

Pebworth Parish Neighbourhood Plan – Evidence Base

GREEN SPACE BACKGROUND PAPER

November 2018

Produced by BPA and Pebworth Neighbourhood Development Plan Steering
Group



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1.0 Introduction

1.1. This paper pulls together all the evidence associated with assessing the quality and the importance of areas of Green Space in the Parish of Pebworth. The purpose of these assessments is to identify those areas that hold a particular importance to the community, which if designated as Local Green Space (LGS) in the Pebworth Neighbourhood Plan would be protected from inappropriate development.

1.2. LGS was introduced by the Government in 2012, and enables communities to protect green areas which are particularly significant to them. It does not mean that all areas of green space can be protected from development and Planning Practice Guidance is clear that any designation should be consistent with the strategic aims of the local plan which in this case is the South Worcestershire Development Plan (SWDP). This tool cannot be used as a means of preventing the wider development needs of the district.

1.3. Green space, also described as green infrastructure in planning terms, is really important and contributes to the quality and distinctiveness of the local environment. It creates opportunities for walking and physical activity, generally adding to quality of life. It can be diverse in character and can include formal parks and gardens, informal grassed areas, linear paths, sports pitches and various other kinds of landscaped area.

1.4. In considering the quality and significance of green infrastructure in Pebworth the Neighbourhood Plan Steering Group has, under the guidance of Brodie Planning Associates, created a Green Space Audit (see appendix 1). This exercise was followed by a more detailed assessment of each site using a consistent and transparent methodology to evaluate its potential for allocating it as LGS (chapter 4 and appendix 2). All this information and the process the group have followed is published within this document and has informed the production of the Neighbourhood Plan and the rationale for the sites chosen to allocate as LGS.

2.0 Policy Background

National Planning Policy

2.1 National planning policy and guidance is set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) respectively.

2.2 The NPPF (2012) at paragraph 76¹ allows local communities, through local and neighbourhood plans, to identify areas of Local Green Space which are important to them and which should be provided special protection. It makes it clear that:

- identifying land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services; and
- Local Green Space should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

2.3 Paragraph 77 of the NPPF (2012)² sets out the criteria that green space must meet in order to be designated as 'Local Green Space', it makes it clear that it will not be appropriate to designate most green areas or open space.

"The designation should only be used:

- *where the green space is in reasonably close proximity to the community it serves;*
- *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), tranquillity or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land."*

2.4 Paragraph 78 of the NPPF (2012)³ states that *"Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts."*

2.5 Additional guidance on Local Green Space designation is provided in Planning Practice Guidance (PPG) ID: 37 Paragraphs 005-022. Of particular relevance to the Pebworth Parish Neighbourhood Plan are the following paragraphs.

¹ Superseded by paragraph 99 of the NPPF 2018

² Superseded by paragraph 100 of the NPPF 2018

³ Superseded by paragraph 101 of the NPPF 2018

- *“Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs, and the Local Green Space designation should not be used in a way that undermines this aim of plan making.”* [Reference ID: 37-007-20140306].
- *“Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented”.* [Reference ID: 37-008-20140306].
- *“If land is already protected by designation (e.g. AONB, conservation area), then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.”*[Reference ID: 37-011-20140306].
- *“Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis.”* [Reference ID: 37-013-20140306].
- *“The proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served.”* [Reference ID: 37-014-20140306].
- *“Blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a ‘back door’ way to try to achieve what would amount to a new area of Green Belt by another name.”* [Reference ID: 37-015-20140306].
- *“Provided land can meet the criteria at paragraph 77 of the National Planning Policy Framework there is no lower size limit for a Local Green Space.”* [Reference ID: 37-016-20140306].
- *“Some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (e.g. green areas which are valued because of their wildlife, historic significance and/or beauty).”* [Reference ID: 37-017-20140306].

- *“Areas that may be considered for designation as Local Green Space may be crossed by public rights of way. There is no need to designate linear corridors as Local Green Space simply to protect rights of way, which are already protected under other legislation.”*[Reference ID: 37-018-20140306].
- *“A Local Green Space does not need to be in public ownership. However, the local planning authority (in the case of local plan making) or the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan.”* [Reference ID: 37-019-20140306].
- *“Designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations on landowners.”* [Reference ID: 37-020-20140306].

Local Plan

2.6 The South Worcestershire Development Plan (SWDP) was adopted on 25th February 2016. This is the Local Plan which is used to determine planning applications in Wychavon District, Malvern Hills District, and Worcester City. It provides a framework which new development must follow, as well as allocating certain areas of land for new housing or employment.

