

# Ashbury Parish Neighbourhood Plan Evidence Base

## 3. Local Green Spaces Report



Prepared by the Neighbourhood Plan Steering Group

Published Oct 2018

# Local Green Spaces Report

Throughout the various consultations held during the evidence gathering phase of the Plan process a number of concerns have been raised by residents, notably: the lack of a regular bus service to Shrivenham: the potential impact of an aging population: the potential loss of key views: the gradual erosion of the separation between settlements, and coupled to this: the loss of wildlife habitats within and around the settlements. All of these concerns are addressed within the Plan document or its appendices, but the latter three in particular are to a greater or lesser extent, linked to the green spaces to which this report relates and were key considerations when deciding to seek the designation of the more prominent sites as Local Green Spaces.

There are a number of smaller green spaces within the Parish that, while their size & location make it very unlikely that they would ever be developed or used for recreational purposes, provide a noteworthy amenity to residents – these are listed under “vi Other Green Spaces” at the end of this report. There then remains four distinct sites, plus one category of site, that the Parish of Ashbury Neighbourhood Plan would wish to see formally designated Local Green Spaces:

- i. **The Parish Allotments, Ashbury village**
- ii. **The Wixes Piece Field, Ashbury village**
- iii. **Upper Mill Pond & surrounding woodland, Kingstone Winslow**
- iv. **The Green, Kingstone Winslow**
- v. **The Chalk Streams & mill watercourses**

The locations of the respective space is shown in the plans at the end of the document, included the overview ‘Local Green Spaces’ plan, which is also shown as a Policy Plan 6 within the ANP.

We set out below justification as to why we believe these particular spaces meet the criteria established in the NPPF for Local Green Spaces.

## **i. THE PARISH ALLOTMENTS**

***NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.***

The site is located immediately adjacent to Ashbury village on either side of the B4507 as it exits the village to the south-east.

***NPPF Criteria 2: The designation should only be used where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife.***

Unusually for parish allotments the land is privately owned, the present owners being Compton Beauchamp Estates, but was first made available to parishioners for home cultivation by the Craven family probably prior to the introduction of laws in the early 20th century requiring local authorities to make such provision where none existed. It is therefore highly likely that the allotment plots have been used for home cultivation by the community for over a century.

The allotments allow and encourage a cross section of residents to integrate and communicate which provides a huge benefit to, and enhances the furtherance of, “parish community life”. The allotments also command some of the key views adjacent to the settlements – southwards across Odstone & Kingstone Coombes and onto the escarpment of the North Berks Downs AONB, and northwards across Upper Mill pond at Kingstone Winslow and into the Vale that comprises the

northern part of the Parish. For these reasons the allotments provide both social & environmental benefits to the community as a whole.

***NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.***

The allotments are most definitely local in character – a wide cross-section of the local community use the allotments and, having been in existence and cultivated by the community for at least a century thereby, are now very much part of the Parish way of life.

## **ii. THE WIXES PIECE FIELD, ASHBURY VILLAGE**

***NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.***

The Wixes Piece Field is rectangular-shaped area comprising the main field of some 1.7-hectares & a children's playground of some 0.19-hectares. It is situated within Ashbury village immediately to the northwest of the Wixes Piece estate off the B4507, northeast of The Malthouse on the B4000, and surrounded on three sides by residential housing.

***NPPF Criteria 2: The designation should only be used where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife.***

The field & playground were ceded to the Parish as a condition of the S106 agreement raised in respect of a grant of planning permission for the Wixes Piece estate in 2013. One of the underlying reasons for this condition was that hitherto the Parish lacked either a safe children's play area or an open space capable of holding public events, such events having to be held previously on or adjacent to the public highway. Arguably the very fact of such a transfer as a pre-condition of development demonstrates how special it is to the local community.

***NPPF Criteria 3: Where the green area concerned is local in character and is not an extensive tract of land.***

The field & children's play area provides an important safe and secure environment within which children of all ages can exercise and play, as well as a location for such community events as the village fete. With plans under consideration to introduce an educational theme as well as an exercise area for adults it forms an increasingly important part of village community life.

Being bounded on three sides by existing residential development within Ashbury village and less than 2-hectares in size, far from being considered extensive, it is instead considered a vital public space at the heart of the Parish.

## **iii UPPER MILL POND & SURROUNDING WOODLAND**

***NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.***

The site is located to the northwest of the allotments and immediately adjacent to Upper Mill, Kingstone Winslow with easy access to Ashbury village as well as Kingstone Winslow.

***NPPF Criteria 2: The designation should only be used where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife.***

The pond & woodland are privately owned by Compton Beauchamp Estates, but is not cultivated or farmed in any other way. This apparent lack of productive value has resulted in the site becoming somewhat unkempt and the pond itself high in nutrients caused by run-off from the cattle

sheds at nearby Kingstone Farm. Nevertheless the site provides a sheltered habitat for a variety of wildlife species, many of them now rare and endangered, including the white-clawed crayfish.

As the site has no commercial value and is an unsecured open space, the local community tend to think of it as a local amenity, attracted both by the tranquility of the site, and the opportunity to see wildfowl and a wide variety of birds & small mammals including muntjac deer.

***NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.***

The pond & woodland at Upper Mill are entirely local in character – the pond being formed by the collection of spring-water emanating from the chalk downland of the AONB that rise in the woodland and formerly used to feed the millstreams serving both Upper & Lower Mills at Kingstone Winslow. While the mills are no longer operational they, and by extension the pond & woodland, are inextricably linked to the history to the parish.

#### **IV THE GREEN, KINGSTONE WINSLOW**

***NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.***

As the name suggests, the Green at Kingstone Winslow is at the very heart of the hamlet, one of the 'spring-line' settlements within the Parish.

***NPPF Criteria 2: The designation should only be used where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife.***

The site is triangular in shape and used as a recreational area, sometimes informally by local residents such as for the festive carols at Christmas time, and on other occasions more formally for summer parties such as that for the Queen's Jubilee. The Green also compliments the traditional thatched cottages, particularly those immediately to the southwest, while those to the northwest are set a little further back with gardens or car-parking between.

Its size has been diminished over the years by areas being surfaced to provide parking and/or vehicular access both across the Green to the properties beyond to the north-east, and individual properties to the south & west – it is also highly probable that the gardens referred to above also formed part of the original Green. It is precisely to curtail further erosion of this historic feature of the Parish, while maintaining it as an amenity for residents of the hamlet & Parish, that formal designation of the Green as a Local Green Space is being sought.

***NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.***

The Green is very much 'local' in character, and as recently as the beginning of the last century was used by local small-holders to graze animals, at which time it was known to be larger and the lane that crosses the Green on the northeastern side was little more than a track providing access to adjacent, more extensive pasture land.

#### **V THE CHALK SPRINGS & STREAMS**

***NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.***

The stretches of the chalk springs and/or streams to which the designation refers all fall within the curtilage of residential properties with the settlements. Where the springs rise in other locations, e.g. in Odstone & Idstone, and the streams run after exiting the residential properties, this is agricultural land designated as 'Open Countryside' in VWHDC-LPP1 and hence further protection is not considered a priority.

***NPPF Criteria 2: The designation should only be used where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife.***

The chalk springs are the feeder source of the former mill pond at Upper Mill, Kingstone Winslow, and watercress beds at The Manor, Ashbury village, both of which fed a series of chalk streams used to supply & power the four mills known to exist in the Parish. Historically they are therefore inextricably linked to the Parish. They are also highly valued by all the homeowners that benefit from them as well as the community as a whole where the public have sight of, or can gain access to them, particularly where they cross open countryside.

In consequence, the designation of the springs & streams as Local Green Spaces would provide protection from unwanted development over and above what is prescribed by current DEFRA regulations, as well as sustaining the usage of the streams by a variety of wildlife species, some quite rare such as kingfishers & otters.

***NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.***

Given the location of the areas in question the extent of each is restricted to just 5m to each side of the respective watercourse – the object being to provide a measure of protection sufficient to achieve the intended purpose, without constraining the respective landowners unnecessarily. In a similar manner, where the springs/streams are in open countryside no such protection is being sought, relying instead on its overarching designation of ‘green belt’.

## **VI OTHER GREEN SPACES**

The following list identifies the smaller green spaces within the Parish that given their size & location are unlikely to be developed or prove of great recreational value, and consequently an enhanced level of protection is not considered appropriate. Nevertheless they are considered of amenity value to the community and therefore any attempt to diminish them would be resisted as if it were any other Parish amenity. The sites in question are listed below, and identified on the map shown on the Plan of ‘Other Green Spaces of Amenity Value’ overleaf.:

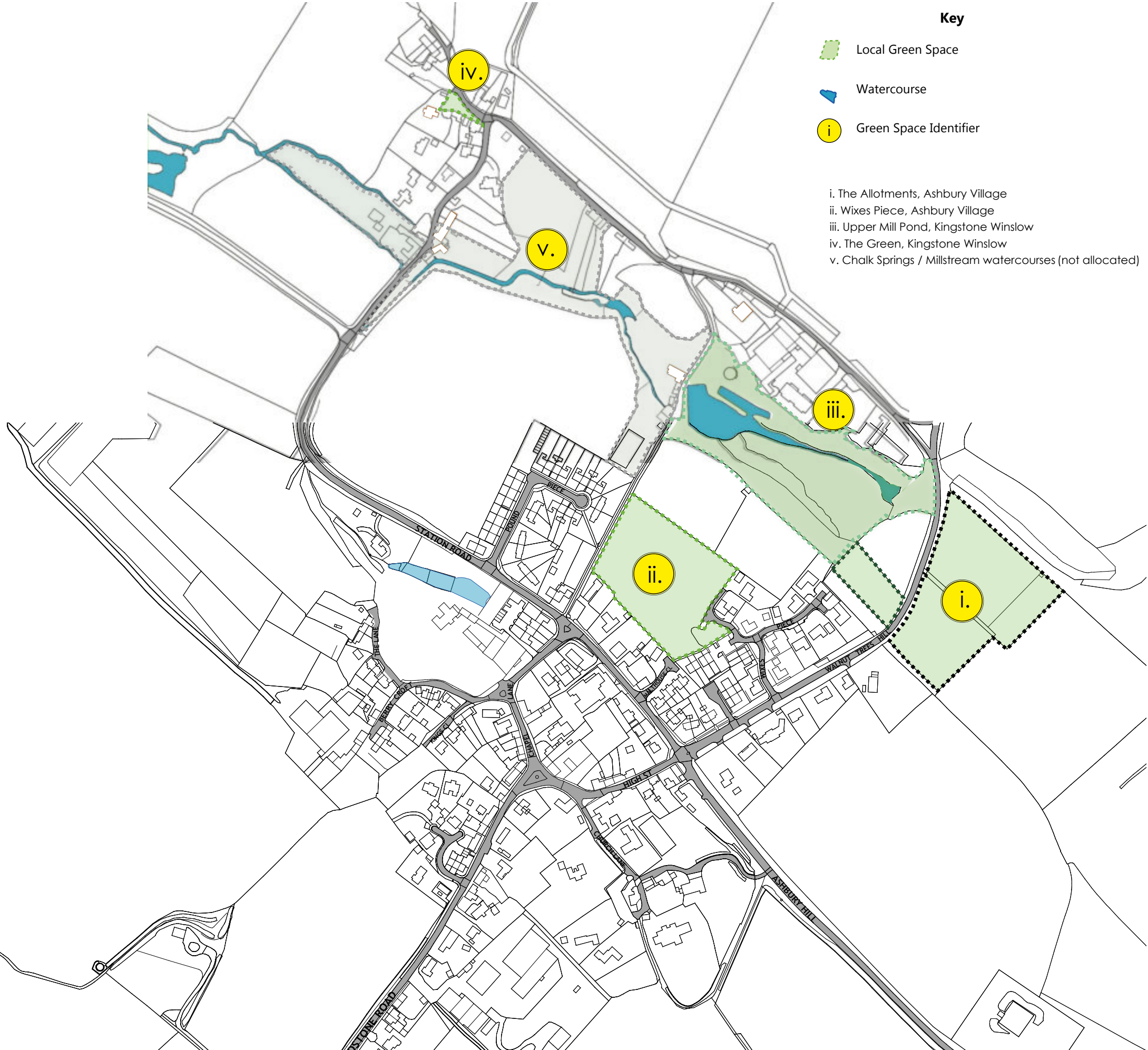
- vi1 At the Kingstone Winslow junction with the B4507
- vi2 The old graveyard, Kingstone Winslow
- vi3 On Chapel Lane, Ashbury\* at junction with the B4000
- vi4 On Chapel Lane adjacent to the Manor, Ashbury\*
- vi5 At the Rose & Crown, Ashbury\*
- vi6 The War Memorial\*\*, Ashbury\*
- vi7 Adjacent to Rectory Farm, Idstone
- vi8 Adjacent to the stables, Idstone

