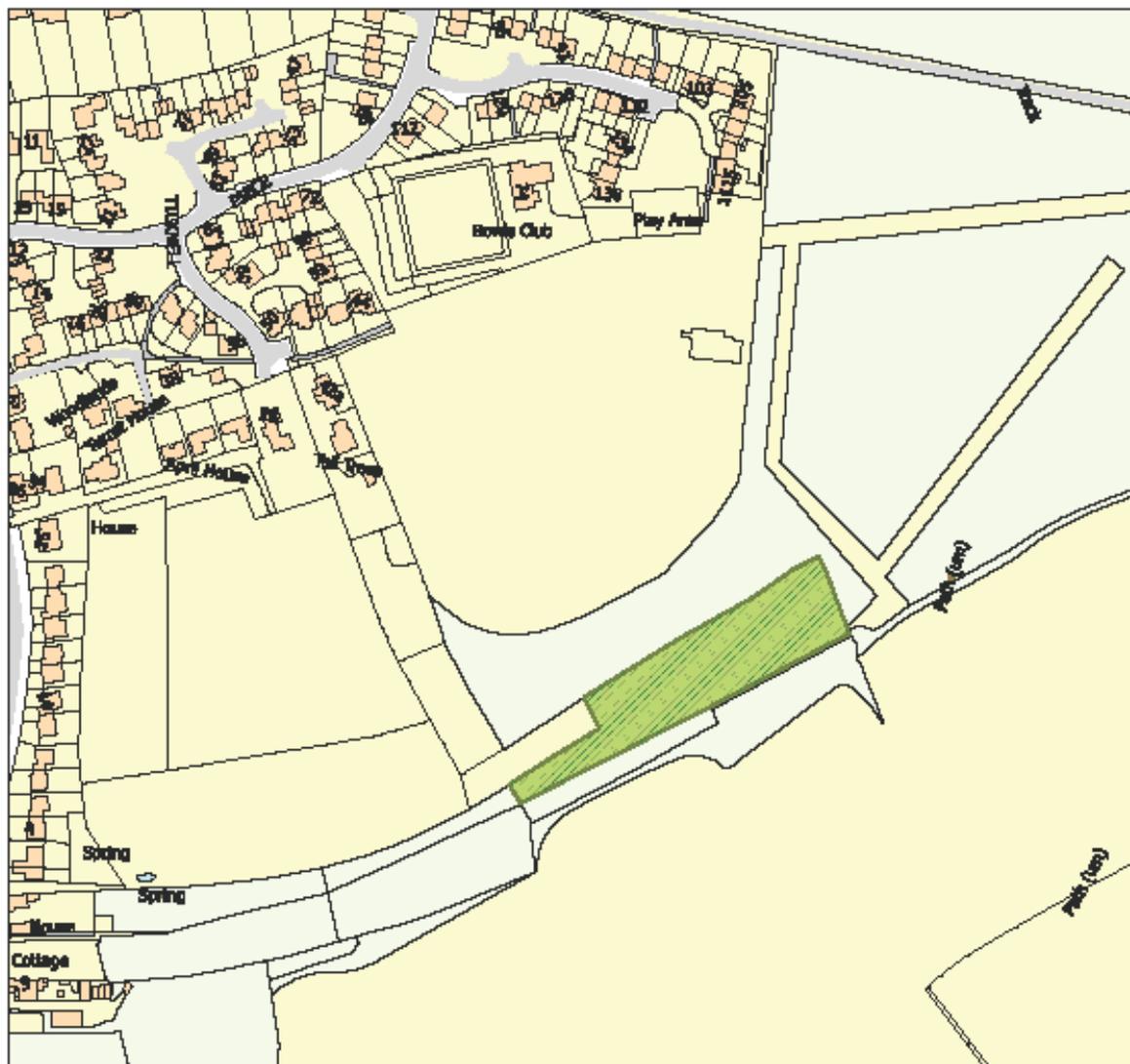
## 2.10 Blenheim Farm Nature Reserve [LGS10]

### Blenheim Farm Nature Reserve

Approx area: 0.43 ha  
Proposed Green Space Reference No: 7  
Map prepared: 3 August 2017

This plan shows an area which has been proposed for designation as a protected green space in a Neighbourhood Plan which is being prepared by the Charlbury Neighbourhood Forum group on behalf of Charlbury Town Council.

Please note that the area shown on this plan is indicative only and land ownership boundaries have not been verified. If you would like to support, object or otherwise comment on this proposed area please contact Charlbury Neighbourhood Forum.



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Scale 1:2500 at A4.

<b>1</b>	<b>General Information</b>
<b>1.1</b>	<b>Name and address of site.</b>
	Blenheim Farm Nature Reserve
<b>1.2</b>	<b>Site location plan</b>
	See map above
<b>1.3</b>	<b>Organisation or individual proposing site for designation</b>
	Charlbury Town Council
<b>1.4</b>	<b>Ownership of site if known</b>
	Berkshire, Buckinghamshire, Oxfordshire Wildlife Trust (BBOWT)
<b>1.5</b>	<b>Is the owner of the site aware of the potential designation? Do they support designation?</b>
	Owner is aware and supports designation.
<b>1.6</b>	<b>Photographs of site</b>
	
<b>1.7</b>	<b>Community served by the potential Local Green Space</b>
	Charlbury Town as well as anyone else. The site is advertised in the BBOWT handbook which covers the three counties of Berkshire, Buckinghamshire and Oxfordshire. Volunteers working on the reserve frequently come from other places in Oxfordshire and pond dipping and other events attract people from nearby settlements.
<b>2</b>	<b>Planning History</b>
<b>2.1</b>	<b>Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space?</b>
	NO
<b>2.2</b>	<b>Is the site allocated for development in the Local or Neighbourhood Plan?</b>
	NO

<b>3</b>	<b>Size, scale and “local nature” of proposed Local Green Space</b>
<b>3.1</b>	<b>Area of proposed site</b>
	0.43 ha
<b>3.2</b>	<b>Is the site an “extensive tract of land”?</b>
	<b>NO.</b>
<b>3.3</b>	<b>Is the proposed site “local in character”?</b>
	Yes. The site is part of Sandford Slade, which is the green valley running east west through the town towards the river. The bottom of the valley is permanent pasture with trees along the valley sides. There is a public footpath running through the site connecting the centre of the town with Centenary Woodland, the skateboard park, and the national footpath network beyond.
<b>4</b>	<b>Need for Local Green Space</b>
<b>4.1</b>	<b>Is there a need for a local green space in this location?</b>
	Yes
<b>5</b>	<b>Evidence to show that “the green space is in reasonably close proximity to the community it serves”</b>
<b>5.1</b>	<b>How far is the site from the community it serves? Is the site within 2km of the local community?</b>
	The site is immediately next to the town – see map.
<b>5.2</b>	<b>Are there any barriers to the local community accessing the site from their homes?</b>
	No
<b>6</b>	<b>Evidence to show that the green space is “demonstrably special to a local community”</b>
<b>6.1</b>	<b>Evidence of support from the Town Council</b>
	Site proposed by the Town Council
<b>6.2</b>	<b>Evidence of support from other local community groups or individuals</b>
	See Annex to this report
<b>6.3</b>	<b>Evidence of support from community leaders</b>
	See Annex to this report including letter of support from Cllr Liz Leffman
<b>6.4</b>	<b>Evidence of support from other groups</b>
	See Annex to this report
<b>7</b>	<b>Evidence to show that the green area “holds a particular local significance, for example because of its beauty” (if applicable)</b>
<b>7.1</b>	<b>Is this criteria relevant to this site?</b>
	<b>YES</b>

<b>7.2</b>	<b>Describe why the community feels that the site has a particular local significance for its beauty</b>
	Site was given to BBOWT for a community nature reserve 30 years ago in 1987 so that it could be safeguarded as a wild flower meadow. From that time on, Friends of Blenheim Farm Community Nature Reserve have continually organised volunteer work parties to manage the site and extend the range of habitats for wildlife. On the 20th anniversary, BBOWT and local volunteers created a pond to further extend the biodiversity of the site. Throughout this time, local people have attended events and have continued to walk through the site and enjoy the increasing beauty, the increase in wild flowers, butterflies, dragonflies etc.
<b>7.3</b>	<b>Site visibility</b> <i>e.g. Is it easy to see the site from a public place? Are there long distance views of the site from key locations?</i>
	Tucked down in the valley bottom the site has rather a secret feel to it. It is open to the public and therefore people can easily see all areas of the site.
<b>7.4</b>	<b>Is the site covered by any landscape or similar designations?</b> <i>e.g. AONB, Conservation Area, Special Landscape Area</i>
	It is within the Cotswolds Area of Outstanding Natural Beauty and the Charlbury Conservation area. See map
<b>7.5</b>	<b>Is the site (or type of site) specifically mentioned in any relevant landscape character assessments or similar documents?</b>
	Referred to in the Charlbury Character Assessment.
<b>7.6</b>	<b>Does the site contribute to the setting of a historic building or other special feature?</b>
	The site is part of Sandford Slade which runs through a historic group of houses east of the main town of Charlbury and which are shown on the 1761 Thomas Pride map. The houses have their own water supply from the springs arising in the slade bottom just east of the road.
<b>7.7</b>	<b>Is the site highlighted in literature or art?</b>
	No
<b>8</b>	<b>Evidence to show that the green area “holds particular local significance for example because of its historic significance. (if applicable)</b>
<b>8.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>8.2</b>	<b>Are there any historic buildings or remains on the site?</b>
	<b>No</b>
<b>8.3</b>	<b>Are there any important historic landscape features on the site?</b>
	The site is long and narrow following the topography of the valley. It has the same boundaries as shown on the 1761 Thomas Pride map, where it was described as a Piece in Sandford Slade, measuring 1 acre 9 perches, and categorised as enclosed pasture, the copyhold was owned by John Farbrother who also owned the adjoining site on the west towards the road. In 1761, the flatter ground to the east which is now Centenary Wood was enclosed arable.

<b>8.4</b>	<b>Did the site play an important role in the historic development of the town?</b>
	The fields were used for the dairy cows at Blenheim Farm in the early 20th century. The reserve is also the location of the Jubilee Oak sapling planted to commemorate the Queen's Diamond Jubilee in 2012, the tree grew from an acorn from Windsor Great Park.
<b>8.5</b>	<b>Did any important historic events take place on the site?</b>
	No
<b>8.6</b>	<b>Do any historic rituals take place on the site?</b>
	No
<b>9</b>	<b>Evidence to show that the green area "holds particular local significance, for example because of its <u>recreational value</u> (including as a playing field)" (if applicable)</b>
<b>9.1</b>	<b>Is this criteria relevant to this site ?</b>
	YES
<b>9.2</b>	<b>Is the site used for playing sport?</b>
	No
<b>9.3</b>	<b>Are the public able to physically access the site?</b>
	Yes. The site has a public footpath running through it with a kissing gate at each end. There is also vehicular access for BBOWT work party use only through the Centenary Woodland from Ticknell Piece to a metal gate on the northern boundary of the reserve. There is a layby on The Slade where people can park their cars and walk up the public footpath to the reserve. This public footpath is part of several local circular routes as well as providing access to the national footpath network via Quarry Lane and The Saltway.
<b>9.4</b>	<b>Is the site used by the local community for informal recreation? And since when?</b>
	Yes, for dog walking and any visits to enjoy the wildlife living on the reserve.
<b>10</b>	<b>Evidence to show that the green area "holds particular local significance, for example because of its <u>tranquility</u>" (if applicable)</b>
<b>10.1</b>	<b>Is this criteria relevant to this site ?</b>
	YES
<b>10.2</b>	<b>Do you consider the site to be tranquil?</b>
	Yes, the reserve is far enough from the main road along The Slade to be very tranquil.
<b>10.3</b>	<b>Is the site within a recognised tranquil area?</b>
	It is not possible to comment on the CPRE tranquility maps, as the mapping is not at a sufficient level of detail. However, the natural landscape of the site, the wildlife, birdsong, the pond, the absence of human sounds, being able to see stars at night, all contribute to the tranquillity of the place.
<b>11</b>	<b>Evidence to show that the green area "holds particular local significance, for example because of the <u>richness of its wildlife</u>" (if applicable)</b>
<b>11.1</b>	<b>Is this criteria relevant to this site ?</b>
	YES

<b>11.2</b>	<b>Is the site formally designated for its wildlife value?</b>
	Yes. This is a Wildlife Trust Reserve. It also falls within the North Evenlode Valley Conservation Target Area.
<b>11.3</b>	<b>Are any important habitats or species found on the site?</b>
	<p>This community reserve has been managed to increase the biodiversity of the site, because there were no rarities on site already, it has been possible to introduce new species to the reserve. The boundaries of the reserve have been planted up with native shrubs to simulate a woodland edge which is generally a popular habitat for wildlife. Dead wood is left standing to provide sites for hole-nesting birds.</p> <p>The limestone grassland has been cut twice a year and the cuttings have been removed in order to encourage the native flora. In recent years the site has been scythed using traditional Austrian scythes in order to improve the grass sward to be more suitable for flowers. Yellow rattle has been introduced to weaken the strength of the grass and other wildflower seeds from nearby sites such as Wigwell have been introduced after each grass cut.</p> <p>The pond, which was created 10 years ago, has become particularly notable for breeding toads, dragonflies and also for palmate newts which are unusual in this area.</p>
<b>11.4</b>	<b>What other wildlife of interest has been found on the site?</b>
	The reserve is part of the linear Sandford Slade running east from the town centre and is an important hunting ground for bats. The remnant regrowth elms on site are good for white letter hairstreak butterflies. The wildflowers such as scabious, hardheads, and marjoram are popular with the brown grassland butterflies and also marbled whites which breed well in the long grassland of the adjoining Centenary Woodland. Grass snakes have been seen in the pond and a dead woodcock found which had flown into the overhead low-voltage electricity wires.
<b>11.5</b>	<b>Is the site part of a long term study of wildlife by members of the local community?</b>
	Yes. Regular surveys are done for wild flowers and butterflies by BBOWT and local volunteers. The site has been monitored for the past 30 years.
<b>12</b>	<b>Evidence to show that the green area “holds particular local significance, for example for any other reason” (if applicable)</b>
<b>12.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>12.2</b>	<b>Are there any other reasons why the site has a particular local significance for the local community?</b>
	The site is significant as a resource for educating the local community about nature and conservation. Beaver scouts and children from the local school

## 2.11 Land south of The Bell [LGS11]

### Land and stream behind the Bell

Approx area: 0.31 ha  
Proposed Green Space Reference No: 17  
Map prepared: 10 January 2018

This plan shows an area which has been proposed for designation as a protected green space in a Neighbourhood Plan which is being prepared by the Charlbury Neighbourhood Forum group on behalf of Charlbury Town Council.

Please note that the area shown on this plan is indicative only and land ownership boundaries have not been verified. If you would like to support, object or otherwise comment on this proposed area please contact Charlbury Neighbourhood Forum.



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Scale 1:1250 at A4.

Completed by: Helen Chapman, Christine Elliot, Claire Wilding

<b>1</b>	<b>General Information</b>
<b>1.1</b>	<b>Name and address of site.</b>
	Land and stream behind The Bell The Bell, Church Street, Charlbury. Widely known locally as "The Bell garden"
<b>1.2</b>	<b>Site location plan</b>
	See map above
<b>1.3</b>	<b>Organisation or individual proposing site for designation</b>
	Charlbury Town Council
<b>1.4</b>	<b>Ownership of site if known</b>
	Greene King
<b>1.5</b>	<b>Is the owner of the site aware of the potential designation? Do they support designation?</b>
	The owner has been informed but has not responded.
<b>1.6</b>	<b>Photographs of site</b>
	 <p>Children playing by a fallen tree in the Bell Garden</p>



View of the Bell Garden from the top, looking down to the orchard and trees beyond the stream



The Orchard



The stream, bridge and wild area beyond.



The stream

<b>1.7</b>	<b>Community served by the potential Local Green Space</b>
	The whole of the local community, and visitors to the town
<b>2</b>	<b>Planning History</b>
<b>2.1</b>	<b>Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space?</b>
	<b>NO</b>
<b>2.2</b>	<b>Is the site allocated for development in the Local or Neighbourhood Plan?</b>
	<b>NO</b>
<b>3</b>	<b>Size, scale and “local nature” of proposed Local Green Space</b>
<b>3.1</b>	<b>Area of proposed site</b>
	0.31 ha

<b>3.2</b>	<b>Is the site an “extensive tract of land”?</b>
	<b>NO.</b>
<b>3.3</b>	<b>Is the proposed site “local in character”?</b>
	Yes. The site is the garden of a public house and regularly used by the local community. In the recent Charlbury Neighbourhood Forum survey over 500 people said that they occasionally visit the Bell Hotel. Physically it is in the heart of the town and the conservation area, on the original main street of the town - Church Street. Visually it is part of a green corridor in the centre of Charlbury which connects from Church Street to Hixet Wood. It is important as a secondary valley to the Evenlode and is an important element in the distinctive topography of the town.
<b>4</b>	<b>Need for Local Green Space</b>
<b>4.1</b>	<b>Is there a need for a local green space in this location?</b>
	Yes. The garden is an important open space in the heart of the town which is regularly used by the community. In the summer children enjoy playing in the garden and in the stream, and it is a tranquil place for adults to sit and enjoy a drink. It is used annually by the street fair with stalls and a dance show taking place in the garden. The adjacent garden room is regularly used by community groups such as the WI. Residents were not specifically asked their views on this area as a potential green space in the recent Charlbury Neighbourhood Forum survey, but 3 people suggested it as a potential site to protect.
<b>5</b>	<b>Evidence to show that “the green space is in reasonably close proximity to the community it serves”</b>
<b>5.1</b>	<b>How far is the site from the community it serves? Is the site within 2km of the local community?</b>
	The site is in the very centre of the town.
<b>5.2</b>	<b>Are there any barriers to the local community accessing the site from their homes?</b>
	No
<b>6</b>	<b>Evidence to show that the green space is “demonstrably special to a local community”</b>
<b>6.1</b>	<b>Evidence of support from the Town Council</b>
	Site proposed by the Town Council
<b>6.2</b>	<b>Evidence of support from other local community groups or individuals</b>
	See Annex to this report
<b>6.3</b>	<b>Evidence of support from community leaders</b>
	See Annex to this report
<b>6.4</b>	<b>Evidence of support from other groups</b>
	See Annex to this report
<b>7</b>	<b>Evidence to show that the green area “holds a particular local significance, for example because of its beauty” (if applicable)</b>
<b>7.1</b>	<b>Is this criteria relevant to this site?</b>
	<b>YES</b>

<b>7.2</b>	<b>Describe why the community feels that the site has a particular local significance for its beauty</b>
	The site is surrounded by classic Cotswold stone houses and is beautiful in its own right with a mature orchard, stream and a more wild area at the bottom.
<b>7.3</b>	<b>Site visibility</b> <i>e.g. Is it easy to see the site from a public place? Are there long distance views of the site from key locations?</i>
	The site is visible from the hotel itself. When sitting in the garden you can look down to the orchard, stream and wilderness.
<b>7.4</b>	<b>Is the site covered by any landscape or similar designations?</b> <i>e.g. AONB, Conservation Area, Special Landscape Area</i>
	It is within the Cotswolds Area of Outstanding Natural Beauty and the Charlbury Conservation area. See map
<b>7.5</b>	<b>Is the site (or type of site) specifically mentioned in any relevant landscape character assessments or similar documents?</b>
	The Charlbury Character Assessment refers to the importance of gardens and green spaces such as this to the character of the town.
<b>7.6</b>	<b>Does the site contribute to the setting of a historic building or other special feature?</b>
	Yes, the Bell Hotel which dates from the early eighteenth or late seventeenth century.
<b>7.7</b>	<b>Is the site highlighted in literature or art?</b>
	No
<b>8</b>	<b>Evidence to show that the green area “holds particular local significance for example because of its historic significance. (if applicable)</b>
<b>8.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>8.2</b>	<b>Are there any historic buildings or remains on the site?</b>
	The Bell Hotel and several adjacent buildings are listed and this land forms an important part of their setting

<b>8.3</b>	<b>Are there any important historic landscape features on the site?</b>
	<p>It is part of Sandford Slade, an important secondary valley running through the town. The current orchard is likely the remains of an orchard shown on the 1880 map of the area:</p> 
<b>8.4</b>	<b>Did the site play an important role in the historic development of the town?</b>
	<p>It is likely that the foundations of the Hotel date back to the Thirteenth Century when the market was founded [http://www.britainexpress.com/attractions.htm?attraction=3227]. The current building bears the date 1700. The garden area was originally used as a market with access from Sheep Street - "The sale of sheep and other animals, always one of the chief sources of profit, took place on the outskirts of the market, on a site in use until 1955 but later forming part of the garden of the Bell Inn" [https://www.british-history.ac.uk/vch/oxon/vol10/pp127-157]. Historically the area has always formed a part of the community - it was used as the site of the Whitsun Ale and as a site for the meeting of Friendly Societies. [https://www.british-history.ac.uk/vch/oxon/vol10/pp127-157]</p> <p>The land behind the Bell is part of a larger area of green space that runs alongside the stream (see 12.2 below), and would have provided a natural break between the old town of Charlbury (around the church) and Lee Place and its associated workers buildings (which are on Hixet Wood). Over time these have joined up into one town, but this area still provides that sense of a "break" between the two original population centres.</p>
<b>8.5</b>	<b>Did any important historic events take place on the site?</b>
	<p>The market (see reference above). Michael Palin wrote a significant part of his published diary in a room at the Bell overlooking this land in 1967</p>
<b>8.6</b>	<b>Do any historic rituals take place on the site?</b>
	<p>Maypole dancing, bull baiting, Whitsun Ale, friendly societies [https://www.british-history.ac.uk/vch/oxon/vol10/pp127-157]</p> <p>It is also currently the site of traditional morris dancing on Boxing Day each year.</p>

