

STEEPLE CLAYDON NEIGHBOURHOOD PLAN



Green Spaces Report

February 2017

Produced in conjunction with the Steeple Claydon Neighbourhood Plan
under the Neighbourhood Planning (General) Regulations 2012 in
accordance with EU Directive 2001/42



GREEN SPACES

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

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

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

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

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

- 1 The recreation ground.
- 2 Allotments on the corner of North End Road and Herds Hill.
- 3 Allotments at Church Piece, Queen Catherine Road.
- 4 Green spine between Sycamore Leys, Meadoway and Maple Leys
- 5 Rear of Rookery Way.
- 6 Ash Grove.
- 7 Field to the south and east of St Michael's Church.

Of these, numbers 1–6 are listed as 'accessible green spaces' in the Steeple Claydon Fact Pack produced by AVDC in 2011. Number 7 is a new green space proposed in the Steeple Claydon Neighbourhood Plan (SCNP).



1 THE RECREATION GROUND

Situated on the north side of village between North End Road and Meadoway (covering an area of approximately 3 hectares). Features a pavilion and playing fields (football and cricket), children's play area and skateboard park.



Steeple Claydon recreation ground

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

[NPPF para. 77 tests](#)

The space is almost surrounded by residential areas in the eastern half of the village. The recreation ground is very popular with local people for sports and informal enjoyment. It is the only space in the village for these activities and so is precious. It is local in character, being only approximately 2.5 hectares in area. It is well enclosed by development (and will be almost entirely enclosed with the completion of the consented North End Road scheme) and so cannot be described as an extensive tract of land.

2 NORTH END ROAD ALLOTMENTS

Situated at the junction of North End Road and Buckingham Road (1.8 hectares). Twenty fully used allotment plots. Owned by the Verney Estate and leased to the Steeple Claydon Allotment and Horticultural Society.



North End Road allotments

NPPF para. 77 Tests

The site is one the north-east edge of the village, with housing immediately to its south. It will be partially enclosed to the west by development with the completion of the consented adjoining North End Road scheme. It has important recreational value.

It is local in character, approximately 1.8 hectares in area, and so cannot be described as an extensive tract of land.

3 CHURCH PIECE ALLOTMENTS

Situated on Queen Catherine Road opposite St Michael's church (1.05 hectares). Fully used allotment plots.



Church Piece allotments

NPPF para. 77 Tests

The site is opposite the church at the eastern edge of the village. It has important recreational value. It is local in character, approximately 1.8 hectares in area, and so cannot be described as an extensive tract of land.

4 GREEN SPINE BETWEEN SYCAMORE LEYS, MEADOWAY AND MAPLE LEYS

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



Green space in Meadoway

NPPF para. 77 Tests

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

5 LAND TO EAST OF ROOKERY WAY

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



Area east of Rookery Way

NPPF para. 77 Tests

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

6 OPEN SPACE AT ASHGROVE

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



Ashgrove

NPPF para. 77 Tests

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

7 LAND SOUTH AND EAST OF ST MICHAEL'S CHURCH

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



Land south-east of St Michael's church surrounding the churchyard

NPPF para. 77 Tests

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



APPENDIX 1 – Map of the Green Spaces