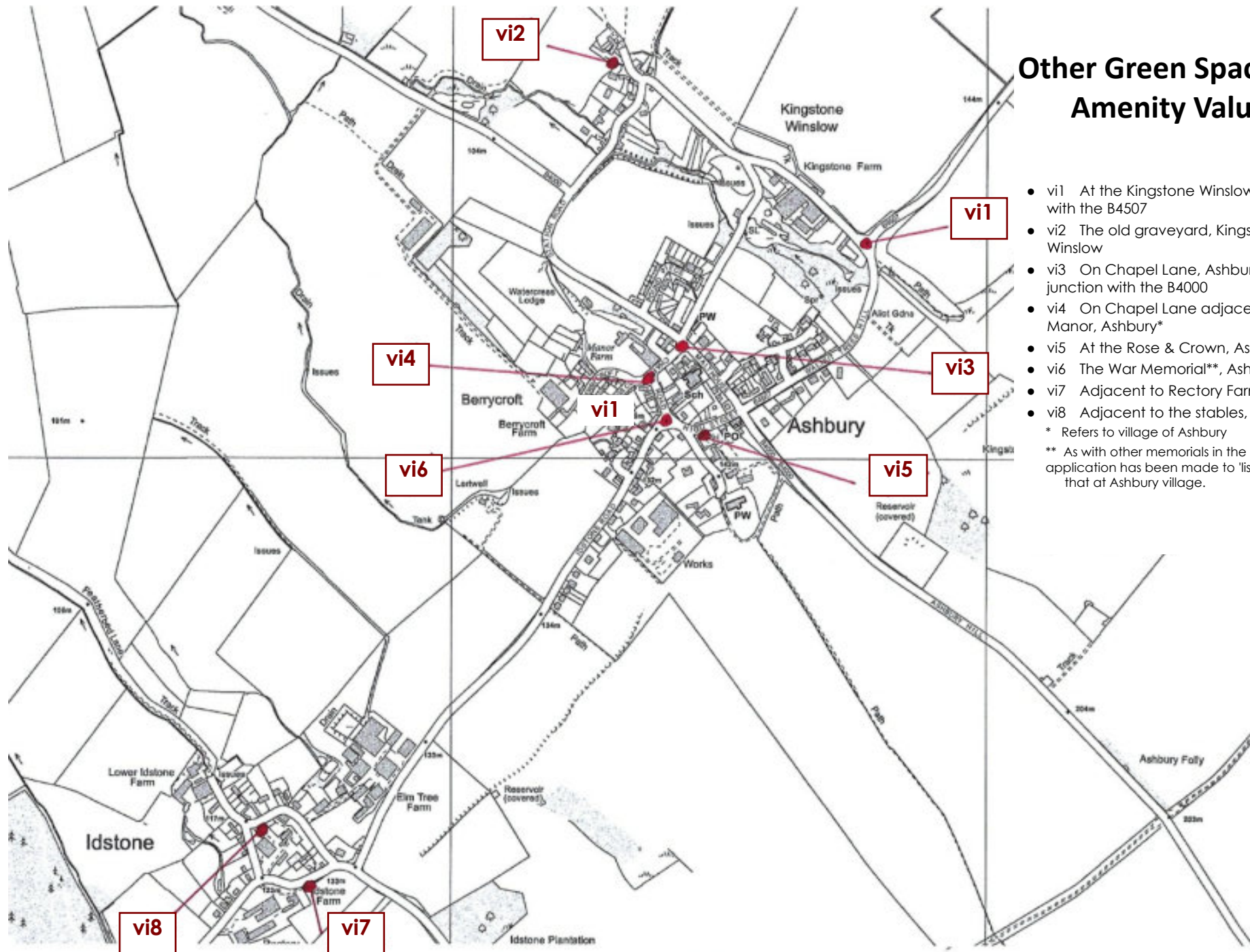
\* Refers to village of Ashbury

\*\* As with other memorials in the Vale, application has been made to ‘list’ that at Ashbury village.



# Local Green Spaces





## Other Green Spaces of Amenity Value

- vi1 At the Kingstone Winslow junction with the B4507
- vi2 The old graveyard, Kingstone Winslow
- vi3 On Chapel Lane, Ashbury\* at junction with the B4000
- vi4 On Chapel Lane adjacent to the Manor, Ashbury\*
- vi5 At the Rose & Crown, Ashbury\*
- vi6 The War Memorial\*\*, Ashbury\*
- vi7 Adjacent to Rectory Farm, Idstone
- vi8 Adjacent to the stables, Idstone

\* Refers to village of Ashbury  
 \*\* As with other memorials in the Vale, application has been made to 'list' that at Ashbury village.



# **The Parish of ASHBURY NEIGHBOURHOOD PLAN**

Claire Arnold - Ashbury Parish Clerk  
9 School Lane  
Castle Eaton  
ASHBURY  
SN6 6LF

11<sup>th</sup> November, 2017

Dear Claire

## **Re: Ashbury Neighbourhood Plan - Candidate Local Green Space Designations**

We are writing to you as we believe the parish council is the owner of Wixes Piece, in Ashbury Parish which has been identified as a 'candidate' site for designation as a Local Green Space as a result of feedback from recent public consultation exercises and consideration by the Neighbourhood Plan Steering Group. A plan of the parcel of land is enclosed with this letter, together with a copy of our initial appraisal pro-forma.

The Ashbury Neighbourhood Plan (NP) is now being taken forward by a Steering Group consisting of Parish Councillors and other local residents. As its name suggests, a NP is primarily concerned with issues of land use, development and planning. Its formulation and adoption follows a statutory process, including consultation and adoption following a local referendum. Once adopted, it forms part of the overall Development Plan for the district and regard must be had to it when planning applications are determined.

Designation of Local Green Spaces is subject to the criteria set out at paragraphs 76-77 of the National Planning Policy Framework, with additional advice in the Government's Planning Practice Guidance which can be found [here](https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#Local-Green-Space-designation):

<https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#Local-Green-Space-designation>

Designation as a Local Green Space would result in protection of the land from development, to an equivalent level to that applied in the Green Belt.