<b>9</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its <u>recreational value</u> (including as a playing field)” (if applicable)</b>
<b>9.1</b>	<b>Is this criteria relevant to this site ?</b>
	YES
<b>9.2</b>	<b>Is the site used for playing sport?</b>
	No
<b>9.3</b>	<b>Are the public able to physically access the site?</b>
	There is no public right of way but members of the public can freely access the site as it forms part of the grounds of the Bell Hotel.
<b>9.4</b>	<b>Is the site used by the local community for informal recreation? And since when?</b>
	Yes, used by children to play in the stream and the garden and by adults visiting the hotel for food and drinks.
<b>10</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its <u>tranquility</u>” (if applicable)</b>
<b>10.1</b>	<b>Is this criteria relevant to this site ?</b>
	YES
<b>10.2</b>	<b>Do you consider the site to be tranquil?</b>
	Yes, it is a very peaceful location. Church Street, a minor road, is not used widely by through traffic apart from buses, and because the garden is well set back from the road there is almost zero traffic noise.
<b>10.3</b>	<b>Is the site within a recognised tranquil area?</b>
	The CPRE maps indicate the area as tranquil and the following criteria listed by the CPRE apply at this site: natural landscape; trees, streams/rivers; seeing stars at night; birdsong; wildlife; absence of human sounds
<b>11</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of the <u>richness of its wildlife</u>” (if applicable)</b>
<b>11.1</b>	<b>Is this criteria relevant to this site ?</b>
	YES
<b>11.2</b>	<b>Is the site formally designated for its wildlife value?</b>
	No
<b>11.3</b>	<b>Are any important habitats or species found on the site?</b>
	The 1993 Charlbury Nature Conservation Appraisal mentions that the orchard provides an early insect nectar source and that the patches of scrub and hazel provide bird cover. The stream is likely to be a home for a variety of wildlife.
<b>11.4</b>	<b>What other wildlife of interest has been found on the site?</b>
	Swifts have been seen from the neighbouring Gothic House (see Nature Conservation appraisal from 1993).
<b>11.5</b>	<b>Is the site part of a long term study of wildlife by members of the local community?</b>
	No

<b>12</b>	<b>Evidence to show that the green area “holds particular local significance, for example for any other reason” (if applicable)</b>
<b>12.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>12.2</b>	<b>Are there any other reasons why the site has a particular local significance for the local community?</b>
	<p>Space for community events such as Street Fair</p> <p>Education - at Street Fair the site has been used by Little Wild Things, which is a community interest company who encourage outdoor play.  <a href="http://www.littlewildthings.org.uk/">http://www.littlewildthings.org.uk/</a></p> <p>Movement of wildlife - this area provides part of a green corridor through the town, from the Blenheim Farm Nature reserve and Brewers Bottom, along the stream adjacent to Sandford Park, and through the wild area behind the police houses. An important aim in protecting it is to preserve a safe passage for animals, birds and reptiles to move through the built up area safely.</p> <p>Flood management - along with the other green spaces that run along the length of the stream, the grass and trees in this garden provide an important role in absorbing run-off and slowing the flow of water. This helps to reduce the risk of flooding of the river Evenlode in Charlbury and further downstream.</p>

## 2.12 Oxpens Allotments (Enstone Road) [LGS12]

### Oxpens Allotments

Approx area: 0.46 ha  
Proposed Green Space Reference No: 12  
Map prepared: 17 August 2017

This plan shows an area which has been proposed for designation as a protected green space in a Neighbourhood Plan which is being prepared by the Charlbury Neighbourhood Forum group on behalf of Charlbury Town Council.

Please note that the area shown on this plan is indicative only and land ownership boundaries have not been verified. If you would like to support, object or otherwise comment on this proposed area please contact Charlbury Neighbourhood Forum.



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Scale 1:2000 at A4.

Completed by: Christine Elliot, Claire Wilding

<b>1</b>	<b>General Information</b>
<b>1.1</b>	<b>Name and address of site.</b>
	Oxpens Allotments, Enstone Road (also known as Enstone Road allotments)
<b>1.2</b>	<b>Site location plan</b>
	See map above
<b>1.3</b>	<b>Organisation or individual proposing site for designation</b>
	Charlbury Town Council
<b>1.4</b>	<b>Ownership of site if known</b>
	Charlbury Town Council
<b>1.5</b>	<b>Is the owner of the site aware of the potential designation? Do they support designation?</b>
	Owned by Town Council who proposed the designation.
<b>1.6</b>	<b>Photographs of site</b>
	
<b>1.7</b>	<b>Community served by the potential Local Green Space</b>
	Allotment holders, people living in neighbouring Nine Acres Close who walk through the site to get access to through their back gardens, and anyone driving or walking past on the Enstone Road
<b>2</b>	<b>Planning History</b>
<b>2.1</b>	<b>Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space?</b>
	NO
<b>2.2</b>	<b>Is the site allocated for development in the Local or Neighbourhood Plan?</b>
	NO

<b>3</b>	<b>Size, scale and “local nature” of proposed Local Green Space</b>
<b>3.1</b>	<b>Area of proposed site</b>
	0.46 ha
<b>3.2</b>	<b>Is the site an “extensive tract of land”?</b>
	<b>NO.</b>
<b>3.3</b>	<b>Is the proposed site “local in character”?</b>
	Yes, it abuts the road from the centre of town along the Enstone Road and provides the first open space with distant views of the Evenlode Valley on entering Charlbury. It is also important socially being used by local people for gardening activities such as growing vegetables thus contributing to health and sustainability.
<b>4</b>	<b>Need for Local Green Space</b>
<b>4.1</b>	<b>Is there a need for a local green space in this location?</b>
	Yes. Widely appreciated by town as a whole because of the contribution to the open character of Charlbury. Space for allotments is needed.
<b>5</b>	<b>Evidence to show that “the green space is in reasonably close proximity to the community it serves”</b>
<b>5.1</b>	<b>How far is the site from the community it serves? Is the site within 2km of the local community?</b>
	The site is within the community it serves
<b>5.2</b>	<b>Are there any barriers to the local community accessing the site from their homes?</b>
	No
<b>6</b>	<b>Evidence to show that the green space is “demonstrably special to a local community”.</b>
<b>6.1</b>	<b>Evidence of support from the Town Council</b>
	Site proposed by the Town Council
<b>6.2</b>	<b>Evidence of support from other local community groups or individuals</b>
	See Annex to this report
<b>6.3</b>	<b>Evidence of support from community leaders</b>
	See Annex to this report including letter of support from Cllr Liz Leffman
<b>6.4</b>	<b>Evidence of support from other groups</b>
	See Annex to this report
<b>7</b>	<b>Evidence to show that the green area “holds a particular local significance, for example because of its beauty” (if applicable)</b>
<b>7.1</b>	<b>Is this criteria relevant to this site?</b>
	<b>YES</b>
<b>7.2</b>	<b>Describe why the community feels that the site has a particular local significance for its beauty</b>
	Extensive views from the site over the Evenlode Valley towards Spelsbury

<b>7.3</b>	<b>Site visibility</b> <i>e.g. Is it easy to see the site from a public place? Are there long distance views of the site from key locations?</i>
	The site is alongside the approach road into Charlbury from Enstone
<b>7.4</b>	<b>Is the site covered by any landscape or similar designations?</b> <i>e.g. AONB, Conservation Area, Special Landscape Area</i>
	It is within the Cotswolds Area of Outstanding Natural Beauty and the Charlbury Conservation area. See map
<b>7.5</b>	<b>Is the site (or type of site) specifically mentioned in any relevant landscape character assessments or similar documents?</b>
	No
<b>7.6</b>	<b>Does the site contribute to the setting of a historic building or other special feature?</b>
	The site is on the other side of the road from the converted Oxpens Barns which is a significant historic building at the entrance to Charlbury and thereby contributes to the rural setting as a first impression of Charlbury
<b>7.7</b>	<b>Is the site highlighted in literature or art?</b>
	No
<b>8</b>	<b>Evidence to show that the green area “holds particular local significance for example because of its historic significance. (if applicable)</b>
<b>8.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>8.2</b>	<b>Are there any historic buildings or remains on the site?</b>
	No

<b>8.3</b>	<b>Are there any important historic landscape features on the site?</b>
	<p>The site is shown as a triangular field with the same boundaries on the Thomas Pride map of 1761 (see map below). The field was described as a Piece in Nine Acres, measuring 1 acre 19 perches, categorised as arable and common field, with copyhold owned by William Robbins who had one other smaller field along the Ditchley Road. The field was at the convergence of the old roads to Enstone before the turnpike road was created about 1800 and the roads realigned with the creation of the Enstone Road crossroads and toll house. The old road on the north side of the site fell from use and became part of the adjoining field which has since been built on (Nine Acres Close) but the hedgerow boundary line still remains. On the south-east side, the stone wall boundary with the Enstone Road is the same as before the turnpike road was created. On the south-west side the hedgerow and tall trees probably date from 1858 when the large house Hazeldean was built.</p> 
<b>8.4</b>	<b>Did the site play an important role in the historic development of the town?</b>
	Mentioned in the Pumphrey book as a wild flower meadow.
<b>8.5</b>	<b>Did any important historic events take place on the site?</b>
	No
<b>8.6</b>	<b>Do any historic rituals take place on the site?</b>
	No
<b>9</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its <u>recreational value</u> (including as a playing field)” (if applicable)</b>
<b>9.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>9.2</b>	<b>Is the site used for playing sport?</b>
	No
<b>9.3</b>	<b>Are the public able to physically access the site?</b>
	Access to the site is not restricted. The site is accessed by allotment holders. Pedestrian access is also permitted through the site to the back gardens of Nine Acres Close. The public can walk on the road verge alongside the south-east boundary wall.

<b>9.4</b>	<b>Is the site used by the local community for informal recreation? And since when?</b>
	Yes, used by allotment holders for gardening.
<b>10</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its tranquility” (if applicable)</b>
<b>10.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>10.2</b>	<b>Do you consider the site to be tranquil?</b>
	Yes. Apart from the commuting traffic at the start and end of the working date, the Enstone Road is not that busy and the site is fairly tranquil. The views from the site over the Evenlode Valley towards the west are stunning and the sunsets are wonderful.
<b>10.3</b>	<b>Is the site within a recognised tranquil area?</b>
	The CPRE maps indicate the area as tranquil and the site has many of the characteristics of tranquillity set out by CPRE, including trees, clear skies to see stars and sunsets, birdsong.
<b>11</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of the richness of its wildlife” (if applicable)</b>
<b>11.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>11.2</b>	<b>Is the site formally designated for its wildlife value?</b>
	No
<b>11.3</b>	<b>Are any important habitats or species found on the site?</b>
	Stonewalls, hedgerows, mature trees, compost heaps, flowering plants requiring pollinators
<b>11.4</b>	<b>What other wildlife of interest has been found on the site?</b>
	Slow worms are regularly found on the allotments. Fruit bushes and flowering vegetables requiring pollinating all attract bees and other insects. Badgers frequent the site as the growers of sweetcorn have discovered – badgers knock down the stalks to get at the sweetcorn heads.
<b>11.5</b>	<b>Is the site part of a long term study of wildlife by members of the local community?</b>
	No

<b>12</b>	<b>Evidence to show that the green area “holds particular local significance, for example for any other reason” (if applicable)</b>
<b>12.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>12.2</b>	<b>Are there any other reasons why the site has a particular local significance for the local community?</b>
	<p>Vegetable growing is an important recreational activity with health benefits and people in Charlbury can rent an allotment from the Town Council.</p> <p>Tourists walking into town from Banbury Hill camping and caravan site walk along the road verge along the south-east boundary and enjoy the vista over the allotments to the Evenlode Valley.</p>

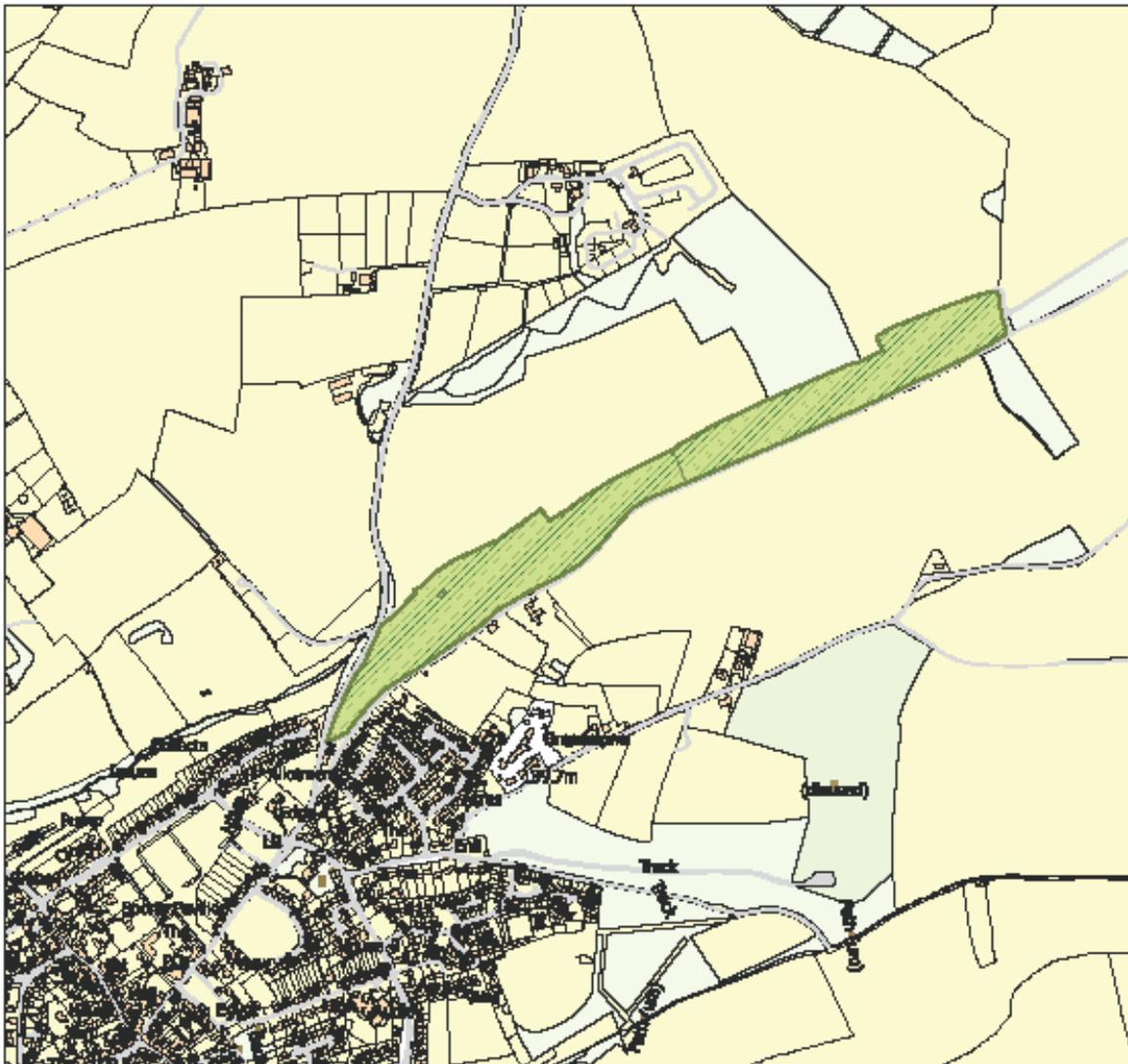
## 2.13 Clarke's Bottom [LGS13]

### Clarke's Bottom

Approx area: 11.54 ha  
Proposed Green Space Reference No: 15  
Map prepared: 8 August 2017

This plan shows an area which has been proposed for designation as a protected green space in a Neighbourhood Plan which is being prepared by the Charlbury Neighbourhood Forum group on behalf of Charlbury Town Council.

Please note that the area shown on this plan is indicative only and land ownership boundaries have not been verified. If you would like to support, object or otherwise comment on this proposed area please contact Charlbury Neighbourhood Forum.



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Scale 1:10000 at A4.

Completed by: Janet Sly, Malcolm Blackmore, Christine Elliot

<b>1</b>	<b>General Information</b>
<b>1.1</b>	<b>Name and address of site.</b>
	Clarke's Bottom
<b>1.2</b>	<b>Site location plan</b>
	See map above
<b>1.3</b>	<b>Organisation or individual proposing site for designation</b>
	Charlbury Town Council
<b>1.4</b>	<b>Ownership of site if known</b>
	HDH Wills 1965 Charitable Trust who own the Ditchley Estate
<b>1.5</b>	<b>Is the owner of the site aware of the potential designation? Do they support designation?</b>
	<p>Yes and they strongly oppose the designation. In summary, their objections are:</p> <ul style="list-style-type: none"> <li>• Land managed with commerce in mind and not solely for conservation and wildlife;</li> <li>• No public access;</li> <li>• Does not meet NPPF requirements for designation. Not aware that the site has had any special value hitherto;</li> <li>• Nothing special that distinguishes it from similar pieces of land on the periphery of the town;</li> <li>• Claim this is an extensive tract of land;</li> <li>• Policy is not designed to permit "blanket designation of open countryside adjacent to settlements";</li> <li>• Protection as part of the Cotswolds AONB is sufficient.</li> </ul>
<b>1.6</b>	<b>Photographs of site</b>
	

	
<b>1.7</b>	<b>Community served by the potential Local Green Space</b>
	Whole town and ramblers. The track that is Hundley Way and the public footpath that leads on from the end of Hundley Way run along the entire southern side of Clarkes Bottom and offer splendid views over the site dipping down to the 'bottom' and up again on the other side. There are 5 majestic mature trees at the bottom of the dip and a mature sycamore at the top of the slope where the sledging takes place. Adults and children alike are able to enjoy the sight of cows and/or sheep grazing in the summer months and informal access is granted in the winter to allow for sledging down the best sledging slope in the area.
<b>2</b>	<b>Planning History</b>
<b>2.1</b>	<b>Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space?</b>
	<b>NO</b>
<b>2.2</b>	<b>Is the site allocated for development in the Local or Neighbourhood Plan?</b>
	<b>NO</b>
<b>3</b>	<b>Size, scale and "local nature" of proposed Local Green Space</b>
<b>3.1</b>	<b>Area of proposed site</b>
	11.54 ha
<b>3.2</b>	<b>Is the site an "extensive tract of land"?</b>
	<b>NO.</b>
<b>3.3</b>	<b>Is the proposed site "local in character"?</b>
	The houses in Hundley Way overlook the site and Hundley Way is a very popular public footpath. In effect it brings the countryside into the town. There is a bench overlooking the valley at the western end of the site. This is a major valley leading down to the Evenlode and is important in fully defining the topography of this area. It makes an important contribution to the setting of the town approaching from the north-east.

<b>4</b>	<b>Need for Local Green Space</b>
<b>4.1</b>	<b>Is there a need for a local green space in this location?</b>
	It makes the countryside accessible to all including those with young children and limited mobility (unable to walk far). In the town survey a number of respondents remarked how valuable the site is. – “The view down the valley from there is also extremely beautiful and should be protected..
<b>5</b>	<b>Evidence to show that “the green space is in reasonably close proximity to the community it serves”</b>
<b>5.1</b>	<b>How far is the site from the community it serves? Is the site within 2km of the local community?</b>
	The site runs adjacent to Hundley Way which is part of the town.
<b>5.2</b>	<b>Are there any barriers to the local community accessing the site from their homes?</b>
	No
<b>6</b>	<b>Evidence to show that the green space is “demonstrably special to a local community”</b>
<b>6.1</b>	<b>Evidence of support from the Town Council</b>
	Site proposed by the Town Council
<b>6.2</b>	<b>Evidence of support from other local community groups or individuals</b>
	See Annex to this report
<b>6.3</b>	<b>Evidence of support from community leaders</b>
	See Annex to this report
<b>6.4</b>	<b>Evidence of support from other groups</b>
	See Annex to this report
<b>7</b>	<b>Evidence to show that the green area “holds a particular local significance, for example because of its <u>beauty</u>” (if applicable)</b>
<b>7.1</b>	<b>Is this criteria relevant to this site?</b>
	<b>YES</b>

<b>7.2</b>	<b>Describe why the community feels that the site has a particular local significance for its beauty</b>
	<p>The site is a significant valley which dips down to the 'bottom' and up again in an unusual manner and is green all year round. It is a significant green area to the north east of the town. There are several large trees which tower up above the fields and more in the hedgerow along the southern edge. The vista is also broken up by smaller trees in three separate rows akin to overgrown field hedges. There are views from the site across the Evenlode Valley to Wychwood Forest.</p> 
<b>7.3</b>	<b>Site visibility</b> <i>e.g. Is it easy to see the site from a public place? Are there long distance views of the site from key locations?</i>
	The fields are easily seen from Hundley Way, and there is a bench in Hundley Way overlooking the valley. Parts of the valley can also be glimpsed from the road entering Charlbury from the Enstone direction.
<b>7.4</b>	<b>Is the site covered by any landscape or similar designations?</b> <i>e.g. AONB, Conservation Area, Special Landscape Area</i>
	It is within the Cotswolds Area of Outstanding Natural Beauty and the Charlbury Conservation area. See map
<b>7.5</b>	<b>Is the site (or type of site) specifically mentioned in any relevant landscape character assessments or similar documents?</b>
	Charlbury Parish Character Assessment
<b>7.6</b>	<b>Does the site contribute to the setting of a historic building or other special feature?</b>
	No
<b>7.7</b>	<b>Is the site highlighted in literature or art?</b>
	No