In light of the above, the Steering Group has thus drawn up a list of 'candidate' sites based on the community's views. It now needs to consult with the affected landowners and occupiers to seek their views on possible designation. At this stage no decision has been made about whether to designate a parcel of land as a Local Green Space or not – we are very much still at the investigatory stage.

Whilst a landowner's consent is not a pre-requisite for designation, where a landowner does not agree to the designation of their land, their views will of course be taken into account in the final assessment. If a decision is made to proceed with the proposed designation of any parcels of land as Local Green Spaces, there will be a further opportunity to comment when the draft Plan is published. It will then be for the Steering Group to justify the proposed designation on examination of the plan by an independent Examiner.

Cont/ . . .



**The Parish of  
ASHBURY NEIGHBOURHOOD PLAN**

Claire Arnold - Ashbury Parish Clerk  
11<sup>th</sup> November, 2017

We would welcome your views about whether you consider that your site meets the published criteria in light of the enclosed information and if not, your reasons.

If you are neither the owner or occupier of the land, please let us know. Please contact us via the email or postal addresses given at the top of this letter. If there are other owners or occupiers who you think we should also consult please could you also let us know (again in writing) with any contact details you may have for them.

Please could you respond initially by 30<sup>th</sup> November, 2017. In the meantime please do not hesitate to contact me if you have any questions.

Yours sincerely,

Cliff Davies  
ANP Steering Group Chair

Enc.

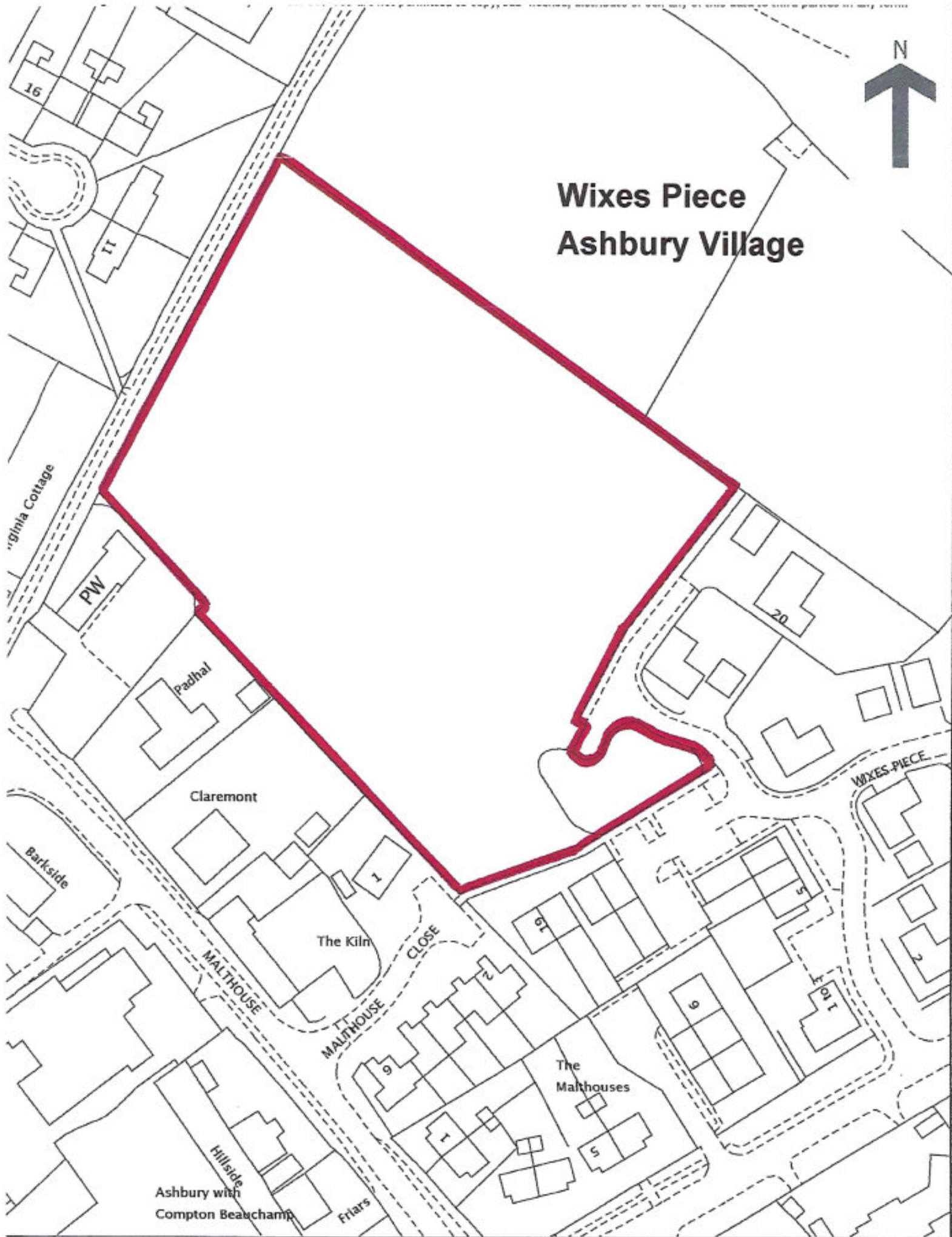
## PROPOSED GREEN SPACE DESIGNATED SITE

The site described below is considered sufficiently important to the community as to merit recognition as a Designation Green Space.

Field and surrounding land transferred to Ashbury Parish Council as part of the S106 conditions in respect of planning consent for the Wixes Piece development, including the children's play-area. No current Statutory designation or status	
Location	Open Space off Wixes Piece development and Malthouse Close, Ashbury village.
Description & purpose	Community recreational area comprising a large field, a children's play-area and an area left in a natural state to encourage wildlife habitation.
Quality and condition of the space	<p>The children's play-area is regularly maintained and subject to safety checks by an appropriately qualified 3<sup>rd</sup> party.</p> <p>The field is maintained but not to a standard that would permit it's use as a sports facility, and access is currently restricted thereby constraining other potential community uses such as recreational events.</p> <p>The 'natural' area receives minimal maintenance but the planting leaves much to be desired if it is to achieve its intended purpose.</p>
Movement	The site was transferred to the Parish on 10 <sup>th</sup> March 2015 – Land Registry title No ON310037 refers
Amenity value	The site is highly valued by the community as the results of the Neighbourhood Plan 'Open Space Survey' conducted in spring 2017 demonstrated.