<b>8</b>	<b>Evidence to show that the green area “holds particular local significance for example because of its <u>historic significance</u>. (if applicable)</b>
<b>8.1</b>	<b>Is this criteria relevant to this site ?</b>
	YES
<b>8.2</b>	<b>Are there any historic buildings or remains on the site?</b>
	No
<b>8.3</b>	<b>Are there any important historic landscape features on the site?</b>
	Old hedgerows, ancient trees, a spring and old pond (water from which flows into the Wigwell Nature Reserve and then into the River Evenlode)
<b>8.4</b>	<b>Did the site play an important role in the historic development of the town?</b>
	<p>The 1761 Thomas Pride map reveals that Hunley Way is likely to have been the boundary between Charlbury’s north and south open common fields because all the field boundaries are parallel to the track. There was another more minor track along the northern edge of this site providing access to both this site and the fields further to the north. The 1761 map shows this site to be 12 small linear fields all following the contours of the valley, it also shows that nine of them were “inclosed”.</p> <p>Charlbury’s northern fields were the first fields to have been enclosed in Charlbury and were enclosed by the agreement of the patchwork of individual owners. This is why they are small irregular shaped fields rather than large rectangular fields usually associated with enclosure elsewhere. The fields were arable except for two small fields on the northern side of the site, the western damp one by the road was used as pasture with an early cut for hay. Of the three fields in the centre of the site still described as being “Common Field”, the northern one was pasture and the two adjacent to Hunley Way were arable and these were adjacent to the larger Common Field on the south side of Hunley Way. By 1820, a survey shows that the westernmost field was also used as pasture, as does the Tithe Award map of 1847. Only two of the fields were owned freehold, the remainder were copyhold, which meant they could be passed on by inheritance, but had to be referred to the Manor Court each time. In 1857, the manorial rights of 4,633 acres of Charlbury passed from The President and Scholars of St John’s College, who were Lords of the Manor, to The Right Honorable Francis George Spencer Baron Churchill of Wychwood Forest in exchange for his rights over 143 acres in Garsington and Warborough. The current trees within the large fields we see today are remnants of the old field boundaries between these historic fields.</p>
<b>8.5</b>	<b>Did any important historic events take place on the site?</b>
	No
<b>8.6</b>	<b>Do any historic rituals take place on the site?</b>
	No
<b>9</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its <u>recreational value</u> (including as a playing field)” (if applicable)</b>
<b>9.1</b>	<b>Is this criteria relevant to this site ?</b>
	YES
<b>9.2</b>	<b>Is the site used for playing sport?</b>
	No

<b>9.3</b>	<b>Are the public able to physically access the site?</b>
	No formal access but a footpath runs along the southern boundary
<b>9.4</b>	<b>Is the site used by the local community for informal recreation? And since when?</b>
	The footpath is very popular and well used by walkers and dogwalkers. As mentioned in 1.7, the site is popular for sledging.
<b>10</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its tranquility” (if applicable)</b>
<b>10.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>10.2</b>	<b>Do you consider the site to be tranquil?</b>
	YES. There is a road along the western edge but nonetheless this is a very peaceful and tranquil area. The attractive rolling field and grazing sheep provide a very tranquil atmosphere enjoyed by walkers along Hundley Way
<b>10.3</b>	<b>Is the site within a recognised tranquil area?</b>
	The CPRE maps indicate the area as tranquil. The natural landscape; trees, livestock; seeing stars at night; birdsong; wildlife; absence of human sounds all contribute to the tranquillity of the site.
<b>11</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of the richness of its wildlife” (if applicable)</b>
<b>11.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>11.2</b>	<b>Is the site formally designated for its wildlife value?</b>
	This site is within the Blenheim and Ditchley Parks Conservation Target Area.
<b>11.3</b>	<b>Are any important habitats or species found on the site?</b>
	Yes. The Environmental Datasearch report identifies part of this site as a possible Section 41 habitat of principal importance.  The Charlbury Nature Conservation Appraisal 1993 identifies the western part of the site as one of the few sites of unimproved grassland in Charlbury, together with a pond and associated damp habitat in the valley bottom. This western half of the site has been permanent pasture for very many years and the old trees which appear randomly scattered through the valley are in fact remnants of old field boundaries shown on the 1761 map. The whole site is surrounded by very old hedgerows.
<b>11.4</b>	<b>What other wildlife of interest has been found on the site?</b>
	The site is important for small mammals and consequently, together with Wigwell, it provides good hunting ground for barn owls. The linear nature of the site, the dampness, and the old hedgerows also makes it an important site for insects and hunting bats.
<b>11.5</b>	<b>Is the site part of a long term study of wildlife by members of the local community?</b>
	No

<b>12</b>	<b>Evidence to show that the green area “holds particular local significance, for example for any other reason” (if applicable)</b>
<b>12.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>12.2</b>	<b>Are there any other reasons why the site has a particular local significance for the local community?</b>
	Topographically, the site forms the natural boundary the northern edge of Charlbury and significantly contributes to the setting of that boundary. It also forms the foreground to the view over the Evenlode Valley from Hundley Way and forms part of the ring of permanent pasture which encircles Charlbury, which contributes to the health and wellbeing of the town and provides us with close proximity to rural wildlife.

## 2.14 Grammar School Green [LGS14]

### Grammar School Green

Approx area: 170 sqm  
Proposed Green Space Reference No: 21  
Map prepared: 8 August 2017

This plan shows an area which has been proposed for designation as a protected green space in a Neighbourhood Plan which is being prepared by the Charlbury Neighbourhood Forum group on behalf of Charlbury Town Council.

Please note that the area shown on this plan is indicative only and land ownership boundaries have not been verified. If you would like to support, object or otherwise comment on this proposed area please contact Charlbury Neighbourhood Forum.



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Scale 1:1250 at A4.

Completed by: Barbara Allison, Vic Allison

<b>1</b>	<b>General Information</b>
<b>1.1</b>	<b>Name and address of site.</b>
	Plot 21: Grammar School Green, Park Street, Charlbury
<b>1.2</b>	<b>Site location plan</b>
	See map above
<b>1.3</b>	<b>Organisation or individual proposing site for designation</b>
	Charlbury Town Council
<b>1.4</b>	<b>Ownership of site if known</b>
	Ownership of the site is unclear. It is believed to belong to the Charlbury Exhibition Foundation (owners of the old Grammar School) but they have responded stating they do not own the site.
<b>1.5</b>	<b>Is the owner of the site aware of the potential designation? Do they support designation?</b>
	Charlbury Exhibition Foundation were informed but responded that they are not the owner. We have been unable to identify another owner.
<b>1.6</b>	<b>Photographs of site</b>
	<p>Grammar School Green, with old Grammar School building visible on left (now Charlbury Preschool)</p> 

<b>1.7</b>	<b>Community served by the potential Local Green Space</b>
	It serves the whole town, and especially the children who attend the Pre-school. It has the feel of a village green
<b>2</b>	<b>Planning History</b>
<b>2.1</b>	<b>Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space?</b>
	<b>NO</b>
<b>2.2</b>	<b>Is the site allocated for development in the Local or Neighbourhood Plan?</b>
	<b>NO</b>
<b>3</b>	<b>Size, scale and “local nature” of proposed Local Green Space</b>
<b>3.1</b>	<b>Area of proposed site</b>
	170 square metres
<b>3.2</b>	<b>Is the site an “extensive tract of land”?</b>
	<b>NO.</b>
<b>3.3</b>	<b>Is the proposed site “local in character”?</b>
	Yes it does, because it is part of the green approach to Charlbury from the south, formed with the land opposite (plot no 9). As people walk or drive from Fiveways into Charlbury there are few houses, the landscape is open with fields on one side and the stone walls of Lee Place on the other, and turning the corner, there is a wide view of the town itself, with this plot on the right. The site provides a magnificent view of the Evenlode valley and Cornbury Park to the west across Park Street.
<b>4</b>	<b>Need for Local Green Space</b>
<b>4.1</b>	<b>Is there a need for a local green space in this location?</b>
	In the Town Survey, 493 people said they were passionate or very passionate about protecting this area of local green space.
<b>5</b>	<b>Evidence to show that “the green space is in reasonably close proximity to the community it serves”</b>
<b>5.1</b>	<b>How far is the site from the community it serves? Is the site within 2km of the local community?</b>
	Within the community, see map.
<b>5.2</b>	<b>Are there any barriers to the local community accessing the site from their homes?</b>
	No. There is a bench for people to rest and look down the valley to the town and across to the Cornbury estate and extensive view across the Evenlode valley.
<b>6</b>	<b>Evidence to show that the green space is “demonstrably special to a local community”</b>
<b>6.1</b>	<b>Evidence of support from the Town Council</b>
	Site proposed by the Town Council
<b>6.2</b>	<b>Evidence of support from other local community groups or individuals</b>
	See Annex to this report

<b>6.3</b>	<b>Evidence of support from community leaders</b>
	See Annex to this report
<b>6.4</b>	<b>Evidence of support from other groups</b>
	See Annex to this report
<b>7</b>	<b>Evidence to show that the green area “holds a particular local significance, for example because of its beauty” (if applicable)</b>
<b>7.1</b>	<b>Is this criteria relevant to this site?</b>
	<b>YES</b>
<b>7.2</b>	<b>Describe why the community feels that the site has a particular local significance for its beauty</b>
	It is a space made when the road past Lee Place was re-aligned over 200 years ago, and so therefore reflects part of Charlbury’s history. It has extensive views over the valley as explained earlier. It makes a pleasant evening spot to sit on the bench and see the sunsets, especially in the summer.
<b>7.3</b>	<b>Site visibility</b> <i>e.g. Is it easy to see the site from a public place? Are there long distance views of the site from key locations?</i>
	It is a quiet corner, which is one of its delights, and as people walk or drive round, they come across it as a surprise. Coming the other way, from the town down Park Street, it is part of the gradually greening and widening of the landscape after the closeness of Park Street. There are important views of the Evenlode Valley and Cornbury Estate from this site.
<b>7.4</b>	<b>Is the site covered by any landscape or similar designations?</b> <i>e.g. AONB, Conservation Area, Special Landscape Area</i>
	It is within the Cotswolds Area of Outstanding Natural Beauty and the Charlbury Conservation area. See map
<b>7.5</b>	<b>Is the site (or type of site) specifically mentioned in any relevant landscape character assessments or similar documents?</b>
	Charlbury Parish Character Assessment
<b>7.6</b>	<b>Does the site contribute to the setting of a historic building or other special feature?</b>
	It has stone buildings on the N side, one of which is 18th C. On the E side, there are the stone walls of Lee Place, which help to give it a sheltered feel.
<b>7.7</b>	<b>Is the site highlighted in literature or art?</b>
	Not that we know of
<b>8</b>	<b>Evidence to show that the green area “holds particular local significance for example because of its historic significance. (if applicable)</b>
<b>8.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>8.2</b>	<b>Are there any historic buildings or remains on the site?</b>
	Provides the setting of the Old Grammar School (built 1837), which borders the site.

<b>8.3</b>	<b>Are there any important historic landscape features on the site?</b>
	No
<b>8.4</b>	<b>Did the site play an important role in the historic development of the town?</b>
	Yes, as it shows the line of the old road into Charlbury.
<b>8.5</b>	<b>Did any important historic events take place on the site?</b>
	No
<b>8.6</b>	<b>Do any historic rituals take place on the site?</b>
	No
<b>9</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its <u>recreational value</u> (including as a playing field)” (if applicable)</b>
<b>9.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>9.2</b>	<b>Is the site used for playing sport?</b>
	No
<b>9.3</b>	<b>Are the public able to physically access the site?</b>
	Yes it is accessible and is not enclosed. It is used to access several houses and the Pre-School
<b>9.4</b>	<b>Is the site used by the local community for informal recreation? And since when?</b>
	Walking, sitting and looking at the view.
<b>10</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its <u>tranquility</u>” (if applicable)</b>
<b>10.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>10.2</b>	<b>Do you consider the site to be tranquil?</b>
	Yes in some ways. It is on one side of the Southern approach to Charlbury, but most of the through traffic and the traffic to the centre goes along the Slade. So it is generally quiet. It provides a tranquil viewpoint over the valley.
<b>10.3</b>	<b>Is the site within a recognised tranquil area?</b>
	It is not possible to comment on the CPRE tranquility maps, as the mapping is not at a sufficient level of detail.
<b>11</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of the <u>richness of its wildlife</u>” (if applicable)</b>
<b>11.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>NO</b>
<b>11.2</b>	<b>Is the site formally designated for its wildlife value?</b>
<b>11.3</b>	<b>Are any important habitats or species found on the site?</b>

<b>11.4</b>	<b>What other wildlife of interest has been found on the site?</b>
<b>11.5</b>	<b>Is the site part of a long term study of wildlife by members of the local community?</b>
	No
<b>12</b>	<b>Evidence to show that the green area “holds particular local significance, for example for any other reason” (if applicable)</b>
<b>12.1</b>	<b>Is this criteria relevant to this site ?</b>
	YES
<b>12.2</b>	<b>Are there any other reasons why the site has a particular local significance for the local community?</b>
	Health benefit, a relatively quiet part of the town

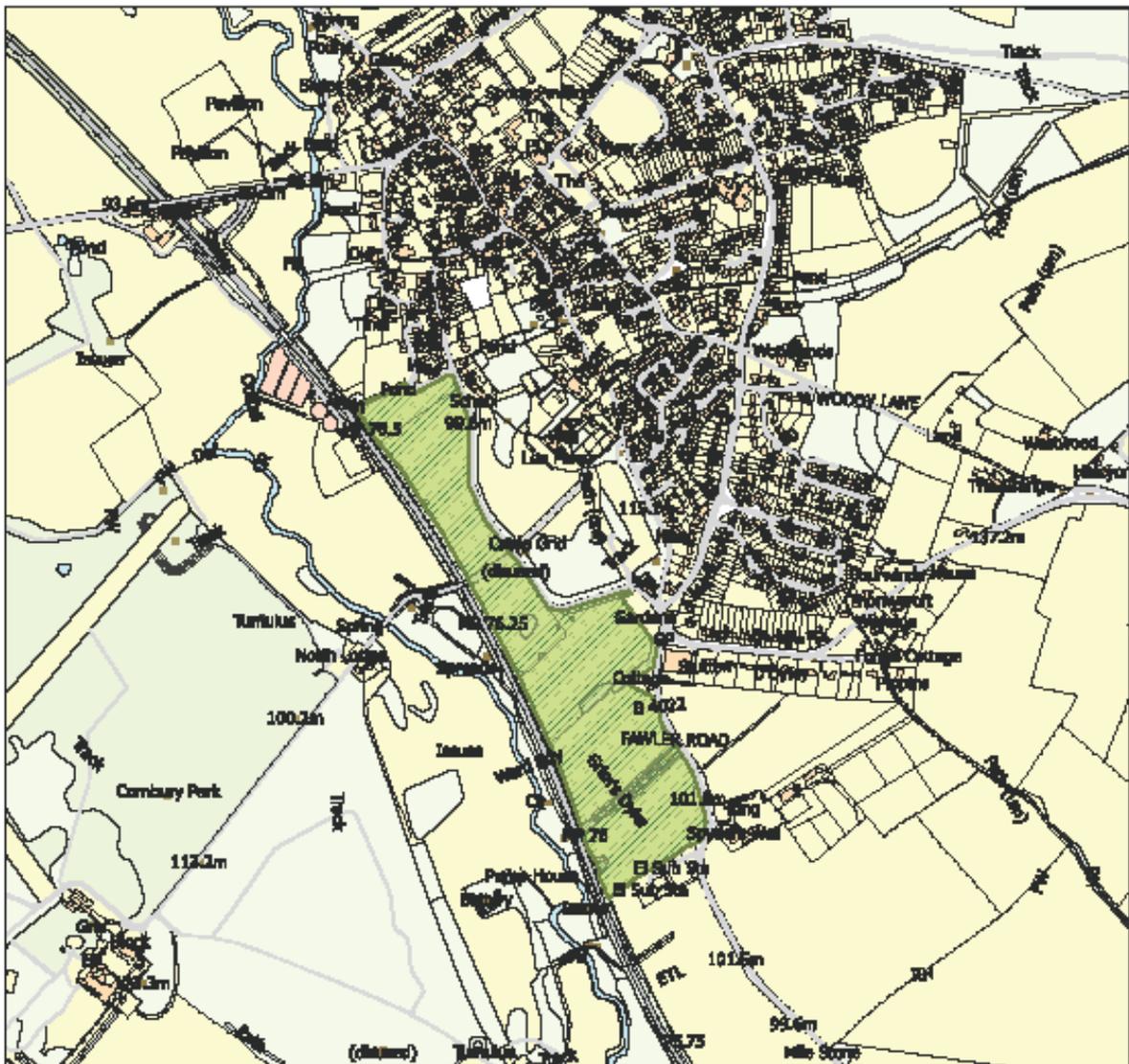
## 2.15 West of Grammar School Hill [LGS15]

### Land between Grammar School Hill and Railway Line

Approx area: 15.01 ha  
Proposed Green Space Reference No: 9  
Map prepared: 17 August 2017

This plan shows an area which has been proposed for designation as a protected green space in a Neighbourhood Plan which is being prepared by the Charlbury Neighbourhood Forum group on behalf of Charlbury Town Council.

Please note that the area shown on this plan is indicative only and land ownership boundaries have not been verified. If you would like to support, object or otherwise comment on this proposed area please contact Charlbury Neighbourhood Forum.



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Scale 1:10000 at A4.

Completed by: Rod Evans, Claire Wilding

<b>1</b>	<b>General Information</b>
<b>1.1</b>	<b>Name and address of site.</b>
	Land Between Grammar School Hill/Fawler Road and the Railway Line
<b>1.2</b>	<b>Site location plan</b>
	See map above
<b>1.3</b>	<b>Organisation or individual proposing site for designation</b>
	Charlbury Town Council
<b>1.4</b>	<b>Ownership of site if known</b>
	Blenheim Trustee Co No 1
<b>1.5</b>	<b>Is the owner of the site aware of the potential designation? Do they support designation?</b>
	Notified by letter 22/09/17. No response received.
<b>1.6</b>	<b>Photographs of site</b>
	 <p>The well near the entrance to Cornbury Park, looking south</p>  <p>General view looking west across the Five Ways allotments</p>



General view from Grammar School Hill

<b>1.7</b>	<b>Community served by the potential Local Green Space</b>
	The whole town and visitors (see 3.3 below)
<b>2</b>	<b>Planning History</b>
<b>2.1</b>	<b>Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space?</b>
	NO. Recent appeal on part withdrawn.
<b>2.2</b>	<b>Is the site allocated for development in the Local or Neighbourhood Plan?</b>
	<b>NO</b>
<b>3</b>	<b>Size, scale and “local nature” of proposed Local Green Space</b>
<b>3.1</b>	<b>Area of proposed site</b>
	15.01ha
<b>3.2</b>	<b>Is the site an “extensive tract of land”?</b>
	No. It is local in scale because of its importance to the setting of the town, of Cornbury Park and of Lee Place, as well as being of historical and nature conservation significance.

<b>3.3</b>	<b>Is the proposed site “local in character”?</b>
	<p>The site directly adjoins the built up area of the town and provides one of the most important views in this area. As such it is a very important part of the local area which is highly valued by the community. See plan and photographs.</p> <p>The open land between the river and the road is shown historically on the 1761 Thomas Pride map as a series of wooded closes and meadows, divided and numbered on the 1850 and later Tithes Maps. This pattern remains discernible today, with the meadows now as open grassland and in use for the keeping of horses and some livestock. They form part of the countryside along the Evenlode Valley and make an important contribution to the open setting between Cornbury Park to the west and Lee Place to the east and of the town. Though now in separate ownership, and physically separated from Cornbury Park by the railway line, it is likely that they were intended to be read as part of the lands over which the owner of Cornbury had dominion(1).</p> <p>The parish boundary follows the river for a good distance on this western side of the town, where its banks are often lined with trees and other vegetation. Towards the southern end of this site is an earthwork known as Grim’s Ditch, said to date from the time of the Roman conquest. This only adds to the site’s historical significance, as do the known presence of Roman snails (<i>Helix Pomatia</i>) – see further below.</p> <p>Although the railway line runs along the valley, it is partly in a cutting so is often barely visible and creates only occasional disturbance to what otherwise is a tranquil rural setting, if apart from the landform itself – and sometimes even that - one entirely designed and created by humans. The fact that the line forms the western boundary to the Conservation Area clearly reflects the importance of the open setting of the town to its overall character. The best direction from which to appreciate the site’s importance in this respect is from the public footpath within Cornbury Park.</p> <p>(1) For a more comprehensive historical assessment, see ‘Heritage comments on the proposed development, Grammar School Hill, Charlbury’ by Dr Kathryn Davies</p>
<b>4</b>	<b>Need for Local Green Space</b>
<b>4.1</b>	<b>Is there a need for a local green space in this location?</b>
	<p>Local green space is needed in this area to protect the setting of the town and the iconic Evenlode Valley. This area was not proposed as a Local Green Space in the 2016 Town Survey, but in responses to that survey 30 people raised the need to protect the Evenlode Valley and a further 9 proposed the land between Grammar School Hill and the railway line specifically as an additional site that should be considered for LGS designation. Apart from the public footpath along the drive to Cornbury this land is not accessible to the public, but is widely visible both from that public footpath and from Park Street / Grammar School Hill, as well as from passing trains.</p>
<b>5</b>	<b>Evidence to show that “the green space is in reasonably close proximity to the community it serves”</b>
<b>5.1</b>	<b>How far is the site from the community it serves? Is the site within 2km of the local community?</b>
	On the edge of the settlement, see map.

<b>5.2</b>	<b>Are there any barriers to the local community accessing the site from their homes?</b>
	Public rights of way cross the site but there is no public access to most of the site. However, members of the public have unfettered access to the strong and important landscape views across the area towards Cornbury Park and Wychwood Forest.
<b>6</b>	<b>Evidence to show that the green space is “demonstrably special to a local community”</b>
<b>6.1</b>	<b>Evidence of support from the Town Council</b>
	Site proposed by the Town Council
<b>6.2</b>	<b>Evidence of support from other local community groups or individuals</b>
	See Annex to this report
<b>6.3</b>	<b>Evidence of support from community leaders</b>
	See Annex to this report
<b>6.4</b>	<b>Evidence of support from other groups</b>
	This designation is supported by the Charlbury Conservation Area Advisory Committee.
<b>7</b>	<b>Evidence to show that the green area “holds a particular local significance, for example because of its beauty” (if applicable)</b>
<b>7.1</b>	<b>Is this criteria relevant to this site?</b>
	<b>YES</b>
<b>7.2</b>	<b>Describe why the community feels that the site has a particular local significance for its beauty</b>
	<p>The area was described in the Charlbury character assessment as follows: “the views from Grammar School Hill over the Evenlode Valley, Cornbury Park and Wychwood Forest are of great significance, and must rank as some of the most important in the Cotswolds AONB. Charlbury is sited at the point where the Evenlode passes from the wide valley upstream to the west, and turns south through the narrow Charlbury gorge or defile. The church (presumably at the centre of the primary settlement) is on a prominent bluff overlooking the river, facing an answering defensive earthwork on the rising ground on the other side of the river within Cornbury Park. This topography is probably significant historically as well as in landscape terms (as the reason why Charlbury is where it is), and Grammar School Hill is one of the few places from which this can be appreciated.”</p> <p>The West Oxfordshire Landscape Assessment described the Evenlode valley as forming ‘a strong landscape edge to Charlbury’ and referred to the ‘attractive valley side and valley floor with strong landscape structure’ with ‘very few detracting influences’ and ‘important views across and along the valley in both directions’. It found there was a ‘need to maintain strong landscape structure and attractive pastoral character on valley sides and to maintain quality of the approach on the B4437 (Forest Road) from the west’.</p>
<b>7.3</b>	<b>Site visibility</b> <i>e.g. Is it easy to see the site from a public place? Are there long distance views of the site from key locations?</i>
	As above – clearly and widely visible from many directions within the public domain

<b>7.4</b>	<b>Is the site covered by any landscape or similar designations?</b> <i>e.g. AONB, Conservation Area, Special Landscape Area</i>
	It is within the Cotswolds Area of Outstanding Natural Beauty and the Charlbury Conservation area. See map  The existence of these designations has not been enough to prevent a number of recent developments regarded by many (inc the CCB and CCAAC) as harmful to the area. A recent refusal on part of this site does not mean that there will not be further pressure for its development in the future so that the added protection as LGS is seen as vital.
<b>7.5</b>	<b>Is the site (or type of site) specifically mentioned in any relevant landscape character assessments or similar documents?</b>
	Forms part of the Evenlode Valley descriptions in the West Oxfordshire Landscape Assessment 1998. Also described in the character assessment. See 7.2 above.
<b>7.6</b>	<b>Does the site contribute to the setting of a historic building or other special feature?</b>
	Yes - as above
<b>7.7</b>	<b>Is the site highlighted in literature or art?</b>
	Not that we know of
<b>8</b>	<b>Evidence to show that the green area “holds particular local significance for example because of its <u>historic significance</u>. (if applicable)</b>
<b>8.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b> - as above. Has formed part of the setting of the town for several centuries as shown on the historic maps
<b>8.2</b>	<b>Are there any historic buildings or remains on the site?</b>
	Grim’s Dyke as above and the bank is shown on Lidar images in section in 2006.. Also a covered well near the entrance to Cornbury Park
<b>8.3</b>	<b>Are there any important historic landscape features on the site?</b>
	The trees and hedges around the margins may be of historical importance.
<b>8.4</b>	<b>Did the site play an important role in the historic development of the town?</b>
	As above and see historic maps
<b>8.5</b>	<b>Did any important historic events take place on the site?</b>
	Not known
<b>8.6</b>	<b>Do any historic rituals take place on the site?</b>
	Not known but appears unlikely given historic use – most likely by local residents – for agricultural or similar purposes
<b>9</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its <u>recreational value</u> (including as a playing field)” (if applicable)</b>
<b>9.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>9.2</b>	<b>Is the site used for playing sport?</b>
	No

<b>9.3</b>	<b>Are the public able to physically access the site?</b>
	Yes it is accessible and is not enclosed. It is used to access several houses and the Pre-School
<b>9.4</b>	<b>Is the site used by the local community for informal recreation? And since when?</b>
	Walking, sitting and looking at the view.
<b>10</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its tranquility” (if applicable)</b>
<b>10.1</b>	<b>Is this criteria relevant to this site ?</b>
	Not directly but adds to the tranquil rural character of the area
<b>10.2</b>	<b>Do you consider the site to be tranquil?</b>
	Yes – Grammar School Hill carries only little traffic. The beautiful views over the Evenlode valley provide a sense of tranquillity, further enhanced by the presence of horses and sheep grazing on this land.
<b>10.3</b>	<b>Is the site within a recognised tranquil area?</b>
	The CPRE tranquillity maps are not at a sufficient level of detail to determine whether this site is covered. However the site has many of the features considered by CPRE to be indicators of tranquillity, including open space, greenery, trees, grazing animals, views, birdsong and absence of human noise. Naturalised setting and lack of street lighting (tbc)
<b>11</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of the richness of its wildlife” (if applicable)</b>
<b>11.1</b>	<b>Is this criteria relevant to this site ?</b>
	YES Although essentially meadowland, part of the site (along with land to the west of the railway line) is known to contain a population of Roman Snails (Helix Pomatia), a protected species under the Countryside and Wildlife Act 1981 (recorded at TVERC.17.475 Charlbury P&N Species Records.xlsx and observed by others)
<b>11.2</b>	<b>Is the site formally designated for its wildlife value?</b>
	No
<b>11.3</b>	<b>Are any important habitats or species found on the site?</b>
	Roman Snails (Helix Pomatia)
<b>11.4</b>	<b>What other wildlife of interest has been found on the site?</b>
<b>11.5</b>	<b>Is the site part of a long term study of wildlife by members of the local community?</b>
	No
<b>12</b>	<b>Evidence to show that the green area “holds particular local significance, for example for any other reason” (if applicable)</b>
<b>12.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>NO</b>

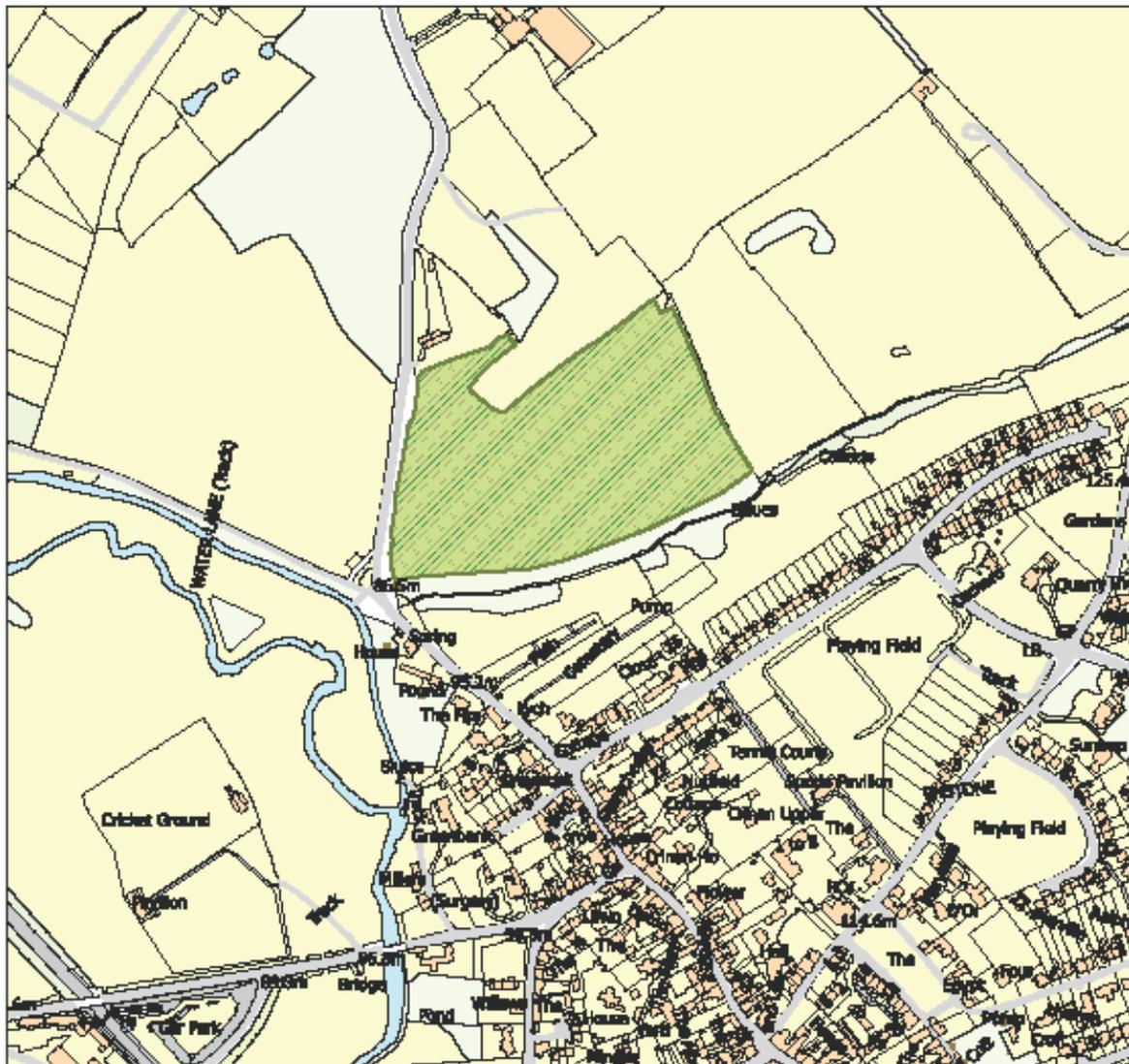
## 2.16 Glebelands [LGS16]

### Glebelands

Approx area: 4.74 ha  
Proposed Green Space Reference No: 16  
Map prepared: 17 August 2017

This plan shows an area which has been proposed for designation as a protected green space in a Neighbourhood Plan which is being prepared by the Charlbury Neighbourhood Forum group on behalf of Charlbury Town Council.

Please note that the area shown on this plan is indicative only and land ownership boundaries have not been verified. If you would like to support, object or otherwise comment on this proposed area please contact Charlbury Neighbourhood Forum.



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Scale 1:5000 at A4.

Completed by: Peter Kenrick and Catherine Goyder

<b>1</b>	<b>General Information</b>
<b>1.1</b>	<b>Name and address of site.</b>
	Glebelands, Pound Hill, Charlbury
<b>1.2</b>	<b>Site location plan</b>
	See map above
<b>1.3</b>	<b>Organisation or individual proposing site for designation</b>
	Charlbury Town Council
<b>1.4</b>	<b>Ownership of site if known</b>
	Oxford Diocesan Board of Finance (ODBF)
<b>1.5</b>	<b>Is the owner of the site aware of the potential designation? Do they support designation?</b>
	<p>The owner does not support the designation. In summary, their objections are:</p> <ul style="list-style-type: none"> <li>• ODBF is a charitable organisation and cannot permit its assets to be fettered in perpetuity in this way as this could potentially impact unacceptably on the charity's aims;</li> <li>• Designation could fetter the community's plans for the land in future;</li> <li>• There is no clear additional benefit from designation that does not already exist today.</li> </ul>
<b>1.6</b>	<b>Photographs of site</b>
	



Glebelands viewed from Wigwell showing “ridge and furrow”.

<b>1.7</b>	<b>Community served by the potential Local Green Space</b>
	The whole Community of Charlbury and in particular those visiting the cemetery and Wigwell nature reserve.
<b>2</b>	<b>Planning History</b>
<b>2.1</b>	<b>Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space?</b>
	<b>NO</b>
<b>2.2</b>	<b>Is the site allocated for development in the Local or Neighbourhood Plan?</b>
	<b>NO</b>
<b>3</b>	<b>Size, scale and “local nature” of proposed Local Green Space</b>
<b>3.1</b>	<b>Area of proposed site</b>
	4.74 ha
<b>3.2</b>	<b>Is the site an “extensive tract of land”?</b>
	<b>NO.</b>
<b>3.3</b>	<b>Is the proposed site “local in character”?</b>
	Yes the site is part of the local area. This is because Glebelands is the backdrop to the cemetery and provides its peaceful setting. It is therefore a view which is of great value to all those whose loved ones are buried in the cemetery and to local people who visit the cemetery on the public footpath which crosses it and continues into Wigwell and Glebelands towards Taston.
<b>4</b>	<b>Need for Local Green Space</b>
<b>4.1</b>	<b>Is there a need for a local green space in this location?</b>
	Yes. Green space is needed in this location to maintain the peaceful setting of the cemetery.

<b>5</b>	<b>Evidence to show that “the green space is in reasonably close proximity to the community it serves”</b>
<b>5.1</b>	<b>How far is the site from the community it serves? Is the site within 2km of the local community?</b>
	The site is well within 2km of the local community, being on the edge of the town. The site directly borders Wigwell nature reserve and is well used by walkers and dog walkers. See map associated with section 1.2
<b>5.2</b>	<b>Are there any barriers to the local community accessing the site from their homes?</b>
	No. There is a public footpath which crosses the top right hand corner of the site coming from Wigwell nature reserve.
<b>6</b>	<b>Evidence to show that the green space is “demonstrably special to a local community”</b>
<b>6.1</b>	<b>Evidence of support from the Town Council</b>
	Site proposed by the Town Council
<b>6.2</b>	<b>Evidence of support from other local community groups or individuals</b>
	See Annex to this report including a letter of support from Reverend Sally Welch, vicar of St Mary’s, Charlbury, within the diocese.
<b>6.3</b>	<b>Evidence of support from community leaders</b>
	See Annex to this report including email of support from Cllr Liz Leffman
<b>6.4</b>	<b>Evidence of support from other groups</b>
	See Annex to this report
<b>7</b>	<b>Evidence to show that the green area “holds a particular local significance, for example because of its beauty” (if applicable)</b>
<b>7.1</b>	<b>Is this criteria relevant to this site?</b>
	<b>YES</b>
<b>7.2</b>	<b>Describe why the community feels that the site has a particular local significance for its beauty</b>
	The site provides particular local significance for its beauty because it provides the setting for the cemetery and therefore has a meditative quality that is both visually beautiful and tranquil. When entering Glebelands from the footpath over the stream in the Wigwell Nature Reserve there is a steep uphill climb. Once in the field there is a magnificently beautiful view across to Wychwood and the fields leading up to it that is very special to the local community.

<b>7.3</b>	<b>Site visibility</b> <i>e.g. Is it easy to see the site from a public place? Are there long distance views of the site from key locations?</i>
	There are long distance views of the site from the cemetery which is a public place. This is illustrated by the following photograph taken from the cemetery 
<b>7.4</b>	<b>Is the site covered by any landscape or similar designations?</b> <i>e.g. AONB, Conservation Area, Special Landscape Area</i>
	It is within the Cotswolds Area of Outstanding Natural Beauty and the Charlbury Conservation area. See map
<b>7.5</b>	<b>Is the site (or type of site) specifically mentioned in any relevant landscape character assessments or similar documents?</b>
	Charlbury Parish Character Assessment
<b>7.6</b>	<b>Does the site contribute to the setting of a historic building or other special feature?</b>
	No
<b>7.7</b>	Is the site highlighted in literature or art?
	No
<b>8</b>	<b>Evidence to show that the green area “holds particular local significance for example because of its historic significance. (if applicable)</b>
<b>8.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>8.2</b>	<b>Are there any historic buildings or remains on the site?</b>
	No

<b>8.3</b>	<b>Are there any important historic landscape features on the site?</b>
	<p>Yes. The site has ridge and furrow landscape features as it was the site of community strip farming in medieval times. Ridge and Furrow is an archeological site and historic landscape feature i.e. a non-designated historic asset. This is illustrated by the following photograph which shows how well preserved this feature is on the site.</p> 
<b>8.4</b>	<b>Did the site play an important role in the historic development of the town?</b>
	<p>Yes. The site provided land for the local people to grow vegetables and crops for their own sustenance. One of the medieval open fields of the town recorded in 1761 and 1770</p>
<b>8.5</b>	<b>Did any important historic events take place on the site?</b>
	No
<b>8.6</b>	<b>Do any historic rituals take place on the site?</b>
	No
<b>9</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its <u>recreational value</u> (including as a playing field)” (if applicable)</b>
<b>9.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>9.2</b>	<b>Is the site used for playing sport?</b>
	No
<b>9.3</b>	<b>Are the public able to physically access the site?</b>
	<p>Yes. A public right of way crosses the top right hand corner of the site and continues to the next field where the public footpath continues to Taston in one direction and towards Banbury Hill in the other. A permissive path from Pound Hill provides access to the bottom of the adjoining land where the lowest part of Glebelands can be seen from the path but the rest of the land does not have public access. This is rough walking country and is therefore not suitable for disabled access.</p>

<b>9.4</b>	<b>Is the site used by the local community for informal recreation? And since when?</b>
	Yes. Used for walking and dog-walking for many years.
<b>10</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its tranquility” (if applicable)</b>
<b>10.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>10.2</b>	<b>Do you consider the site to be tranquil?</b>
	Yes. Although close to the built up area, the setting and vegetation give the site a remote and tranquil feel. Its tranquillity is especially important because it provides the backdrop to the cemetery.
<b>10.3</b>	<b>Is the site within a recognised tranquil area?</b>
	The CPRE maps indicate the area as tranquil. The site has many of the characteristics of tranquillity set out by CPRE, including trees, clear skies to see stars, birds, wildlife and absence of traffic.
<b>11</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of the richness of its wildlife” (if applicable)</b>
<b>11.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>11.2</b>	<b>Is the site formally designated for its wildlife value?</b>
	Yes. It is within the North Evenlode Valleys Conservation Target Area. It is also within the Cotswolds Valley Nature Improvement Area. It forms part of a “green corridor” connecting Wigwell nature reserve with other green spaces.
<b>11.3</b>	<b>Are any important habitats or species found on the site?</b>
	None recorded
<b>11.4</b>	<b>What other wildlife of interest has been found on the site?</b>
	The site is bordered by bushes and trees near Clarkes bottom where a stream dissects the site and the Wigwell nature reserve. This is of importance to birds and these trees and bushes and those in the perimeter trees and hedgerows provide an important habitat for them. The hedgerow bordering the B4026 to Chipping Norton along Spelsbury Rd is mentioned as being of conservation interest in ‘ Parish Nature Conservation Appraisal: A practical Guide including a Nature Conservation Appraisal of Charlbury, W.Oxfordshire by Nicola Bourdillon and Alan Spicer. Published by Oxford Brooks 1993. P.144
<b>11.5</b>	<b>Is the site part of a long term study of wildlife by members of the local community?</b>
	No

<b>12</b>	<b>Evidence to show that the green area “holds particular local significance, for example for any other reason” (if applicable)</b>
<b>12.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>12.2</b>	<b>Are there any other reasons why the site has a particular local significance for the local community?</b>
	The ridge and furrow landscape features give the site particular local historical significance to the community.

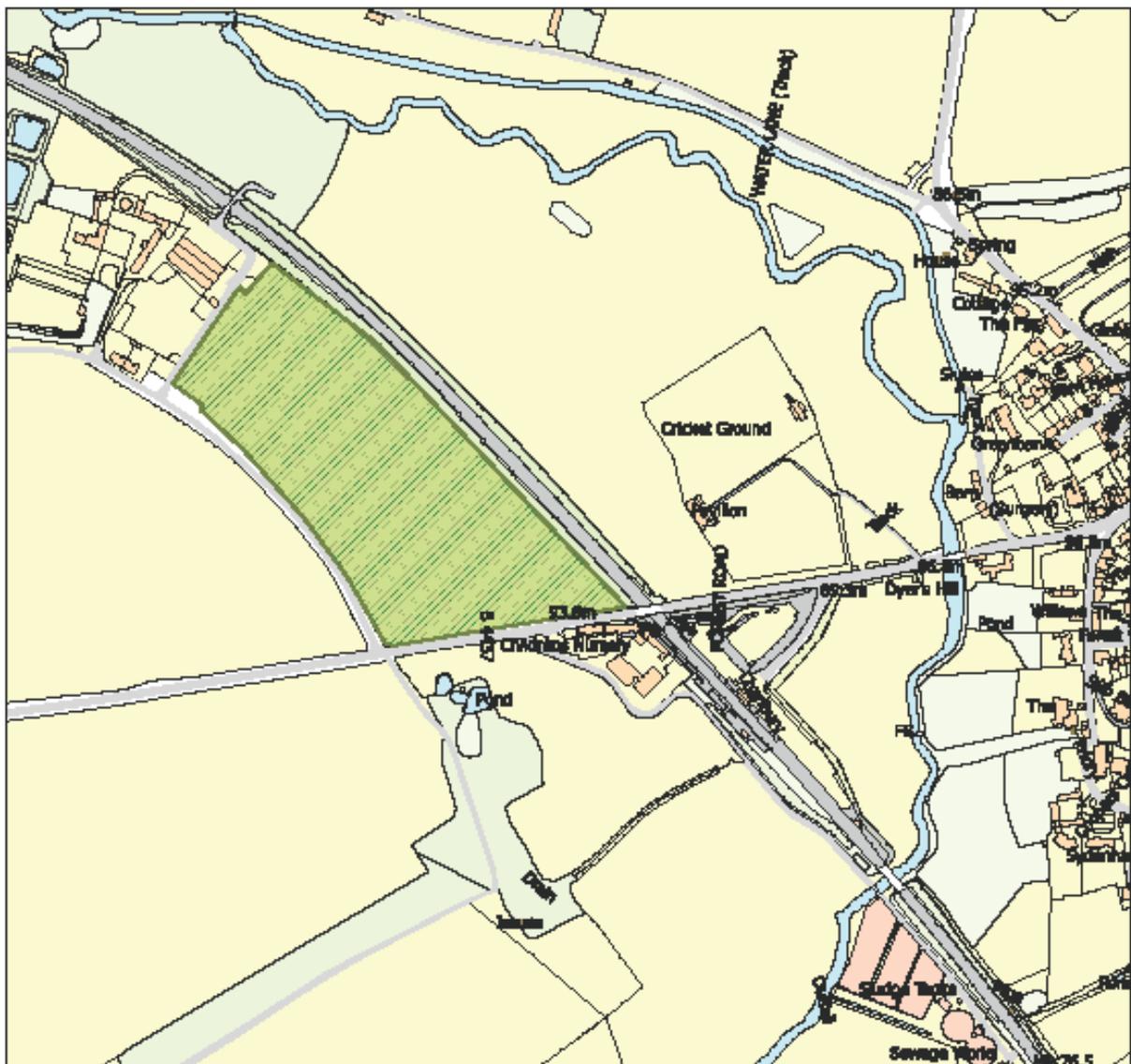
## 2.17 Field north of Forest Road [LGS17]

### Field north of Forest Road

Approx area: 5.65 ha  
Proposed Green Space Reference No: 24  
Map prepared: 18 January 2018

This plan shows an area which has been proposed for designation as a protected green space in a Neighbourhood Plan which is being prepared by the Charlbury Neighbourhood Forum group on behalf of Charlbury Town Council.