## Wixes Piece Ashbury Village





# **The Parish of ASHBURY NEIGHBOURHOOD PLAN**

Claire Arnold - Ashbury Parish Clerk  
9 School Lane  
Castle Eaton  
ASHBURY  
SN6 6LF

11<sup>th</sup> November, 2017

Dear Claire

## **Re: Ashbury Neighbourhood Plan - Candidate Local Green Space Designations**

We are writing to you as we believe the parish council is the owner of The Green, Kingstone Winslow, in Ashbury Parish which has been identified as a 'candidate' site for designation as a Local Green Space as a result of feedback from recent public consultation exercises and consideration by the Neighbourhood Plan Steering Group. A plan of the parcel of land is enclosed with this letter, together with a copy of our initial appraisal pro-forma.

The Ashbury Neighbourhood Plan (NP) is now being taken forward by a Steering Group consisting of Parish Councillors and other local residents. As its name suggests, a NP is primarily concerned with issues of land use, development and planning. Its formulation and adoption follows a statutory process, including consultation and adoption following a local referendum. Once adopted, it forms part of the overall Development Plan for the district and regard must be had to it when planning applications are determined.

Designation of Local Green Spaces is subject to the criteria set out at paragraphs 76-77 of the National Planning Policy Framework, with additional advice in the Government's Planning Practice Guidance which can be found [here](https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#Local-Green-Space-designation):

<https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#Local-Green-Space-designation>

Designation as a Local Green Space would result in protection of the land from development, to an equivalent level to that applied in the Green Belt.

In light of the above, the Steering Group has thus drawn up a list of 'candidate' sites based on the community's views. It now needs to consult with the affected landowners and occupiers to seek their views on possible designation. At this stage no decision has been made about whether to designate a parcel of land as a Local Green Space or not – we are very much still at the investigatory stage.

Whilst a landowner's consent is not a pre-requisite for designation, where a landowner does not agree to the designation of their land, their views will of course be taken into account in the final assessment. If a decision is made to proceed with the proposed designation of any parcels of land as Local Green Spaces, there will be a further opportunity to comment when the draft Plan is published. It will then be for the Steering Group to justify the proposed designation on examination of the plan by an independent Examiner.

Cont/...

**The Parish of  
ASHBURY NEIGHBOURHOOD PLAN**

Claire Arnold - Ashbury Parish Clerk  
11<sup>th</sup> November, 2017

We would welcome your views about whether you consider that your site meets the published criteria in light of the enclosed information and if not, your reasons.

If you are neither the owner or occupier of the land, please let us know. Please contact us via the email or postal addresses given at the top of this letter. If there are other owners or occupiers who you think we should also consult please could you also let us know (again in writing) with any contact details you may have for them.

Please could you respond initially by 30<sup>th</sup> November, 2017. In the meantime please do not hesitate to contact me if you have any questions.

Yours sincerely,

Cliff Davies  
ANP Steering Group Chair

Enc.

## PROPOSED GREEN SPACE DESIGNATED SITE

The site described below is considered sufficiently important to the community as to merit recognition as a Designation Green Space.

The Green situated within the hamlet of Kingstone Winslow No current Statutory designation or status	
Location	Open Space accessed off the service lane through the hamlet leading from the B4000 to the B4507. The lane is sometimes referred to rather ambiguously as 'Station Road' although this name more correctly refers to the B4000 into Ashbury village.
Description & purpose	<p>Community recreational area comprising a small verdant area occasional used by the residence both informally, and more formally for summer parties such as that for the Queen's Jubilee.</p> <p>It's size has been diminished over the years by areas being tarmacadamed to provide parking and/or vehicular access both across the Green to the properties beyond to the north-east, and individual properties to the south &amp; west.</p>
Quality and condition of the space	<p>The Green is well maintained by local residents to keep the grassed area short for both aesthetic and utility reasons.</p> <p>A measure of maintenance had previously been provided by the local authority, but this proved inadequate and a few of the residents took the matter in hand instead. Other than cutting the grass such maintenance has included more major work such as sub-contracting the removal of a large horse-chestnut tree in an unsafe condition, and replanting with a more appropriate indigenous tree.</p>
Movement	The Green has probably existed for as long as the hamlet itself although, as mentioned above, it was originally larger and was crossed only by a drovers track.
Amenity value	The site is highly valued by local residents both as a focal point for communal activity, and for the sense of space it provides to the immediate area.



# The Green Kingstone Winslow



# **The Parish of ASHBURY NEIGHBOURHOOD PLAN**

Compton Beauchamp Estate Ltd  
Upper Farm  
Woolstone  
FARINGDON  
SN7 7QL  
FAO MR R SALMON

28<sup>th</sup> December, 2017

Dear Claire

## **Re: Ashbury Neighbourhood Plan - Candidate Local Green Space Designations**

We are writing to you as we believe that Compton Beauchamp estates are the owners of The Allotments, in Ashbury Parish which has been identified as a 'candidate' site for designation as a Local Green Space as a result of feedback from recent public consultation exercises and consideration by the Neighbourhood Plan Steering Group. A plan of the parcel of land is enclosed with this letter, together with a copy of our initial appraisal pro-forma.

The Ashbury Neighbourhood Plan (NP) is now being taken forward by a Steering Group consisting of Parish Councillors and other local residents. As its name suggests, a NP is primarily concerned with issues of land use, development and planning. Its formulation and adoption follows a statutory process, including consultation and adoption following a local referendum. Once adopted, it forms part of the overall Development Plan for the district and regard must be had to it when planning applications are determined.

Designation of Local Green Spaces is subject to the criteria set out at paragraphs 76-77 of the National Planning Policy Framework, with additional advice in the Government's Planning Practice Guidance which can be found [here](https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#Local-Green-Space-designation):

<https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#Local-Green-Space-designation>

Designation as a Local Green Space would result in protection of the land from development, to an equivalent level to that applied in the Green Belt.

In light of the above, the Steering Group has thus drawn up a list of 'candidate' sites based on the community's views. It now needs to consult with the affected landowners and occupiers to seek their views on possible designation. At this stage no decision has been made about whether to designate a parcel of land as a Local Green Space or not – we are very much still at the investigatory stage.

Whilst a landowner's consent is not a pre-requisite for designation, where a landowner does not agree to the designation of their land, their views will of course be taken into account in the final assessment. If a decision is made to proceed with the proposed designation of any parcels of land as Local Green Spaces, there will be a further opportunity to comment when the draft Plan is published. It will then be for the Steering Group to justify the proposed designation on examination of the plan by an independent Examiner.



**The Parish of  
ASHBURY NEIGHBOURHOOD PLAN**

Cont/ . . .

Compton Beauchamp Estates Ltd  
28<sup>th</sup> December, 2017

FAO MR R SALMON

We would welcome your views about whether you consider that your site meets the published criteria in light of the enclosed information and if not, your reasons.

If you are neither the owner or occupier of the land, please let us know. Please contact us via the email or postal addresses given at the top of this letter. If there are other owners or occupiers who you think we should also consult please could you also let us know (again in writing) with any contact details you may have for them.

Please could you respond initially by 30<sup>th</sup> November, 2017. In the meantime please do not hesitate to contact me if you have any questions.

Yours sincerely,

Cliff Davies  
ANP Steering Group Chair

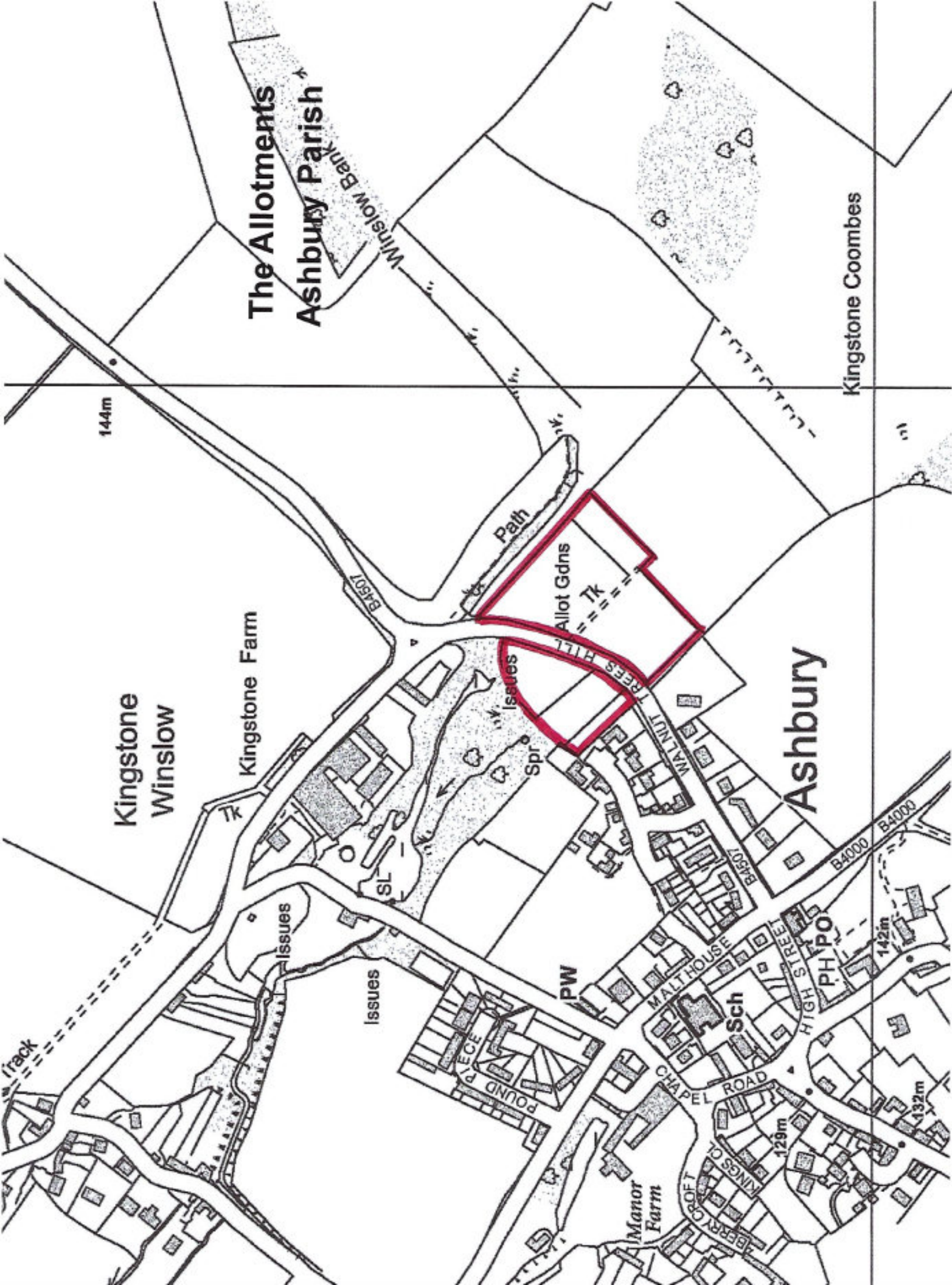
Enc.



## PROPOSED GREEN SPACE DESIGNATED SITE

The site described below is considered sufficiently important to the community as to merit recognition as a Designation Green Space.

<p>Allotment site situated to the east of Ashbury village, comprising land owned by Compton Beauchamp Estates.</p> <p>No current Statutory designation or status.</p>	
Location	<p>The land lying to the NW &amp; SE of the B4507 leaving Ashbury village toward Wantage immediately after leaving the speed restriction zone.</p> <p>Only the right-hand [SE] side now accommodates allotments, as the left [NW] side, though still allocated for allotment space, has reverted to grazing land due to insufficient demand for home cultivation purposes plots</p>
Purpose of space	Allotment space, for home cultivation
Quality and condition of the space	<p>The site is an unsecured open field space, almost all of which is divided into very large single plot allotments. The exception is a plot sited in the most north-easterly corner of the site that has been sub-divided into smaller, less demanding, plots.</p> <p>The site may be accessed either directly off the B4507 via a central path dividing the site into two halves, or from the public footpath linking Kingstone Winslow to the AONB where it runs alongside the most westerly of the allotment plots.</p> <p>Each allotment holder is responsible for the maintenance of their own plot, while the central path and entrance areas are maintained by two of the longstanding allotment holders.</p>
Movement	The total site has been made available to the local community for home cultivation by all landowners of this space dating back to at least the 1920's, a tradition that has been continued by the current landowners.
Amenity value	The allotments are valued both by the allotment holders and the community as a whole who value this as a Parish asset, not least because it is key to extensive views along the escarpment leading onto the AONB – [Community Facilities survey results].