Please note that the area shown on this plan is indicative only and land ownership boundaries have not been verified. If you would like to support, object or otherwise comment on this proposed area please contact Charlbury Neighbourhood Forum.



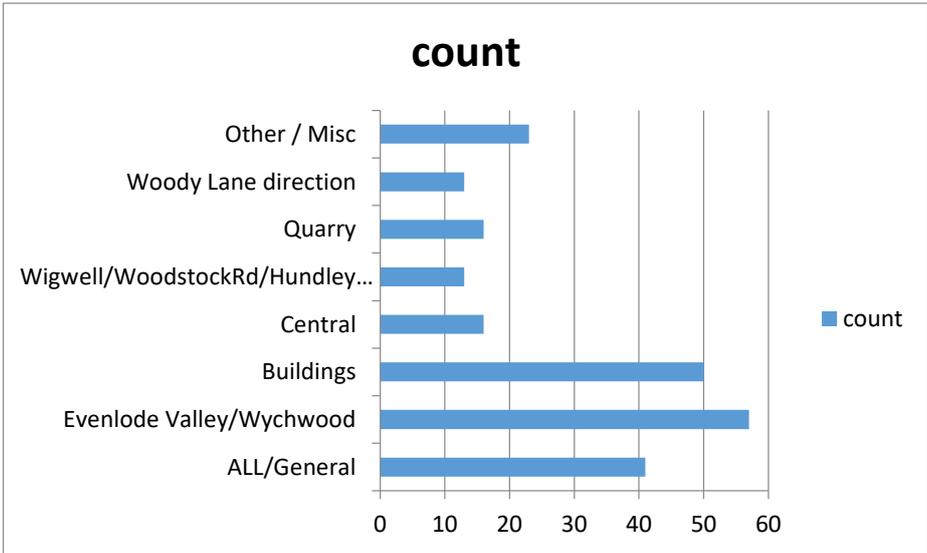
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Scale 1:5000 at A4.

Completed by: Graham Terry, Claire Wilding

<b>1</b>	<b>General Information</b>
<b>1.1</b>	<b>Name and address of site.</b>
	Field North of Forest Road, Charlbury
<b>1.2</b>	<b>Site location plan</b>
	See map above
<b>1.3</b>	<b>Organisation or individual proposing site for designation</b>
	Charlbury Town Council
<b>1.4</b>	<b>Ownership of site if known</b>
	Cornbury Estate
<b>1.5</b>	<b>Is the owner of the site aware of the potential designation? Do they support designation?</b>
	Yes. The owner has not indicated whether they support the designation.
<b>1.6</b>	<b>Photographs of site</b>
	<div data-bbox="336 904 1318 1406" data-label="Image"> <p>View from Road/Footpath of Field N of Forest Road towards Charlbury Town</p> </div> <div data-bbox="336 1473 1289 2024" data-label="Image"> <p>View from Charlbury across flood plain, railway line and Cricket Ground</p> <p>Field N. of Forest Road</p> <p>Road/Footpath boundary of far side of field</p> <p>Arable and historic Wychwood beyond</p> </div>

<b>1.7</b>	<b>Community served by the potential Local Green Space</b>
	Whole Town and visitors - The view of Charlbury, rising as it does on the eastern bank of the River Evenlode is a defining feature of the town's setting in the Cotswold AONB landscape. This view can be appreciated by walkers, rail travellers or anyone entering the town by road from the west. A public footpath runs to the west of the site and the field forms an important part of the setting of the town as viewed from this direction. As can be seen in attached photograph taken from the main footpath from Charlbury to Chadlington (and beyond) this view depends greatly on the retention of this field for arable purposes. The field is relatively small compared to adjacent fields being sandwiched between the road/footpath to Walcot and the railway line. The opposite side of the railway line is largely subject to flooding and is occupied by the Cricket Club making this field a significant buffer between Charlbury and the sweeping arable and forest landscape beyond. In this respect the field is significant in protecting views from the town to the landscape in which it sits.
<b>2</b>	<b>Planning History</b>
<b>2.1</b>	<b>Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space?</b>
	<b>NO</b>
<b>2.2</b>	<b>Is the site allocated for development in the Local or Neighbourhood Plan?</b>
	<b>NO</b>
<b>3</b>	<b>Size, scale and "local nature" of proposed Local Green Space</b>
<b>3.1</b>	<b>Area of proposed site</b>
	5.65 ha
<b>3.2</b>	<b>Is the site an "extensive tract of land"?</b>
	<b>NO.</b>
<b>3.3</b>	<b>Is the proposed site "local in character"?</b>
	Visually it features as an integral part of the town's setting. Physically, it is close to the built up area. Its social importance comes from the fact that the track to the hamlet of Walcot, which forms the western boundary of this green space, is part of a popular local walk, and important views over this site back to the town can be enjoyed from this track.

<b>4</b>	<b>Need for Local Green Space</b>																		
<b>4.1</b>	<b>Is there a need for a local green space in this location?</b>																		
	<p>Green space is needed in this area to maintain the rural setting of the town and to preserve the attractive views of the town. This site was not included in a list of possible sites for Local Green Space designation in the 2016 Town Survey. However the survey invited residents to put forward other sites. In response to this question, 9 people asked for all approaches to the town to be designated, and 20 specifically asked for the approach along the Burford Road to be protected. In addition, a large number of people made general comments about protecting views across the Evenlode Valley, of which this site forms a part. The graph below shows the number of these general comments categorised by area of the town, and shows that Evenlode Valley was the area most mentioned in these general comments. most important area. It was in response to these comments that this site was added to the list.</p>  <table border="1"> <caption>count</caption> <thead> <tr> <th>Area</th> <th>count</th> </tr> </thead> <tbody> <tr> <td>Other / Misc</td> <td>22</td> </tr> <tr> <td>Woody Lane direction</td> <td>12</td> </tr> <tr> <td>Quarry</td> <td>15</td> </tr> <tr> <td>Wigwell/WoodstockRd/Hundley...</td> <td>12</td> </tr> <tr> <td>Central</td> <td>15</td> </tr> <tr> <td>Buildings</td> <td>50</td> </tr> <tr> <td>Evenlode Valley/Wychwood</td> <td>55</td> </tr> <tr> <td>ALL/General</td> <td>40</td> </tr> </tbody> </table>	Area	count	Other / Misc	22	Woody Lane direction	12	Quarry	15	Wigwell/WoodstockRd/Hundley...	12	Central	15	Buildings	50	Evenlode Valley/Wychwood	55	ALL/General	40
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<b>5</b>	<b>Evidence to show that “the green space is in reasonably close proximity to the community it serves”</b>																		
<b>5.1</b>	<b>How far is the site from the community it serves? Is the site within 2km of the local community?</b>																		
	See map. It is visible from many areas of the town and a few hundred yards from the built up area of the town and less from the station.																		
<b>5.2</b>	<b>Are there any barriers to the local community accessing the site from their homes?</b>																		
	Access on to the site is limited by the fact that it is farmed arable land. The public footpath running on the road along one side of the field provides good views..																		
<b>6</b>	<b>Evidence to show that the green space is “demonstrably special to a local community”</b>																		
<b>6.1</b>	<b>Evidence of support from the Town Council</b>																		
	Site proposed by the Town Council																		
<b>6.2</b>	<b>Evidence of support from other local community groups or individuals</b>																		
	See 4.1 above regarding responses to 2016 Town Survey in support of designation in this area.																		

<b>6.3</b>	<b>Evidence of support from community leaders</b>
	See Annex to this report
<b>6.4</b>	<b>Evidence of support from other groups</b>
	See Annex to this report
<b>7</b>	<b>Evidence to show that the green area “holds a particular local significance, for example because of its beauty” (if applicable)</b>
<b>7.1</b>	<b>Is this criteria relevant to this site?</b>
	<b>YES</b>
<b>7.2</b>	<b>Describe why the community feels that the site has a particular local significance for its beauty</b>
	See survey results above (4.1). This site is very significant to the rural setting of Charlbury. As noted above, it forms part of a popular local walk along which attractive views of the town can be enjoyed.
<b>7.3</b>	<b>Site visibility</b> <i>e.g. Is it easy to see the site from a public place? Are there long distance views of the site from key locations?</i>
	This field is central to the view across the Evenlode Valley which ranked highest amongst the places nominated by respondents for protection in a Neighbourhood Survey (see 4.1 above). Development of this field would radically change the wide-ranging views of and from Charlbury and the hamlet of Walcot and footpaths between and around these. As such it would seriously undermine the setting and character of the Town.
<b>7.4</b>	<b>Is the site covered by any landscape or similar designations?</b> <i>e.g. AONB, Conservation Area, Special Landscape Area</i>
	<p>It is in the Cotswolds AONB and the Charlbury Conservation area.</p> <p>This specific site was the subject of a LANDSCAPE AND VISUAL APPRAISAL - ref: 17.539 in May 2017 conducted by: WHLandscape Consultancy Ltd. Following within this section (7.4) are relevant extracts from this appraisal:</p> <p>“3.3 LANDSCAPE VALUE</p> <p>3.3.1 Below are listed the key components in establishing landscape value and the value given to them:</p> <ul style="list-style-type: none"> <li>• Landscape Quality (condition): As established in the West Oxfordshire Landscape Character Assessment, the Lower Evenlode Valley, including the site is of outstanding quality and is nationally important. Value rating: very high.</li> <li>• Scenic Quality: The scenic quality of the site and study area is described as highly attractive and unspoilt. Value rating: very high.</li> <li>• Rarity: The Semi-enclosed Valley Side Farmland Landscape Type is a localised feature of the lower valley slopes. It is neither particularly rare nor common. The lack of hedges on the western boundary detracts from its character to some extent. Value rating: Medium.</li> <li>• Representativeness: The landscape of the site is generally representative of the Semi-enclosed Valley Side Farmland Landscape Type, but the intensive arable use of the field and the lack of hedging on the western side are detracting elements. Value rating: Medium.</li> </ul>

• Conservation Interests: The site is the location of an unscheduled site of a medieval settlement. It is an integral part of the landscape setting of the Charlbury Conservation Area and of Charlbury itself. It forms part of the landscape setting of Dyer's Hill and the properties on the west facing slope of the Evenlode Valley. The landscape setting of the Church of St Mary extends along the unspoilt landscapes of the Evenlode Valley to the north-west. In cultural terms, the site and surroundings have received mention in a number of works, as follows: 'The Evenlode' poem by Hillaire Belloc (late 19th century); 'Dedication to Vernon Watney' poem by John Buchan (1920s); 'Shorthampton' play by David Halliwell. On 9th August 2000 an article was published in 'The Guardian' entitled 'Growing Pains' by Rob Stepney, and is based on 'The Horseground', which is the local name for the site. Value rating: Very High.

• Recreational Value: The route from Charlbury to Walcot and the bridleway beyond are very popular recreational routes, as are the numerous PRoWs, including the Oxfordshire Way strategic right of way. Charlbury and the surrounding area are popular visitor locations in the Cotswolds AONB. Value rating: High.

• Perceptual Aspects: Despite the presence of the railway, Charlbury and the surrounding area are free from major roads links and provide a tranquil backwater in the Cotswolds countryside, with dark night skies being an important feature. The perception is of a town which is subservient to its setting in the Evenlode Valley. Value rating: High.

• Associations: As mentioned above, the site and its surroundings have associations with important literary figures. The associations are consistent in their appreciation of the character and quality of the countryside. Value rating: High

Other extracts from appraisal :

The Church of St Mary, which has uninterrupted views over the site, is Grade 1 listed. The site and entire study area are within the Cotswolds AONB.

"Overall the value of the landscape is High, which means that it is a 'valued landscape' under NPPF Section 11" .... "the Susceptibility to Change of the site is considered to be High." ... "The overall Landscape Sensitivity of the site is expressed as a combination of the Value and the Susceptibility to Change. In this case both are High, which translates into a High Landscape Sensitivity overall."

"The railway line and station are historic elements of the area and have been features of the landscape for around a hundred and fifty years. They do not impinge on the extremely high quality of the surrounding landscape and the wider AONB, and their presence should not be perceived as providing a catalyst for urbanisation of the rural setting of Charlbury."

Appraisal Summary states : "The site and surrounding area is of High landscape value, which means that it is a 'valued landscape' under NPPF Section 11, paragraph 109 first bullet point, which states that:

The planning system should contribute to and enhance the natural and local environment by: Protecting and enhancing valued landscapes, geological conservation interests and soils.

The landscape is also of outstanding quality and is of national importance. This importance has resulted in the site and entire study area being designated a part of the Cotswolds AONB."

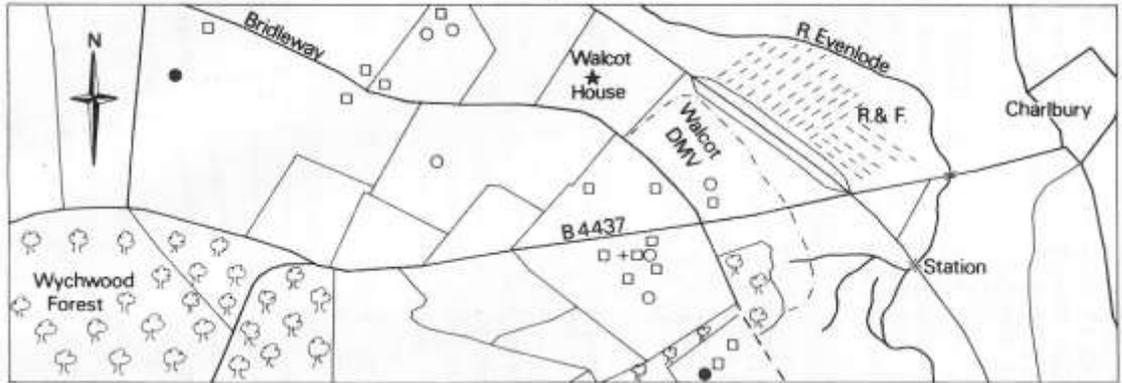
"The site cannot be developed without a total change to the baseline situation and compromising the character and qualities of the site and surrounding area as

	defined in the West Oxfordshire Landscape Character Assessment. The development of the site is likely not to be in compliance with Paragraphs 115 and 116 of NPPF (see paragraph 5.2 below). Therefore, the Susceptibility to Change of the site is considered to be High.”
<b>7.5</b>	<b>Is the site (or type of site) specifically mentioned in any relevant landscape character assessments or similar documents?</b>
	A Nature Conservation Appraisal identified two archaeological sites located within this site.
<b>7.6</b>	<b>Does the site contribute to the setting of a historic building or other special feature?</b>
	Yes, St Mary's Church as noted in 7.4 and it is a key part of the setting of the Charlbury Conservation Area a designated heritage asset.
<b>7.7</b>	<b>Is the site highlighted in literature or art?</b>
	Yes it is mentioned in a poem by Hilaire Belloc- The Evenlode. It is also recorded as a scene in a short novel by John Buchan Blanket of the Dark 1931 which gives detailed descriptions of the area and some scenes focus on Wychwood and the river bridge next to this field
<b>8</b>	<b>Evidence to show that the green area “holds particular local significance for example because of its <u>historic significance</u>. (if applicable)</b>
<b>8.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>8.2</b>	<b>Are there any historic buildings or remains on the site?</b>
	Archeological Sites – an extensive deserted medieval village was found to occupy most of the site in a survey carried out in the 1980s. See 12.2
<b>8.3</b>	<b>Are there any important historic landscape features on the site?</b>
	The DMV is a village associated with the adjacent house of Walcot and is recorded as follows Hundred Rolls of 1279:11 tenants 1334 tax was paid by tenants totalling 18 shillings 1377 Poll tax returns indicate 17 tenants 1609 only one house probably Walcot House. So, the village seems to have survived the Black Death, but probably not the Enclosures of 15/16th centuries. It is important to understanding the development of Charlbury
<b>8.4</b>	<b>Did the site play an important role in the historic development of the town?</b>
	Undoubtedly in medieval times this was a significant village on the opposite side of the Evendode . The extent of Charlbury at this time is not clear but this adjacent settlement is significant.
<b>8.5</b>	<b>Did any important historic events take place on the site?</b>
	Not recorded
<b>8.6</b>	<b>Do any historic rituals take place on the site?</b>
	No

<b>9</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its <u>recreational value</u> (including as a playing field)” (if applicable)</b>
<b>9.1</b>	<b>Is this criteria relevant to this site ?</b>
	YES
<b>9.2</b>	<b>Is the site used for playing sport?</b>
	No
<b>9.3</b>	<b>Are the public able to physically access the site?</b>
	This is private land, but there is access along the public footpath which leads to Walcot. This is a popular walking route.
<b>9.4</b>	<b>Is the site used by the local community for informal recreation? And since when?</b>
	Popular with walkers, as noted in the Conservation Appraisal quoted at 7.4 above.
<b>10</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its <u>tranquility</u>” (if applicable)</b>
<b>10.1</b>	<b>Is this criteria relevant to this site ?</b>
	NO
<b>10.2</b>	<b>Do you consider the site to be tranquil?</b>
<b>10.3</b>	<b>Is the site within a recognised tranquil area?</b>
<b>11</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of the <u>richness of its wildlife</u>” (if applicable)</b>
<b>11.1</b>	<b>Is this criteria relevant to this site ?</b>
	NO
<b>11.2</b>	<b>Is the site formally designated for its wildlife value?</b>
<b>11.3</b>	<b>Are any important habitats or species found on the site?</b>
<b>11.4</b>	<b>What other wildlife of interest has been found on the site?</b>
<b>11.5</b>	<b>Is the site part of a long term study of wildlife by members of the local community?</b>
	No
<b>12</b>	<b>Evidence to show that the green area “holds particular local significance, for example for any other reason” (if applicable)</b>
<b>12.1</b>	<b>Is this criteria relevant to this site ?</b>
	YES

**12.2 Are there any other reasons why the site has a particular local significance for the local community?**

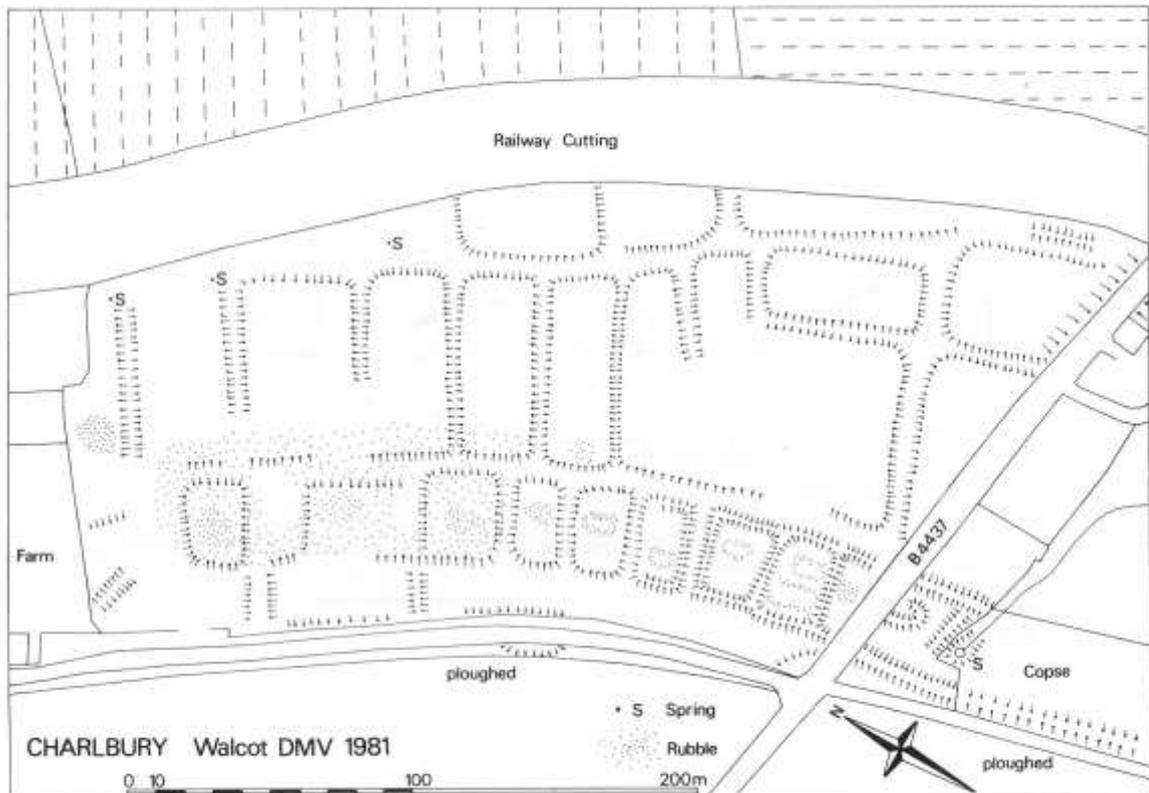
Annex Archaeological findings Tim Copeland CBA South Midlands Group, South Midlands Archaeology, 1981



□ Flint Scatter      ● Large Scatter of Roman Pottery  
 ○ Roman Pottery      + Anglo Saxon Burial

CHARLBURY Walcot to Shorthampton Bridlepath  
1981

0 1km



CHARLBURY Walcot DMV 1981

0 10 100 200m

## 2.18 Land east of Hixet Wood [LGS18]

### Land behind Lee Place Cottages

Approx area: 0.39 ha  
Proposed Green Space Reference No: 27  
Map prepared: 20 April 2018

This plan shows an area which has been proposed for designation as a protected green space in a Neighbourhood Plan which is being prepared by the Charlbury Neighbourhood Forum group on behalf of Charlbury Town Council.