# The Parish of ASHBURY NEIGHBOURHOOD PLAN

Compton Beauchamp Estate Ltd  
Upper Farm  
Woolstone  
FARINGDON  
SN7 7QL  
FAO MR R SALMON

28<sup>th</sup> December, 2017

Dear Claire

## **Re: Ashbury Neighbourhood Plan - Candidate Local Green Space Designations**

We are writing to you as we believe that Compton Beauchamp estates are the owners of Upper Mill Pond & the adjacent woodland, in Kingstone Winslow, Ashbury Parish which has been identified as a 'candidate' site for designation as a Local Green Space as a result of feedback from recent public consultation exercises and consideration by the Neighbourhood Plan Steering Group. A plan of the parcel of land is enclosed with this letter, together with a copy of our initial appraisal pro-forma.

The Ashbury Neighbourhood Plan (NP) is now being taken forward by a Steering Group consisting of Parish Councillors and other local residents. As its name suggests, a NP is primarily concerned with issues of land use, development and planning. Its formulation and adoption follows a statutory process, including consultation and adoption following a local referendum. Once adopted, it forms part of the overall Development Plan for the district and regard must be had to it when planning applications are determined.

Designation of Local Green Spaces is subject to the criteria set out at paragraphs 76-77 of the National Planning Policy Framework, with additional advice in the Government's Planning Practice Guidance which can be found [here](https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#Local-Green-Space-designation):

<https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#Local-Green-Space-designation>

Designation as a Local Green Space would result in protection of the land from development, to an equivalent level to that applied in the Green Belt.

In light of the above, the Steering Group has thus drawn up a list of 'candidate' sites based on the community's views. It now needs to consult with the affected landowners and occupiers to seek their views on possible designation. At this stage no decision has been made about whether to designate a parcel of land as a Local Green Space or not – we are very much still at the investigatory stage.

Whilst a landowner's consent is not a pre-requisite for designation, where a landowner does not agree to the designation of their land, their views will of course be taken into account in the final assessment. If a decision is made to proceed with the proposed designation of any parcels of land as Local Green Spaces, there will be a further opportunity to comment when the draft Plan is published. It will then be for the Steering Group to justify the proposed designation on examination of the plan by an independent Examiner.



**The Parish of  
ASHBURY NEIGHBOURHOOD PLAN**

Cont/ . . .

Compton Beauchamp Estates Ltd  
28<sup>th</sup> December, 2017

FAO MR R SALMON

We would welcome your views about whether you consider that your site meets the published criteria in light of the enclosed information and if not, your reasons.

If you are neither the owner or occupier of the land, please let us know. Please contact us via the email or postal addresses given at the top of this letter. If there are other owners or occupiers who you think we should also consult please could you also let us know (again in writing) with any contact details you may have for them.

Please could you respond initially by 30<sup>th</sup> November, 2017. In the meantime please do not hesitate to contact me if you have any questions.

Yours sincerely,

Cliff Davies  
ANP Steering Group Chair

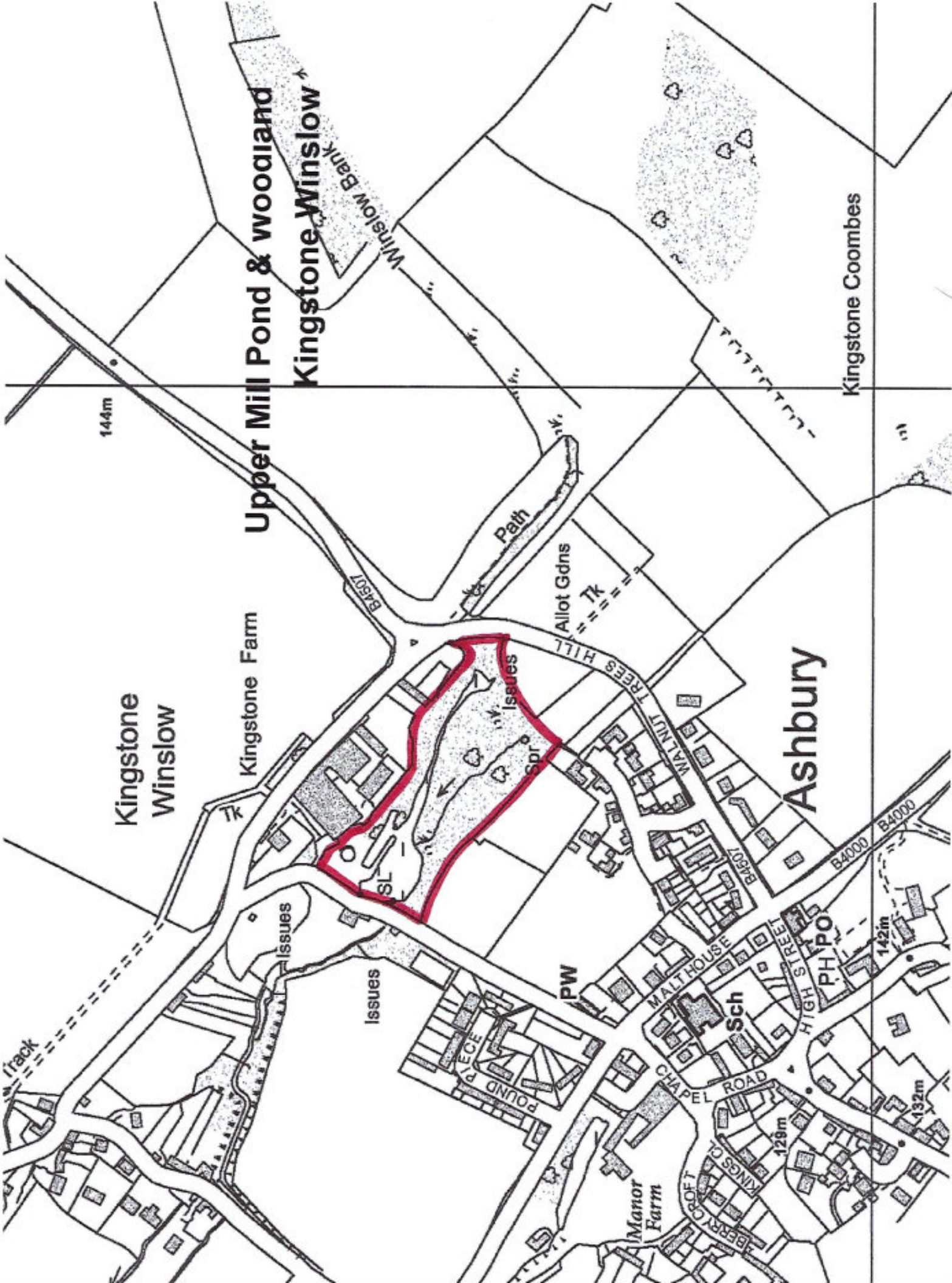
Enc.

## PROPOSED GREEN SPACE DESIGNATED SITE

The site described below is considered sufficiently important to the community as to merit recognition as a Designation Green Space.

Upper Mill pond and the surrounding woodland. No current Statutory designation or status.	
Location	<p>The land lying to the SE of Upper Mill Lane stretching to the former allotments situated on the NW side of the B4507, bounded to the east by the grounds of Kingstone Farm, and the west by grazing land adjacent to the Open Space at Wixes Piece.</p> <p>The land is owned by Compton Beauchamp Estates and comprises the former mill pond and the surrounding woodland, through the western side of which a footpath leads from Upper Mill across the B4507 and into the North Wessex Downs AONB to the SE of the road.</p>
Purpose of space	<p>The pond results from the collection of spring-water emanating from the chalk downland of the AONB and was used formerly to feed the millstreams serving both Upper &amp; Lower Mills at Kingstone Winslow – both no longer operational.</p> <p>Today the site provides a sheltered habitat for a variety of wildlife species, many of them now rare and endangered, including the white-clawed crayfish.</p>
Quality and condition of the space	<p>The site is an unsecured open space and somewhat unkempt, with the pond water being high in nutrients caused by run-off from the cattle sheds at the adjacent Kingstone Farm, and the woodland overgrown. Both are the result of a general lack of maintenance, no doubt as a consequence of the site having little productive value.</p> <p>The site may be seen to good effect from Upper Mill Lane, and crossed by using the footpath leading from Upper Mill, across the B4507 and into the AONB.</p>
Movement	<p>As the site has no commercial value the local community almost think of it as an amenity, attracted by the opportunity to see wildfowl and a wide variety of birds &amp; small mammals including muntjac deer.</p>
Amenity value	<p>The pond &amp; woodland are valued by the local community as a whole and, for the reasons given above, particularly families with small children. When existing the site to the south, it also provides one of the key views across the allotments and into the AONB, a view dominated by Kingstone &amp; Odstone Coombes formed by the erosion of the escarpment leading to the chalk downland beyond. – [Community Facilities survey results].</p>







# **The Parish of ASHBURY NEIGHBOURHOOD PLAN**

The Occupier  
ADDRESS  
ADDRESS  
SN

3 April 2018.

Dear Neighbour,

## **Re: Local Green Space Designation Beneficiary**

We are writing to you as we believe you are the owner of property in Ashbury Parish which has been identified as a possible candidate for designation as a Local Green Space following feedback from recent public consultation exercises and consideration by the Parish Council. A plan of the parcel of land is enclosed with this letter, together with a copy of our initial appraisal pro-forma.

As you are aware, the Ashbury Neighbourhood Plan (NP) is being produced by a Steering Group within the Parish Council. As its name suggests, a NP is primarily concerned with issues of land use, development and planning. Its formulation and adoption follows a statutory process, including consultation and adoption following a local referendum. Once adopted, it forms part of the overall Development Plan for the district and reference must be made to it when planning applications are determined.

Designation as a Local Green Space would result in protection of the land from unwanted development, to an equivalent level to that applied in the Green Belt. Landowners will benefit from the improved chance of the retention of continuity of landscape with adjoining properties. The criteria for designation are set out in paragraphs 76-77 of the National Planning Policy Framework, with additional advice in the Government's Planning Practice Guidance:

<https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#Local-Green-Space-designation>

The NP Steering Group has drawn up a list of 'candidate' sites based on the community's views. It now needs to consult with the landowners and occupiers in question to seek their assent. There are no determinations on official designation yet – we are very much still at the exploratory stage.

Whilst an owner's support is not a pre-requisite for designation, where a landowner disagrees with the designation of their property, their views will of course be taken into account. If a decision is reached to proceed with the proposed Local Green Space designation, there will be a further opportunity to comment when the draft Plan is published. The NP Steering Group would then explain its rationale for the designation on examination of the plan by an independent Examiner.

Cont/ . . .

**The Parish of  
ASHBURY NEIGHBOURHOOD PLAN**

We would very much welcome your views about whether you agree that your site merits designation under the published criteria and, if not, your reasons.

If you are neither the owner nor occupier of the land, please let us know using the email or postal addresses given at the bottom of this letter. If there are other owners or occupiers who you think we should also consult please could you also let us know (again in writing) with any contact details you may have for them.

Thank you for your assistance. Please do not hesitate to contact me if you have any questions.

Yours sincerely,

Cliff Davies  
Chairman  
Neighbourhood Plan Steering Group  
Ashbury Parish Council

Enc.

## LOCAL GREEN SPACE - PROPOSED SITE

The site described below is considered sufficiently important to the community as to merit recognition as a Designation Green Space.

5 meters either side of the chalk stream running from Upper Mill Pond Kingstone Winslow, and through the hamlet towards Shrivenham.  No current Statutory designation or status.	
Location	Kingstone Winslow, within the curtilage of the property bordered in red on the attached drawing.
Description & purpose	Upper Mill Pond results from the collection of spring-water emanating from the chalk downland of the AONB and was used formerly to feed the millstreams serving both Upper & Lower Mills at Kingstone Winslow. While the mills are no longer operational, the millstreams continue to provide an attractive feature of many of the properties in the hamlet as well as a habitat for rare species such as otters.
Quality and condition of the space	<p>The water course exiting Upper Mill Pond feeds a stream that passes through the gardens of privately owned properties before emerging at the northern end of Kingstone Winslow flowing in the direction of Shrivenham.</p> <p>It is evident that all the homeowners of property crossed by the streams are very appreciative of their existence and either plant sympathetically so as to maintain the integrity of the streams, or leave the banks more natural to encourage a variety of wildlife species.</p> <p>The designation of these streams as part of the LGS would provide protection from unwanted development over and above what is prescribed by current DEFRA regulations, as well as sustaining the usage of the streams a number of wildlife species, some quite rare such as kingfishers &amp; otters.</p>
Movement	None – privately owned
Amenity value	The streams are highly valued by all the homeowners that benefit from them as well as the community as a whole where the public can gain access to them.













# GIS ▾ Land Registry INSPIRE Index Polygons

Modify Ma