Please note that the area shown on this plan is indicative only and land ownership boundaries have not been verified. If you would like to support, object or otherwise comment on this proposed area please contact Charlbury Neighbourhood Forum.



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Scale 1:1250 at A4.

<b>1</b>	<b>General Information</b>
<b>1.1</b>	<b>Name and address of site.</b>
	Land behind Lee Place Cottages Off Hixet Wood, Charlbury
<b>1.2</b>	<b>Site location plan</b>
	See map above
<b>1.3</b>	<b>Organisation or individual proposing site for designation</b>
	Charlbury Town Council
<b>1.4</b>	<b>Ownership of site if known</b>
	Blenheim Estate
<b>1.5</b>	<b>Is the owner of the site aware of the potential designation? Do they support designation?</b>
	Yes. The owner has not responded to our letter.
<b>1.6</b>	<b>Photographs of site</b>
	 
	<p style="text-align: center;">Aerial View</p> <p style="text-align: center;">From house in Fishers Lane</p>
<b>1.7</b>	<b>Community served by the potential Local Green Space</b>
	The site is the garden space for the three Lee Place Cottages at the bottom of the slope from the south and can be viewed from all the neighbouring houses.
<b>2</b>	<b>Planning History</b>
<b>2.1</b>	<b>Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space?</b>
	<b>NO</b>
<b>2.2</b>	<b>Is the site allocated for development in the Local or Neighbourhood Plan?</b>
	<b>NO</b>
<b>3</b>	<b>Size, scale and “local nature” of proposed Local Green Space</b>
<b>3.1</b>	<b>Area of proposed site</b>
	0.32 ha
<b>3.2</b>	<b>Is the site an “extensive tract of land”?</b>
	<b>NO.</b>

<b>3.3</b>	<b>Is the proposed site “local in character”?</b>
	 <p>This shows the view across the site which lies to the north of the houses and is part of the Sandford Slade secondary valley which is now largely built up</p>
<b>4</b>	<b>Need for Local Green Space</b>
<b>4.1</b>	<b>Is there a need for a local green space in this location?</b>
	The site is the southern (north-facing) slope of the Sandford Slade valley which crosses Charlbury from east to west towards the river. It provides a natural break between the main town and Hixet Wood on the south side of the town which was probably established to service Lee Place.
<b>5</b>	<b>Evidence to show that “the green space is in reasonably close proximity to the community it serves”</b>
<b>5.1</b>	<b>How far is the site from the community it serves? Is the site within 2km of the local community?</b>
	The site is sandwiched between Hixet Wood and the town centre. See map.
<b>5.2</b>	<b>Are there any barriers to the local community accessing the site from their homes?</b>
	The site does not have public access but is visible from nearby.
<b>6</b>	<b>Evidence to show that the green space is “demonstrably special to a local community”</b>
<b>6.1</b>	<b>Evidence of support from the Town Council</b>
	Site proposed by the Town Council
<b>6.2</b>	<b>Evidence of support from other local community groups or individuals</b>
	See Annex to this report
<b>6.3</b>	<b>Evidence of support from community leaders</b>
	See Annex to this report
<b>6.4</b>	<b>Evidence of support from other groups</b>
	See Annex to this report
<b>7</b>	<b>Evidence to show that the green area “holds a particular local significance, for example because of its beauty” (if applicable)</b>
<b>7.1</b>	<b>Is this criteria relevant to this site?</b>
	<b>YES</b>

<b>7.2</b>	<b>Describe why the community feels that the site has a particular local significance for its beauty</b>
	Forms a green setting for the houses on both sides of the valley. The north-east corner of the site is the last remnant of the old orchards that used to exist throughout the town. Also visible from Hixet Wood, this site contributes to the rural character of the area.
<b>7.3</b>	<b>Site visibility</b> <i>e.g. Is it easy to see the site from a public place? Are there long distance views of the site from key locations?</i>
	The site can be seen from the houses overlooking the valley and from Fishers Lane which runs parallel to it on the north side of the valley. Partly visible from the road running alongside (Hixet Wood).
<b>7.4</b>	<b>Is the site covered by any landscape or similar designations?</b> <i>e.g. AONB, Conservation Area, Special Landscape Area</i>
	It is in the Cotswolds AONB and the Charlbury Conservation area.
<b>7.5</b>	<b>Is the site (or type of site) specifically mentioned in any relevant landscape character assessments or similar documents?</b>
	Referred to in Charlbury Parish Character Assessment.
<b>7.6</b>	<b>Does the site contribute to the setting of a historic building or other special feature?</b>
	The site is part of Sandford Slade, the green valley running east-west through Charlbury down to the river and provides a setting for the old group of houses comprising Hixet Wood.
<b>7.7</b>	<b>Is the site highlighted in literature or art?</b>
	No
<b>8</b>	<b>Evidence to show that the green area “holds particular local significance for example because of its historic significance. (if applicable)</b>
<b>8.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>8.2</b>	<b>Are there any historic buildings or remains on the site?</b>
	No
<b>8.3</b>	<b>Are there any important historic landscape features on the site?</b>
	A few apple trees are growing in the north-east corner of the site. They comprise one of the few remaining remnants of the more extensive orchards shown on the 1922 OS map. These apple trees will be old heritage varieties
<b>8.4</b>	<b>Did the site play an important role in the historic development of the town?</b>
	In 1761, the site was part of Allens Close, an inclosed pasture near the centre of the town with access to water from the stream at the bottom of the valley.
<b>8.5</b>	<b>Did any important historic events take place on the site?</b>
	No
<b>8.6</b>	<b>Do any historic rituals take place on the site?</b>
	No

<b>9</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its <u>recreational value</u> (including as a playing field)” (if applicable)</b>
<b>9.1</b>	<b>Is this criteria relevant to this site ?</b>
	NO
<b>9.2</b>	<b>Is the site used for playing sport?</b>
<b>9.3</b>	<b>Are the public able to physically access the site?</b>
<b>9.4</b>	<b>Is the site used by the local community for informal recreation? And since when?</b>
	.
<b>10</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its <u>tranquility</u>” (if applicable)</b>
<b>10.1</b>	<b>Is this criteria relevant to this site ?</b>
	YES
<b>10.2</b>	<b>Do you consider the site to be tranquil?</b>
	Yes, the road going past is not very busy and the site is surrounded by houses
<b>10.3</b>	<b>Is the site within a recognised tranquil area?</b>
	Recorded as tranquil on the CPRE tranquillity maps, the trees, grassland and birdsong contribute to the tranquillity of the surrounding area.
<b>11</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of the <u>richness of its wildlife</u>” (if applicable)</b>
<b>11.1</b>	<b>Is this criteria relevant to this site ?</b>
	YES
<b>11.2</b>	<b>Is the site formally designated for its wildlife value?</b>
	No
<b>11.3</b>	<b>Are any important habitats or species found on the site?</b>
	Old orchard in mown grassland, also unmown grass
<b>11.4</b>	<b>What other wildlife of interest has been found on the site?</b>
	Not able to have inspected the site but the topography and ground cover suggests that the site will be used for bats hunting insects in the valley and that the unmown grass will be good cover for small mammals, hedgehogs and home for overwintering pupae of various butterflies.
<b>11.5</b>	<b>Is the site part of a long term study of wildlife by members of the local community?</b>
	No
<b>12</b>	<b>Evidence to show that the green area “holds particular local significance, for example for <u>any other reason</u>” (if applicable)</b>
<b>12.1</b>	<b>Is this criteria relevant to this site ?</b>
	YES

12.2	<b>Are there any other reasons why the site has a particular local significance for the local community?</b>
	<p><b>Movement of wildlife</b> This site provides part of the Sandford Slade green corridor through the town, from the old Quarry, through Centenary Woodland, Blenheim Farm Nature Reserve, along Willow Walk adjacent to Sandford Park and then into the green land behind the Bell and down to the River Evenlode. The aim in protecting it is to preserve a safe passage for mammals including hedgehogs and bats, insects, birds, amphibians and reptiles to move through the built up area safely.</p>

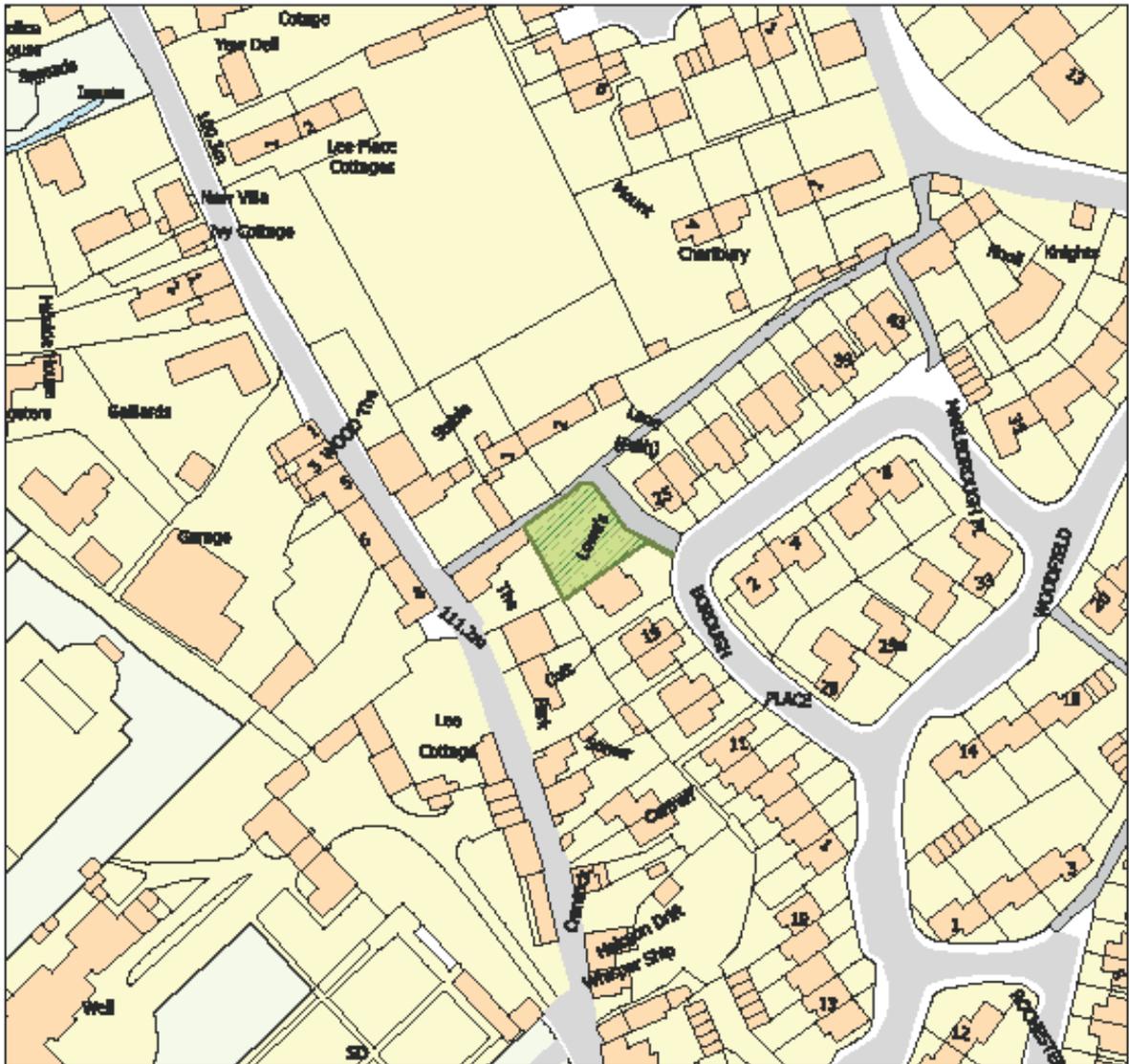
## 2.19 Land adj. Narrow Lane [LGS19]

### Narrow Lane

Approx area: 350 sqm  
Proposed Green Space Reference No: 26  
Map prepared: 11 September 2017

This plan shows an area which has been proposed for designation as a protected green space in a Neighbourhood Plan which is being prepared by the Charlbury Neighbourhood Forum group on behalf of Charlbury Town Council.

Please note that the area shown on this plan is indicative only and land ownership boundaries have not been verified. If you would like to support, object or otherwise comment on this proposed area please contact Charlbury Neighbourhood Forum.



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Scale 1:1250 at A4.

Completed by: Barbara Allison, Vic Allison, Claire Wilding

<b>1</b>	<b>General Information</b>
<b>1.1</b>	<b>Name and address of site.</b>
	Land off Narrow Lane
<b>1.2</b>	<b>Site location plan</b>
	See map above
<b>1.3</b>	<b>Organisation or individual proposing site for designation</b>
	Charlbury Town Council
<b>1.4</b>	<b>Ownership of site if known</b>
	Believed to belong to Mr Ron Lawrence, although this is not confirmed. No record shown on the Land Registry.
<b>1.5</b>	<b>Is the owner of the site aware of the potential designation?</b>
	The presumed owner has been contacted but has not responded to our letter.
<b>1.6</b>	<b>Photographs of site</b>
	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">  </div> <div style="width: 50%;"> <p>Narrow Lane looking west from near the top of Dancers Hill continues as an alley between gardens</p> </div> </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">  </div> <div style="width: 50%;"> <p>Triangular grassed space within a rectangular area defined by adjoining buildings</p> </div> </div>



views to the north over the town to the hills beyond



looking east with Narrow Lane on the left

<b>1.7</b>	<b>Community served by the potential Local Green Space</b>
	People in the Marlborough Close-Woodfield Drive estate, as part of a routeway through to Hixet Wood. Children use the green as a playspace.
<b>2</b>	<b>Planning History</b>
<b>2.1</b>	<b>Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space?</b>
	NO
<b>2.2</b>	<b>Is the site allocated for development in the Local or Neighbourhood Plan?</b>
	NO
<b>3</b>	<b>Size, scale and “local nature” of proposed Local Green Space</b>
<b>3.1</b>	<b>Area of proposed site</b>
	350 square metres
<b>3.2</b>	<b>Is the site an “extensive tract of land”?</b>
	NO.

<b>3.3</b>	<b>Is the proposed site “local in character”?</b>
	It is bounded by the old houses in Hixet Wood and Narrow Lane, and houses in the estate. So it is part of the old and the new in Charlbury. It is a small corner out of the way of road traffic, on the edge of a footpath
<b>4</b>	<b>Need for Local Green Space</b>
<b>4.1</b>	<b>Is there a need for a local green space in this location?</b>
	Yes. There are no other green spaces in the area, especially if children want to play outside. The surrounding housing is quite far from the nearest formal play park..
<b>5</b>	<b>Evidence to show that “the green space is in reasonably close proximity to the community it serves”</b>
<b>5.1</b>	<b>How far is the site from the community it serves? Is the site within 2km of the local community?</b>
	It is within this local community. See map.
<b>5.2</b>	<b>Are there any barriers to the local community accessing the site from their homes?</b>
	No.
<b>6</b>	<b>Evidence to show that the green space is “demonstrably special to a local community”</b>
<b>6.1</b>	<b>Evidence of support from the Town Council</b>
	Site proposed by the Town Council
<b>6.2</b>	<b>Evidence of support from other local community groups or individuals</b>
	See Annex to this report
<b>6.3</b>	<b>Evidence of support from community leaders</b>
	See Annex to this report
<b>6.4</b>	<b>Evidence of support from other groups</b>
	See Annex to this report
<b>7</b>	<b>Evidence to show that the green area “holds a particular local significance, for example because of its beauty” (if applicable)</b>
<b>7.1</b>	<b>Is this criteria relevant to this site?</b>
	<b>YES</b>
<b>7.2</b>	<b>Describe why the community feels that the site has a particular local significance for its beauty</b>
	This is a small patch of green within an otherwise built up part of the town, offering extensive views over the town and of green space beyond.
<b>7.3</b>	<b>Site visibility</b> <i>e.g. Is it easy to see the site from a public place? Are there long distance views of the site from key locations?</i>
	It is in a small corner tucked away, but it has extensive views over the town from different angles. Because of its nature it is not easily visible from other parts of the town, and perhaps that is why small children enjoy it.

<b>7.4</b>	<b>Is the site covered by any landscape or similar designations?</b> <i>e.g. AONB, Conservation Area, Special Landscape Area</i>
	It is in the Cotswolds AONB and the Charlbury Conservation area.
<b>7.5</b>	<b>Is the site (or type of site) specifically mentioned in any relevant landscape character assessments or similar documents?</b>
	Referred to in Charlbury Parish Character Assessment appendix.
<b>7.6</b>	<b>Does the site contribute to the setting of a historic building or other special feature?</b>
	Yes buildings to north and west of site are 18C and 19C traditional stone buildings some of which are proposed for local listing
<b>7.7</b>	<b>Is the site highlighted in literature or art?</b>
	No
<b>8</b>	<b>Evidence to show that the green area “holds particular local significance for example because of its historic significance. (if applicable)</b>
<b>8.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>8.2</b>	<b>Are there any historic buildings or remains on the site?</b>
	Not on the site, as it is a green space, but it is bounded one side by the old houses in Hixet Wood, which as a whole have landscape value.
<b>8.3</b>	<b>Are there any important historic landscape features on the site?</b>
	Yes The site is shown as part of fields surrounding Charlbury in maps of Thomas Pride (1761) and Tithe Map of 1849 which also appear to show 3 cottages on part of site
<b>8.4</b>	<b>Did the site play an important role in the historic development of the town?</b>
	No
<b>8.5</b>	<b>Did any important historic events take place on the site?</b>
	No
<b>8.6</b>	<b>Do any historic rituals take place on the site?</b>
	No
<b>9</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its <u>recreational value</u> (including as a playing field)” (if applicable)</b>
<b>9.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>9.2</b>	<b>Is the site used for playing sport?</b>
	No
<b>9.3</b>	<b>Are the public able to physically access the site?</b>
	Footpath adjacent to the site; no fencing etc prevent its use. Use is assumed to be on a discretionary basis

<b>9.4</b>	<b>Is the site used by the local community for informal recreation? And since when?</b>
	Yes, by children, and by walkers. It is an open area which can be used in a variety of ways
<b>10</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its tranquility” (if applicable)</b>
<b>10.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>10.2</b>	<b>Do you consider the site to be tranquil?</b>
	Yes, because it is a little corner away from noise and road traffic
<b>10.3</b>	<b>Is the site within a recognised tranquil area?</b>
	It is not possible to comment on the CPRE tranquility maps, as the mapping is not at a sufficient level of detail
<b>11</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of the richness of its wildlife” (if applicable)</b>
<b>11.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>NO</b>
<b>11.2</b>	<b>Is the site formally designated for its wildlife value?</b>
<b>11.3</b>	<b>Are any important habitats or species found on the site?</b>
<b>11.4</b>	<b>What other wildlife of interest has been found on the site?</b>
	.
<b>11.5</b>	<b>Is the site part of a long term study of wildlife by members of the local community?</b>
<b>12</b>	<b>Evidence to show that the green area “holds particular local significance, for example for <u>any other reason</u>” (if applicable)</b>
<b>12.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>NO</b>
<b>12.2</b>	<b>Are there any other reasons why the site has a particular local significance for the local community?</b>

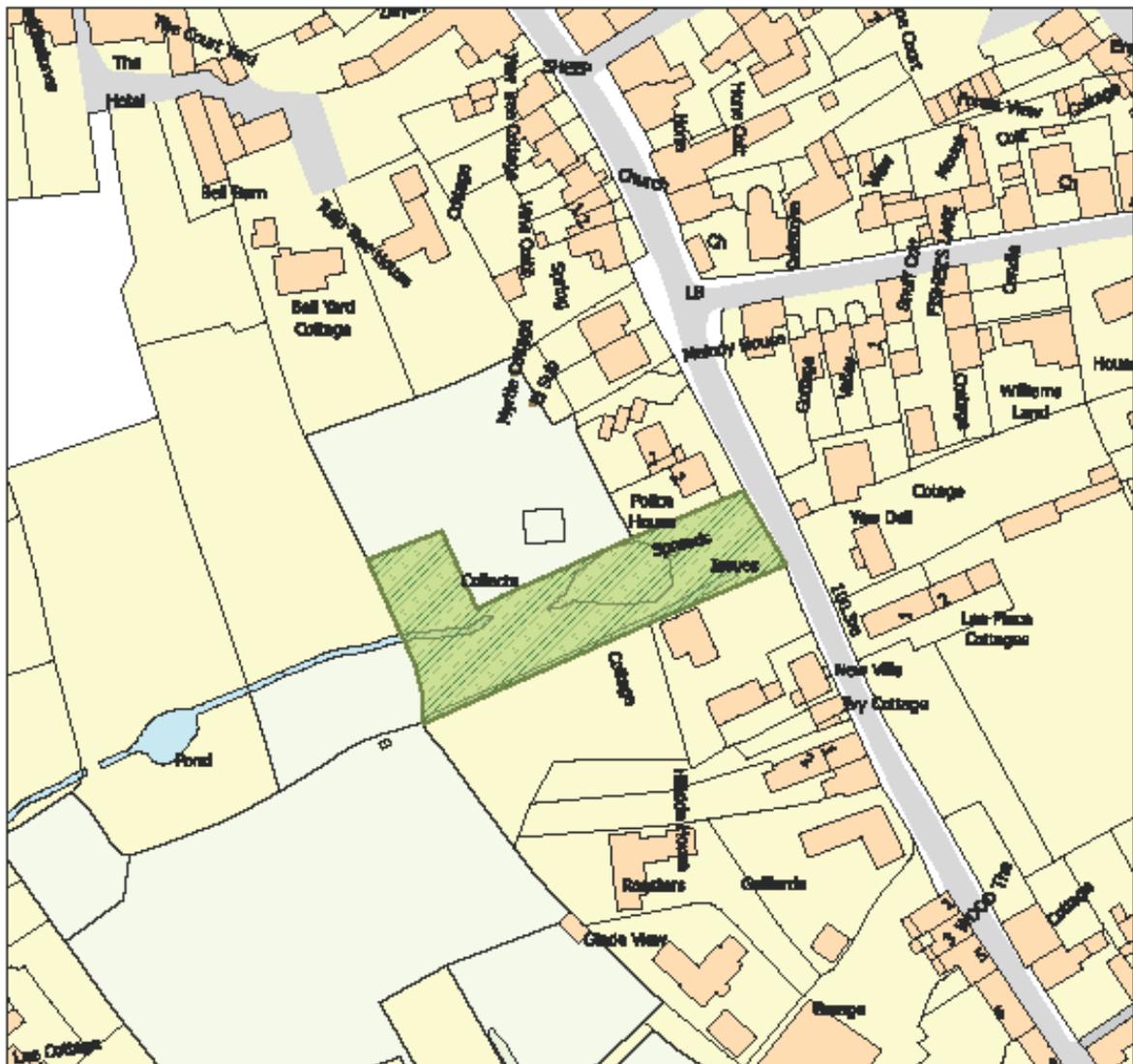
## 2.20 Stream west of Hixet Wood [LGS20]

### Stream next to Police Houses

Approx area: 0.18 ha  
Proposed Green Space Reference No: 28  
Map prepared: 21 September 2017

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Scale 1:1250 at A4.

**Completed by:** Helen Chapman, Claire Wilding, Christine Elliot

<b>1</b>	<b>General Information</b>
<b>1.1</b>	<b>Name and address of site.</b>
	Stream next to Police Houses, Hixet Wood, Charlbury
<b>1.2</b>	<b>Site location plan</b>
	See map above
<b>1.3</b>	<b>Organisation or individual proposing site for designation</b>
	Charlbury Town Council
<b>1.4</b>	<b>Ownership of site if known</b>
	Blenheim Estate.
<b>1.5</b>	<b>Is the owner of the site aware of the potential designation?</b>
	The owner has been made aware but has not responded to our letter.
<b>1.6</b>	<b>Photographs of site</b>
	 <p>View of the stream and trees looking from the Bell Garden towards the police houses, which can just be seen in the background.</p>



View from Hixet Wood

<b>1.7</b>	<b>Community served by the potential Local Green Space</b>
	The whole community benefits from pockets of green space within the built up area.
<b>2</b>	<b>Planning History</b>
<b>2.1</b>	<b>Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space?</b>
	Yes – Planning application 17/00889/FUL for 8 new homes. Yes, it could still be used as a green space. Management of this space is subject to S106 legal agreement associated with the above application.
<b>2.2</b>	<b>Is the site allocated for development in the Local or Neighbourhood Plan?</b>
	<b>NO</b>
<b>3</b>	<b>Size, scale and “local nature” of proposed Local Green Space</b>
<b>3.1</b>	<b>Area of proposed site</b>
	0.18 ha

<b>3.2</b>	<b>Is the site an “extensive tract of land”?</b>
	<b>NO.</b>
<b>3.3</b>	<b>Is the proposed site “local in character”?</b>
	This land is one of the few remaining parts of Sandford Slade an important secondary valley to the Evenlode which is important for understanding the topography of the town. It sits up close to the south of existing and planned housing. It provides an important pocket of space for wildlife within the built up area.
<b>4</b>	<b>Need for Local Green Space</b>
<b>4.1</b>	<b>Is there a need for a local green space in this location?</b>
	The primary reason for proposing this location as a protected green space is to protect existing wildlife, but also to provide a safe passage for wildlife through the built up area, as part of several connected green spaces.  Although in the original Charlbury Neighbourhood Forum town survey people were not asked directly about this area, it was nevertheless independently proposed as a protected green space in the comments – see <a href="http://www.charlburyneighbourhoodforum.org.uk/wp-content/uploads/2017/02/I64-Other-areas-to-be-protected.pdf">http://www.charlburyneighbourhoodforum.org.uk/wp-content/uploads/2017/02/I64-Other-areas-to-be-protected.pdf</a> .
<b>5</b>	<b>Evidence to show that “the green space is in reasonably close proximity to the community it serves”</b>
<b>5.1</b>	<b>How far is the site from the community it serves? Is the site within 2km of the local community?</b>
	It is within the central area of the town. See map.
<b>5.2</b>	<b>Are there any barriers to the local community accessing the site from their homes?</b>
	Currently the area is private and not accessible by the general public.
<b>6</b>	<b>Evidence to show that the green space is “demonstrably special to a local community”</b>
<b>6.1</b>	<b>Evidence of support from the Town Council</b>
	Site proposed by the Town Council
<b>6.2</b>	<b>Evidence of support from other local community groups or individuals</b>
	See Annex to this report
<b>6.3</b>	<b>Evidence of support from community leaders</b>
	See Annex to this report
<b>6.4</b>	<b>Evidence of support from other groups</b>
	See Annex to this report
<b>7</b>	<b>Evidence to show that the green area “holds a particular local significance, for example because of its beauty” (if applicable)</b>
<b>7.1</b>	<b>Is this criteria relevant to this site?</b>
	<b>YES</b>

<b>7.2</b>	<b>Describe why the community feels that the site has a particular local significance for its beauty</b>
	While not traditionally beautiful, this land plays a role in the change of character in the town that you experience as you leave the more densely built up area in the centre, and enter Hixet Wood with the workers cottages associated with Lee Place. It is important in understanding local topography.
<b>7.3</b>	<b>Site visibility</b> <i>e.g. Is it easy to see the site from a public place? Are there long distance views of the site from key locations?</i>
	Partially visible from Hixet Wood at one end, and the Bell Garden at the other.
<b>7.4</b>	<b>Is the site covered by any landscape or similar designations?</b> <i>e.g. AONB, Conservation Area, Special Landscape Area</i>
	It is in the Cotswolds AONB and the Charlbury Conservation area.
<b>7.5</b>	<b>Is the site (or type of site) specifically mentioned in any relevant landscape character assessments or similar documents?</b>
	It is mentioned in the SHELAA assessment summary from WODC ( <a href="http://www.westoxon.gov.uk/media/1577281/SHELAA-Update-2016-Revised-Appendix-3.pdf">http://www.westoxon.gov.uk/media/1577281/SHELAA-Update-2016-Revised-Appendix-3.pdf</a> ): "Development on the site would result in the removal of thick vegetation, severely harming the character of the Conservation Area and street scene."
<b>7.6</b>	<b>Does the site contribute to the setting of a historic building or other special feature?</b>
	Yes to the setting of the Charlbury Conservation Area
<b>7.7</b>	<b>Is the site highlighted in literature or art?</b>
	No
<b>8</b>	<b>Evidence to show that the green area "holds particular local significance for example because of its historic significance. (if applicable)</b>
<b>8.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>8.2</b>	<b>Are there any historic buildings or remains on the site?</b>
	No
<b>8.3</b>	<b>Are there any important historic landscape features on the site?</b>
	No
<b>8.4</b>	<b>Did the site play an important role in the historic development of the town?</b>
	This area of land is part of a larger area of green space that runs alongside the stream (see 12.2 below), and would have provided a natural break between the old town of Charlbury (around the church) and Lee Place and its associated workers buildings (which are on Hixet Wood). Over time these have joined up into one town, but this area still provides that sense of a "break" between the two original population centres and defines their topography. In the 18th century the site was a pasture close with easy access to the stream for livestock.
<b>8.5</b>	<b>Did any important historic events take place on the site?</b>
	No

<b>8.6</b>	<b>Do any historic rituals take place on the site?</b>
	No
<b>9</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its <u>recreational value</u> (including as a playing field)” (if applicable)</b>
<b>9.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>NO</b>
<b>9.2</b>	<b>Is the site used for playing sport?</b>
<b>9.3</b>	<b>Are the public able to physically access the site?</b>
<b>9.4</b>	<b>Is the site used by the local community for informal recreation? And since when?</b>
<b>10</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its <u>tranquility</u>” (if applicable)</b>
<b>10.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>10.2</b>	<b>Do you consider the site to be tranquil?</b>
	This site is very secluded with little or no traffic noise
<b>10.3</b>	<b>Is the site within a recognised tranquil area?</b>
	CPRE tranquillity maps show the whole area to be tranquil and the following criteria listed by the CPRE apply at this site: natural landscape; trees, streams/rivers; seeing stars at night; birdsong; wildlife; absence of human sounds
<b>11</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of the <u>richness of its wildlife</u>” (if applicable)</b>
<b>11.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>11.2</b>	<b>Is the site formally designated for its wildlife value?</b>
	No
<b>11.3</b>	<b>Are any important habitats or species found on the site?</b>
	Swifts have been noted in the area in the 1993 biodiversity report. It is also part of the Sandford Slade valley, which is an important linear site for feeding bats. Ponds at the bottom end of the valley have great crested newts, at the top end, the pond at Blenheim Farm Reserve has palmate newts

<b>11.4</b>	<b>What other wildlife of interest has been found on the site?</b>
	This extract from the Charlbury Nature Conservation Appraisal relates to the site: "Area of spring-fed marsh behind houses. This and the far west section are now the only semi-natural sections of the Brook which once ran from the pond in site 11 along Willow Walk to the railway. The central section has been piped and Willow Walk and the gardens behind the Bell altered. This is a valuable habitat and an important green space in the town. Marsh is rare in Charlbury, and, although not rich, this has kingcup, sedges and rushes. In late summer nettles and great hairy willowherb are good for butterflies and dragonflies. Scrub and willows provide nesting areas for birds."
<b>11.5</b>	<b>Is the site part of a long term study of wildlife by members of the local community?</b>
	No
<b>12</b>	<b>Evidence to show that the green area "holds particular local significance, for example for any other reason" (if applicable)</b>
<b>12.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>12.2</b>	<b>Are there any other reasons why the site has a particular local significance for the local community?</b>
	<p><b>Movement of wildlife</b> This area provides part of a green corridor through the town, from the old Quarry, through Centenary Woodland, Blenheim Farm Nature Reserve, along Willow Walk adjacent to Sandford Park and then into the green land behind the Bell. The aim in protecting it is to preserve a safe passage for mammals including hedgehogs and bats, insects, birds, amphibians and reptiles to move through the built up area safely.</p> <p><b>Flood management</b> Along with the other green spaces that run along the length of the stream, the trees and scrubland here provide an important role in absorbing run-off and slowing the flow of water. This helps to reduce the risk of flooding of the river Evenlode in Charlbury and further downstream.</p>

## 2.21 Land east of Blenheim Farm House and Slade Cottage [LGS21]

### Land between Blenheim Farm House and Slade Cottage (DRAFT)

Approx area: 0.68 ha  
Proposed Green Space Reference No: 29  
Map prepared: 3 January 2018

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Scale 1:2500 at A4.

Completed by: Nigel King, Christine Elliot, Claire Wilding

<b>1</b>	<b>General Information</b>
<b>1.1</b>	<b>Name and address of site.</b>
	Land behind Blenheim Farm House and Slade Cottage (land adjoining Blenheim Nature Reserve on South West side, through which footpath from Brewers Bottom to the Nature Reserve runs).
<b>1.2</b>	<b>Site location plan</b>
	See map above
<b>1.3</b>	<b>Organisation or individual proposing site for designation</b>
	Charlbury Town Council
<b>1.4</b>	<b>Ownership of site if known</b>
	Julie Penny, Blenheim Farm House
<b>1.5</b>	<b>Is the owner of the site aware of the potential designation?</b>
	<p>The owner is strongly opposed to designation. In summary, the reasons for objection are:</p> <ul style="list-style-type: none"> <li>• Designation would be a major hurdle and impediment to future development for residential amenity, agricultural or other use;</li> <li>• Only serves the local community in a very limited way;</li> <li>• Land has no significant landscape merit;</li> <li>• Land has no great wildlife value being a monoculture environment in terms of biodiversity consisting of grazing and garden.</li> </ul>
<b>1.6</b>	<b>Photographs of site</b>
	 <p>Left: View from public footpath looking north.</p>



View of Blenheim Farm House Garden

<b>1.7</b>	<b>Community served by the potential Local Green Space</b>
	Site serves whole village and visitors walking towards Ditchley.
<b>2</b>	<b>Planning History</b>
<b>2.1</b>	<b>Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space?</b>
	<b>NO</b>
<b>2.2</b>	<b>Is the site allocated for development in the Local or Neighbourhood Plan?</b>
	<b>NO</b>
<b>3</b>	<b>Size, scale and “local nature” of proposed Local Green Space</b>
<b>3.1</b>	<b>Area of proposed site</b>
	0.68 ha
<b>3.2</b>	<b>Is the site an “extensive tract of land”?</b>
	<b>NO.</b>
<b>3.3</b>	<b>Is the proposed site “local in character”?</b>
	Yes. The site connects the residential area of Charlbury directly to the Blenheim Nature Reserve and then to the Centenary Woodland and farmland beyond. It is part of Sandford Slade a secondary valley important in the topography of the town.

<b>4</b>	<b>Need for Local Green Space</b>
<b>4.1</b>	<b>Is there a need for a local green space in this location?</b>
	Yes. This piece of land forms part of an important green corridor crossing the town from East to West. This provides a route for wildlife and people, linking the built up area to open space and farmland. It also forms part of a number of circular walks starting in the town.
<b>5</b>	<b>Evidence to show that “the green space is in reasonably close proximity to the community it serves”</b>
<b>5.1</b>	<b>How far is the site from the community it serves? Is the site within 2km of the local community?</b>
	The site is immediately behind residential buildings to the east of The Slade-the main route around Charlbury. See map.
<b>5.2</b>	<b>Are there any barriers to the local community accessing the site from their homes?</b>
	A public footpath runs through the site.
<b>6</b>	<b>Evidence to show that the green space is “demonstrably special to a local community”</b>
<b>6.1</b>	<b>Evidence of support from the Town Council</b>
	Site proposed by the Town Council
<b>6.2</b>	<b>Evidence of support from other local community groups or individuals</b>
	See Annex to this report
<b>6.3</b>	<b>Evidence of support from community leaders</b>
	See Annex to this report including email of support from Councillor Liz Leffman
<b>6.4</b>	<b>Evidence of support from other groups</b>
	See Annex to this report
<b>7</b>	<b>Evidence to show that the green area “holds a particular local significance, for example because of its beauty” (if applicable)</b>
<b>7.1</b>	<b>Is this criteria relevant to this site?</b>
	<b>YES</b>
<b>7.2</b>	<b>Describe why the community feels that the site has a particular local significance for its beauty</b>
	The site is significant because the path through it provides easy, level, access to Blenheim Nature Reserve and open space. From the footpath, views of the fields to the North can be enjoyed. This provides a pleasant rural backdrop to a walk very close to the town centre.
<b>7.3</b>	<b>Site visibility</b> <i>e.g. Is it easy to see the site from a public place? Are there long distance views of the site from key locations?</i>
	The site is not obvious from a distance nor that it is a distinct entity from the Nature Reserve which it adjoins. It is approached via Brewers Bottom-a gravel lane
<b>7.4</b>	<b>Is the site covered by any landscape or similar designations?</b> <i>e.g. AONB, Conservation Area, Special Landscape Area</i>
	It is in the Cotswolds AONB and the Charlbury Conservation area.

<b>7.5</b>	<b>Is the site (or type of site) specifically mentioned in any relevant landscape character assessments or similar documents?</b>
	No
<b>7.6</b>	<b>Does the site contribute to the setting of a historic building or other special feature?</b>
	The site forms part of the garden of Blenheim Farmhouse-a Grade 2 listed building and is also to the rear of the neighbouring thatched cottage.
<b>7.7</b>	<b>Is the site highlighted in literature or art?</b>
	No
<b>8</b>	<b>Evidence to show that the green area “holds particular local significance for example because of its <u>historic significance</u>. (if applicable)</b>
<b>8.1</b>	<b>Is this criteria relevant to this site ?</b>
	YES
<b>8.2</b>	<b>Are there any historic buildings or remains on the site?</b>
	No
<b>8.3</b>	<b>Are there any important historic landscape features on the site?</b>
	No
<b>8.4</b>	<b>Did the site play an important role in the historic development of the town?</b>
	No
<b>8.5</b>	<b>Did any important historic events take place on the site?</b>
	No
<b>8.6</b>	<b>Do any historic rituals take place on the site?</b>
	No
<b>9</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its <u>recreational value</u> (including as a playing field)” (if applicable)</b>
<b>9.1</b>	<b>Is this criteria relevant to this site ?</b>
	YES
<b>9.2</b>	<b>Is the site used for playing sport?</b>
	No
<b>9.3</b>	<b>Are the public able to physically access the site?</b>
	There is an important public footpath running the length of the site which provides access to the Nature Reserve and land beyond and subsequent paths towards Ditchley. There is vehicular access to the edge of the site and some parking nearby on The Slade. Although the site can be crossed using the path signage and fencing prevents public access to the land.
<b>9.4</b>	<b>Is the site used by the local community for informal recreation? And since when?</b>
	The path is used extensively by dog walkers, ramblers, children and others going to the Nature Reserve and beyond

<b>10</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its tranquility” (if applicable)</b>
<b>10.1</b>	<b>Is this criteria relevant to this site ?</b>
	YES
<b>10.2</b>	<b>Do you consider the site to be tranquil?</b>
	The site provides a green corridor to open space, woods and farmland. The site is near to a busy road but is screened by houses along the road and sufficient distance away to be fairly peaceful. It is important as a tranquil space that is easily accessible from the town.
<b>10.3</b>	<b>Is the site within a recognised tranquil area?</b>
	Shown as tranquil on the CPRE tranquility maps. This site has the following factors that CPRE list as contributing to tranquillity: natural landscape, trees, seeing stars at night, birdsong, wildlife.
<b>11</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of the richness of its wildlife” (if applicable)</b>
<b>11.1</b>	<b>Is this criteria relevant to this site ?</b>
	YES
<b>11.2</b>	<b>Is the site formally designated for its wildlife value?</b>
	Yes. It falls within the North Evenlode Valleys Conservation Target Area
<b>11.3</b>	<b>Are any important habitats or species found on the site?</b>
	None recorded. The site is adjacent to Blenheim Farm Nature Reserve and on the ground there is little to distinguish this land from the adjoining Reserve. It is likely therefore that similar wildlife will be found on the site. The Nature Reserve was identified in the Nature Conservation Appraisal as a valuable bird and butterfly site also a range of insects and bats were present.
<b>11.4</b>	<b>What other wildlife of interest has been found on the site?</b>
	None recorded
<b>11.5</b>	<b>Is the site part of a long term study of wildlife by members of the local community?</b>
	No
<b>12</b>	<b>Evidence to show that the green area “holds particular local significance, for example for any other reason” (if applicable)</b>
<b>12.1</b>	<b>Is this criteria relevant to this site ?</b>
	YES
<b>12.2</b>	<b>Are there any other reasons why the site has a particular local significance for the local community?</b>
	If the idea of a green corridor for wildlife across the town is realised this site provides a vital link between a built up area of housing and a road with open space beyond. It is particularly critical because it leads to a Nature Reserve where wildlife is prioritised.

### 3 Assessments for sites not chosen for LGS Designation

#### 3.1 Wychwood Paddocks

##### Wychwood Paddocks

Approx area: 1.00 ha  
Proposed Green Space Reference No: 11  
Map prepared: 3 August 2017

This plan shows an area which has been proposed for designation as a protected green space in a Neighbourhood Plan which is being prepared by the Charlbury Neighbourhood Forum group on behalf of Charlbury Town Council.

Please note that the area shown on this plan is indicative only and land ownership boundaries have not been verified. If you would like to support, object or otherwise comment on this proposed area please contact Charlbury Neighbourhood Forum.



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Scale 1:1250 at A4.

This site is not proposed for designation for the following reasons.

- The National Planning Policy Framework (NPPF) paragraph 97 provides strong protection for playing fields such as this. In order for the land to be built on it would have to be demonstrated either that the facility was surplus to requirements, the facility would be replaced by equivalent or better provision in a suitable location, OR that any proposed development of the site would itself provide sports and recreational provision, the benefits of which could be shown to clearly outweigh the loss of the current facility. Our understanding is that this situation is not affected by future academisation of Charlbury Primary School.
- In the event that the above conditions were to be met at some future time (e.g. an alternative equal or better facility was provided in a suitable location), it may be in the best interests of the community as a whole to consider alternative uses of the land.
- The site is not accessible to the public and views across the site are limited for all except the existing residents of Wychwood Paddocks.
- The current owners of the land (OCC) are not supportive of the designation.

Assessment completed by: John Hole, Claire Wilding, Christine Elliot

<b>1</b>	<b>General Information</b>
<b>1.1</b>	<b>Name and address of site.</b>
	Wychwood Paddocks
<b>1.2</b>	<b>Site location plan</b>
	See map above
<b>1.3</b>	<b>Organisation or individual proposing site for designation</b>
	Not applicable
<b>1.4</b>	<b>Ownership of site if known</b>
	Oxfordshire County Council
<b>1.5</b>	<b>Is the owner of the site aware of the potential designation?</b>
	<p>The owner is opposed to designation of this plus other sites which have since been discounted. In summary, the reasons for objection are:</p> <ul style="list-style-type: none"> <li>• Requesting full assessments from us;</li> <li>• Claim that adjoining parcels of land should be considered together and may then be viewed as an extensive tract of land. This is not applicable to Wychwood Paddocks;</li> <li>• Land is already protected by its location within the Cotswolds AONB and therefore further protection is unnecessary;</li> <li>• Preventing development on these sites would not be consistent with local planning of sustainable development.</li> </ul>

<b>1.6</b>	<b>Photographs of site</b>
	 <p>View over playing field towards houses on North East side.</p>
<b>1.7</b>	<b>Community served by the potential Local Green Space</b>
	<p>Charlbury Primary School and community associations* use the space.</p> <p>*Sports and community events inc. Charlbury Street Fair</p>
<b>2</b>	<b>Planning History</b>
<b>2.1</b>	<b>Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space?</b>
	<b>NO</b>
<b>2.2</b>	<b>Is the site allocated for development in the Local or Neighbourhood Plan?</b>
	<b>NO</b>
<b>3</b>	<b>Size, scale and “local nature” of proposed Local Green Space</b>
<b>3.1</b>	<b>Area of proposed site</b>
	1 ha
<b>3.2</b>	<b>Is the site an “extensive tract of land”?</b>
	<b>NO.</b>
<b>3.3</b>	<b>Is the proposed site “local in character”?</b>
	<p>Yes, the site occupies land close to the town centre although it is inconspicuous and of relatively small scale. Usage by Charlbury School and local sporting and community organisations lend a sense of good local purpose. A footpath cuts across from Crawborough to give the school children access to the site and this is now a popular footpath used by the public. Many people therefore walk alongside the site along Wychwood Paddocks towards the Enstone Road and enjoy the quiet atmosphere - which is actually the majority of time.</p>

<b>4</b>	<b>Need for Local Green Space</b>
<b>4.1</b>	<b>Is there a need for a local green space in this location?</b>
	The site meets important local needs. It is appreciated both as a functional space and, at different times, an attractive, environmentally comforting space.
<b>5</b>	<b>Evidence to show that “the green space is in reasonably close proximity to the community it serves”</b>
<b>5.1</b>	<b>How far is the site from the community it serves? Is the site within 2km of the local community?</b>
	Close to (200m.), affording a complementary ambience to the town centre See map.
<b>5.2</b>	<b>Are there any barriers to the local community accessing the site from their homes?</b>
	It is not accessible to the general public. It is however accessible to significant communities including Charlbury School, local sporting associations and the public through community organisations i.e. Street Fair. The boundaries of the site are accessible though, and the site provides an open and pleasing prospect from nearby dwellings and for pedestrian passers by.
<b>6</b>	<b>Evidence to show that the green space is “demonstrably special to a local community”</b>
<b>6.1</b>	<b>Evidence of support from the Town Council</b>
	Town Council is currently not minded to designate the site.
<b>6.2</b>	<b>Evidence of support from other local community groups or individuals</b>
	Current users and those living nearby consider the site to be of importance as an environmental and socially valuable space. See Annex to this report.
<b>6.3</b>	<b>Evidence of support from community leaders</b>
	See Annex to this report
<b>6.4</b>	<b>Evidence of support from other groups</b>
	See Annex to this report
<b>7</b>	<b>Evidence to show that the green area “holds a particular local significance, for example because of its beauty” (if applicable)</b>
<b>7.1</b>	<b>Is this criteria relevant to this site?</b>
	<b>YES</b>
<b>7.2</b>	<b>Describe why the community feels that the site has a particular local significance for its beauty</b>
	Its position close to the centre of town, other sites of community recreational activity and availability to Charlbury School pupils represents an agreeable and valuable amenity of local significance. The boundaries are very attractive and provide a delightful ambience for local residents and passers-by.
<b>7.3</b>	<b>Site visibility</b> <i>e.g. Is it easy to see the site from a public place? Are there long distance views of the site from key locations?</i>
	The boundaries of the site ensure its comparative “invisibility”, which creates a very pleasing and complementary sense of “discovery” for visitors and passers-by, which is further enhanced by the social attractiveness of its current usage.

<b>7.4</b>	<b>Is the site covered by any landscape or similar designations?</b> <i>e.g. AONB, Conservation Area, Special Landscape Area</i>
	It is in the Cotswolds AONB and the Charlbury Conservation area.
<b>7.5</b>	<b>Is the site (or type of site) specifically mentioned in any relevant landscape character assessments or similar documents?</b>
	No
<b>7.6</b>	<b>Does the site contribute to the setting of a historic building or other special feature?</b>
	The site contributes to a very pleasing semi-urban environment comprising green space, drystone walls, well-established trees, hedgerows and attractive domestic architecture.
<b>7.7</b>	<b>Is the site highlighted in literature or art?</b>
	No
<b>8</b>	<b>Evidence to show that the green area “holds particular local significance for example because of its <u>historic significance</u>. (if applicable)</b>
<b>8.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>8.2</b>	<b>Are there any historic buildings or remains on the site?</b>
	No
<b>8.3</b>	<b>Are there any important historic landscape features on the site?</b>
	The drystone boundary wall with Brown’s Lane and the trees on the south-western boundary are boundaries shown on the 1761 Thomas Pride map. Trees are shown in the same location on the south-western boundary on the 1880 1st edition OS 25” map.
<b>8.4</b>	<b>Did the site play an important role in the historic development of the town?</b>
	The site was inclosed arable land in the 18th and 19th centuries. The 1761 Thomas Pride map shows a diagonal footpath across the site towards the current Ditchley Road which was at the time the main route to Woodstock.
<b>8.5</b>	<b>Did any important historic events take place on the site?</b>
	Not known
<b>8.6</b>	<b>Do any historic rituals take place on the site?</b>
	No
<b>9</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its <u>recreational value</u> (including as a playing field)” (if applicable)</b>
<b>9.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>9.2</b>	<b>Is the site used for playing sport?</b>
	Yes. The site is the playing field of Charlbury Primary School and is used for sports lessons and for the annual sports day. It is also used by the Youth Football Club for weekend training sessions with younger age groups.

<b>9.3</b>	<b>Are the public able to physically access the site?</b>
	No. The site is not open to the general public, but there is public access on all sides and a popular walking route from Crawborough to Enstone Road is alongside one of its boundaries.
<b>9.4</b>	<b>Is the site used by the local community for informal recreation? And since when?</b>
	No
<b>10</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its tranquility” (if applicable)</b>
<b>10.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>10.2</b>	<b>Do you consider the site to be tranquil?</b>
	When not in use for sports events, the site is very tranquil and provides a quiet focal point for all the surrounding houses and passers-by. There are lovely views over the town to the west and the site forms the foreground for lovely sunsets. The site is a good piece of quiet open space near the middle of town.
<b>10.3</b>	<b>Is the site within a recognised tranquil area?</b>
	It is not possible to comment on the CPRE tranquility maps, as the mapping is not at a sufficient level of detail. However this site has the following factors that CPRE list as contributing to tranquillity: trees, seeing stars at night, birdsong, wildlife.
<b>11</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of the richness of its wildlife” (if applicable)</b>
<b>11.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>11.2</b>	<b>Is the site formally designated for its wildlife value?</b>
	No
<b>11.3</b>	<b>Are any important habitats or species found on the site?</b>
	No
<b>11.4</b>	<b>What other wildlife of interest has been found on the site?</b>
	The field itself is short grass with minimal benefit to wildlife but will provide feeding space for birds such as blackbirds and rooks. However, the boundaries do benefit wildlife in a site very close to the centre of town. The traditional stone walls provide a valuable habitat for overwintering amphibians and insects and the bank at the base of the wall provides a display of flowering cow parsley alongside the main road into the centre of town, delightful to look at and good for insects. Thirty years ago when Wychwood Paddocks houses were built, the new chain link boundary fence alongside the new road was planted up with native hedgerow plants with some standard trees. These are maturing well and provide good cover for birds and insects. The grass verge alongside the new road has been planted up with cowslips by one of the local residents and these are colonising the narrow verge very well
<b>11.5</b>	<b>Is the site part of a long term study of wildlife by members of the local community?</b>
	No

<b>12</b>	<b>Evidence to show that the green area “holds particular local significance, for example for any other reason” (if applicable)</b>
<b>12.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>NO</b>
<b>12.2</b>	<b>Are there any other reasons why the site has a particular local significance for the local community?</b>

### 3.2 Evenlode Close Allotments

#### Evenlode Close Allotments

Approx area: 777 sqm  
Proposed Green Space Reference No: 13  
Map prepared: 3 August 2017

This plan shows an area which has been proposed for designation as a protected green space in a Neighbourhood Plan which is being prepared by the Charlbury Neighbourhood Forum group on behalf of Charlbury Town Council.

Please note that the area shown on this plan is indicative only and land ownership boundaries have not been verified. If you would like to support, object or otherwise comment on this proposed area please contact Charlbury Neighbourhood Forum.



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Scale 1:1250 at A4.

This site is not proposed for designation for the following reason.

- There is a clearly defined need for assisted living accommodation in Charlbury especially as some former facilities no longer meet national requirements for such accommodation. The Evenlode Close facility adjacent to this site is a case in point. We are therefore keen to ensure that any plans to redevelop this site in order to bring the accommodation back into use for assisted living can be supported. Use of the allotment site may become significant for such a development and we therefore judge it appropriate to leave such an option open at this time. The relative benefits and harms of such a change of use of the allotment site would, of course, be considered in conjunction with any such planning application.

Assessment completed by: Dawn Colvin, Peter Kenrick

<b>1</b>	<b>General Information</b>
<b>1.1</b>	<b>Name and address of site.</b>
	Evenlode Close Allotments
<b>1.2</b>	<b>Site location plan</b>
	See map above
<b>1.3</b>	<b>Organisation or individual proposing site for designation</b>
	Not applicable
<b>1.4</b>	<b>Ownership of site if known</b>
	Cottsway
<b>1.5</b>	<b>Is the owner of the site aware of the potential designation?</b>
	Owner has been informed but has not responded.
<b>1.6</b>	<b>Photographs of site</b>
<b>1.7</b>	<b>Community served by the potential Local Green Space</b>
	Site comprises 4 allotments-an amenity much appreciated by the people fortunate enough to work them
<b>2</b>	<b>Planning History</b>
<b>2.1</b>	<b>Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space?</b>
	<b>NO</b>
<b>2.2</b>	<b>Is the site allocated for development in the Local or Neighbourhood Plan?</b>
	<b>NO</b>
<b>3</b>	<b>Size, scale and “local nature” of proposed Local Green Space</b>
<b>3.1</b>	<b>Area of proposed site</b>
	777 square metres
<b>3.2</b>	<b>Is the site an “extensive tract of land”?</b>
	<b>NO.</b>

<b>3.3</b>	<b>Is the proposed site “local in character”?</b>
	Physically it appears like an extended garden at the rear of the Evenlode Close apartments providing them with a feeling of spaciousness.
<b>4</b>	<b>Need for Local Green Space</b>
<b>4.1</b>	<b>Is there a need for a local green space in this location?</b>
	No except for the benefit of residents of Evenlode Close
<b>5</b>	<b>Evidence to show that “the green space is in reasonably close proximity to the community it serves”</b>
<b>5.1</b>	<b>How far is the site from the community it serves? Is the site within 2km of the local community?</b>
	The site is within the built up area. See map.
<b>5.2</b>	<b>Are there any barriers to the local community accessing the site from their homes?</b>
	No
<b>6</b>	<b>Evidence to show that the green space is “demonstrably special to a local community”</b>
<b>6.1</b>	<b>Evidence of support from the Town Council</b>
	Town Council is currently not minded to designate the site.
<b>6.2</b>	<b>Evidence of support from other local community groups or individuals</b>
<b>6.3</b>	<b>Evidence of support from community leaders</b>
<b>6.4</b>	<b>Evidence of support from other groups</b>
<b>7</b>	<b>Evidence to show that the green area “holds a particular local significance, for example because of its beauty” (if applicable)</b>
<b>7.1</b>	<b>Is this criteria relevant to this site?</b>
	<b>NO</b>
<b>7.2</b>	<b>Describe why the community feels that the site has a particular local significance for its beauty</b>
<b>7.3</b>	<b>Site visibility</b> <i>e.g. Is it easy to see the site from a public place? Are there long distance views of the site from key locations?</i>
	Site can be viewed from cemetery or rear of Evenlode Close
<b>7.4</b>	<b>Is the site covered by any landscape or similar designations?</b> <i>e.g. AONB, Conservation Area, Special Landscape Area</i>
	It is in the Cotswolds AONB and the Charlbury Conservation area.
<b>7.5</b>	<b>Is the site (or type of site) specifically mentioned in any relevant landscape character assessments or similar documents?</b>
	No

<b>7.6</b>	<b>Does the site contribute to the setting of a historic building or other special feature?</b>
	No
<b>7.7</b>	<b>Is the site highlighted in literature or art?</b>
	No
<b>8</b>	<b>Evidence to show that the green area “holds particular local significance for example because of its <u>historic significance</u>. (if applicable)</b>
<b>8.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>NO</b>
<b>8.2</b>	<b>Are there any historic buildings or remains on the site?</b>
<b>8.3</b>	<b>Are there any important historic landscape features on the site?</b>
<b>8.4</b>	<b>Did the site play an important role in the historic development of the town?</b>
<b>8.5</b>	<b>Did any important historic events take place on the site?</b>
<b>8.6</b>	<b>Do any historic rituals take place on the site?</b>
<b>9</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its <u>recreational value</u> (including as a playing field)” (if applicable)</b>
<b>9.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>NO</b>
<b>9.2</b>	<b>Is the site used for playing sport?</b>
	No
<b>9.3</b>	<b>Are the public able to physically access the site?</b>
	Yes but only allotment holders have use of the area
<b>9.4</b>	<b>Is the site used by the local community for informal recreation? And since when?</b>
	No
<b>10</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of its <u>tranquility</u>” (if applicable)</b>
<b>10.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>10.2</b>	<b>Do you consider the site to be tranquil?</b>
	Yes. Sheltered from road by Evenlode Close and bordering on cemetery to rear

<b>10.3</b>	<b>Is the site within a recognised tranquil area?</b>
	It is not possible to comment on the CPRE tranquility maps, as the mapping is not at a sufficient level of detail. However this site has the following factors that CPRE list as contributing to tranquillity: trees, seeing stars at night, birdsong, wildlife.
<b>11</b>	<b>Evidence to show that the green area “holds particular local significance, for example because of the richness of its wildlife” (if applicable)</b>
<b>11.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>NO</b>
<b>11.2</b>	<b>Is the site formally designated for its wildlife value?</b>
<b>11.3</b>	<b>Are any important habitats or species found on the site?</b>
<b>11.4</b>	<b>What other wildlife of interest has been found on the site?</b>
<b>11.5</b>	<b>Is the site part of a long term study of wildlife by members of the local community?</b>
<b>12</b>	<b>Evidence to show that the green area “holds particular local significance, for example for any other reason” (if applicable)</b>
<b>12.1</b>	<b>Is this criteria relevant to this site ?</b>
	<b>YES</b>
<b>12.2</b>	<b>Are there any other reasons why the site has a particular local significance for the local community?</b>
	Health benefits and sustainability (growing vegetables) for allotment holders

## 4 Letters of Support

The following letters of support were received for all or individual sites proposed for designation as local green space.

### ***Councillor Liz Leffman***

Dear Claire

Thank you very much for your e mail: the answers to your questions are below:

\* Do you support some or all of the proposed sites being designated as Local Green Space in the Charlbury Neighbourhood Development Plan?

**I support the inclusion of all of the proposed sites**

\* Do you agree that the proposed sites are special to the local community? If so, do they hold particular local significance due to their beauty; historic significance; recreational value; tranquillity; richness of wildlife; or for any other reasons?

**All the proposed sites are special to the local community, in their different ways, and together contribute significantly to the well-being of the community, as well as enhancing the environment of the town and surrounding countryside. The access to these sites makes Charlbury a very special place to live.**

Best regards

Liz

***Dr Sally Welch, Vicar of Charlbury with Shorthampton***

Dear Claire

I write with reference to Site Number 16, the Glebe lands to the north of and including Charlbury cemetery.

The site is currently an undisturbed area of countryside which, given the evidence of ridge and furrow landscaping, has not been cultivated since the medieval period. It is within an AONB. My objections to it being developed would be based on these facts and also that the view of the surrounding countryside provides a great source of comfort to the bereaved visiting their loved ones' graves. The land itself is Glebe land and as such belongs to the Diocese of Oxford, who let it as agricultural land. I would support the Glebe field remaining as agricultural land for at least the next two to three generations.

Best wishes

Sally Welch

Vicar of Charlbury with Shorthampton

***Louise and Alan Spicer***

Dear Peter

I am writing to you in my capacity as secretary of the Wigwell Friends Support Group which I have been doing for at least 10 years although I have been involved with Wigwell for the last 20 years. The reason for my and my husband's (being Chairman for many years) involvement all that time is because we feel passionately that Wigwell is a very important feature of the town environment and contributes to the charm of Charlbury being visible from parts of Charlbury on the north side. It is an area of grassland flora which has been uncultivated and contains the endangered *salvia pratensis* (meadow clary) These have been protected on this site for over 10 years and much effort has gone into try and increase the number of plants.

We have annual work parties to count the plants and also to put in new plants grown by members of the community. Various individuals put in a lot of effort to make Wigwell and its flora as viable as possible.

Over the years, volunteers have carried out different surveys of fauna and flora.

Although we do not live near Wigwell we consider it is of such significance that we have been prepared to do everything in our power to maintain its status.

Louise and Alan Spicer

## **Charlbury Society**

The following are a selection of a large number of responses received

Dear Ms Wilding

I have read your letter sent to the Charlbury Society. This is rather late but I have only just come home from holiday. So far I have not read the Charlbury Forum correspondence and I know little about the Charlbury Neighbourhood Plan. I am interested in Charlbury, having been born and lived the first eighteen years of my life here. Some of the changes that have taken place here in the last thirty-seven years since we returned to the town appal me! However many other places in the county and country have suffered such changes.

The 'green spaces' you list I totally agree with. It seems dreadful to think we need to make such a list. There are two other spaces I would add. One has already been passed for being built on. I wrote to the Planning Department about it when it was first suggested. It is the field above the old gaswork area, aptly called Rushy Bank. It is a bog, the natural drain for the hill above. Many people, I am told, live in such places. I wonder at what cost. The other space, which may already be protected, is the area we call the Common.

I will try to find the website you have given, to see what your group is about. We, in the Charlbury Society have always kept an eye on developments in and around the town.

Yours sincerely

Jennifer Bartlett

President of the Charlbury Society

I would like to add my strong support for preservation of all the designated green spaces in and around Charlbury for the reasons stated in your recent email.

Nikki Rycroft

Charlbury Society Committee member.

Dear Claire

Susan Merry has forwarded to me the email that you sent her about Charlbury Open Spaces.

I would like to see all the sites you mention designated as Local Green Spaces; some are absolutely vital, like the Playing Close and Nine Acres but they all contribute to the rural character of the town. At the moment no one has to walk too far to be able to enjoy the fields and woods that surround us. Even the small spaces close to the town centre play their part.

Sarah Castle

Dear Claire

I strongly support the list of green spaces to be protected in the proposed Town Map. These are essential to the wellbeing of the Town and all who live and visit Charlbury.

Geoffrey Castle

Dear Claire

This is to let you know that I fully support the Charlbury Neighbourhood Plan Steering Group's proposal of designating 21 sites as Local Green Spaces. These sites are all of great importance to the character and amenity of Charlbury and its residents, and any protection which can be provided to them would be a very good thing.

Regards

Mark Hofman

Hello Claire - we support the designation of all the sites proposed as Local Green Spaces in the Charlbury Neighbourhood Development Plan - each has specific merits and value for the local community. We notice the absence from the list of the open space bordered by Wychwood Paddocks and Enstone Road. We believe this to be the school playing field and is used as such but in addition is much used by local sports clubs for teaching and training of young people and for regular sports matches. This land may already have protection under the designation of sports field and ownership of the education authority but the wider use by and value to the local community should not be overlooked. Regards,  
Ted and Jenny Welsh

## ***Wellington Cottage Allotments Association***

### **WCAA comments on proposal to designate the Wellington Cottages allotment site as a Local Green Space:**

The Wellington Cottages Allotments Association would very much support the designation of the Wellington Cottages Allotments site as a Local Green Space in the Charlbury Neighbourhood Plan for the following reasons:

1. The allotment site contributes to the view across the fields behind to Cornbury Park and the Wychwood Forest, which is greatly valued by local residents and also by visitors to the town. This landscape as you approach Charlbury is timeless and indisputably part of the essential character of the town.
2. The site is part of the valuable wildlife habitat provided in conjunction with the fields behind. The site supports slow worms, abundant Roman snails (*Helix*), common lizards, common toads, grass snakes and the occasional adder. The allotments, grassland and surrounding spinneys have diverse and plentiful bird life.
3. The benefits of having an allotment include the following:
  - Opportunity to grow healthy vegetables, fruit and herbs at a competitive price and a sense of accomplishment as a result.
  - An excellent form of exercise for people of all ages and abilities.
  - Means of relaxing and dealing with stresses and strains. There is increasing scientific evidence to indicate that direct contact with natural environments has important positive health outcomes. Engagement with both wild and cultivated natural places improves self-esteem and mood, reduces stress and anxiety and fosters mental well-being. Being physically active while exposed to nature ('green exercise') provides added benefits for mental well-being above those received from contact with nature alone.
  - Opportunity to make friends with people who have similar interests and share knowledge and expertise.
  - Learning opportunities for children and young people – parents/carers often stop when passing by with their children and take pleasure in looking at and learning from what we are doing on our plots. Young relatives and friends of plotholders also share in the benefits of the site.
4. The 1969 Thorpe Report recommends a minimum provision equivalent to 15 allotments per 1,000 households. This suggests that Charlbury should aim to provide at least 45 plots. The Town Council provides areas of allotment land (some subdivided from a previously lower number of larger plots) worked by 36 different plotholders. Our 11 plots are therefore important to help bring the town in line with the recommended minimum standard.
5. If our allotments were lost to development, we think it would be difficult for a suitable and available replacement site or sites to be found, even if funding were available for lease or purchase.

Robert Collery  
Chairman, WCAA