2.7 Policy SWDP 2 (Development Strategy and Settlement Hierarchy) sets out the principles which should apply to new development in south Worcestershire. It also establishes a Settlement Hierarchy which steers future allocations and windfall development away from the open countryside and towards more sustainable settlements.

2.8 The settlement of Pebworth is identified as a category 3 settlement and any new development is predominately aimed at meeting locally identified housing and employment needs. Policy SWDP59 New Housing for Villages allocates a site of approximately 13 houses on a site at Honeybourne Road (this has been built out).

2.9 Policy SWDP2 also identifies and protects areas defined as Significant Gaps to



SWDP2 Significant Gap

ensure the retention of their open character. There is a relatively large area in the centre of the village of Pebworth identified and protected as a significant gap in the SWDP.

2.10 The Policies Map for the SWDP shows the location of the development boundaries for Pebworth and Broad Marston (SWDP 2), the significant gap at Pebworth (SWDP 2), and the Conservation Areas at Pebworth and Broad Marston (SWDP 6). There are no designated green spaces under policy SWDP 38 Green Space in the Parish of Pebworth.

2.11 In considering green space account has also been taken of other policies in the SWDP including SWDP 5 Green Infrastructure; SWDP 38 Green Space; and SWDP 39 Provision for Green Space and Outdoor Community Uses in New Development.

2.12 Other designations that have been considered aside from those already mentioned above are the Scheduled Ancient Monument at Ullington, and Public Rights of Way maps accessed on the Worcestershire County Council website.

Local Plan Evidence

2.13 As well as considering policies in the adopted Local Plan account has also been taken of its evidence base. This is so that when considering whether a site and its characteristics are locally significant or distinctive for example, there is some robust evidence to support this assumption and if necessary provide a reasoned justification for policies requiring any enhancements.

2.14 The parish of Pebworth falls into 2 landscape types: Principal Village Farmlands and Village Claylands as defined by the Worcestershire Landscape Assessment. Both of these identify the importance of hedgerows and planting of trees and orchards around villages. These documents are useful to understand the important features of the area. The area is also covered by Natural England's Severn and Avon Vales Character Area.

2.15 In terms of SWDP Green Infrastructure Environmental Character Areas the parish is predominantly defined as Protect and Restore with some areas defined as of Restore and Create. This means that any development would not be permitted that has a detrimental impact on important GI attributes unless it can be demonstrated that it surplus to requirements or a replacement will be provided.

2.16 The Wychavon Sports Facilities Strategy 2015-30, August 2016⁴ looks at built facilities and also sports pitches. Pebworth has a Village Hall and a football field. The Playing

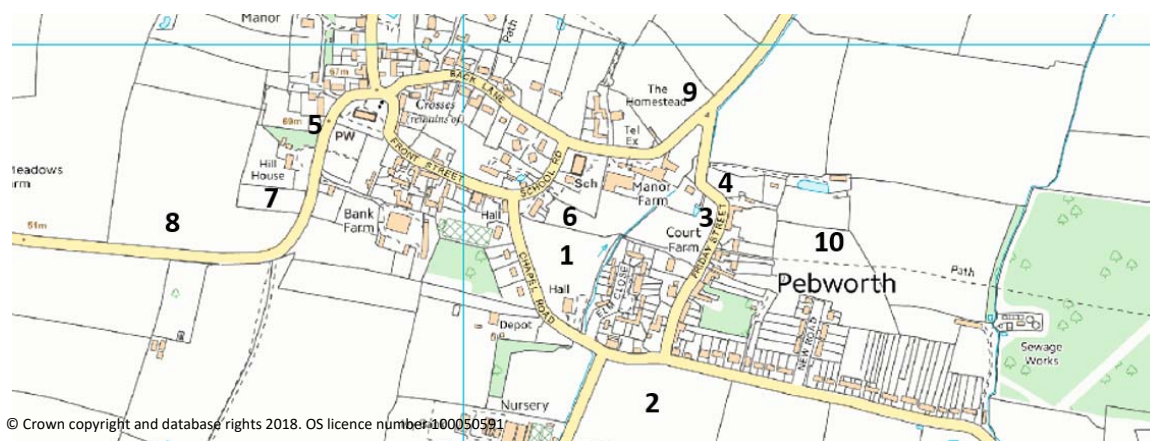
⁴ <http://www.swdevelopmentplan.org/wp-content/uploads/2017/01/Wychavon-Sports-Facility-Strategy-Aug-2016.pdf>

Pitch Strategy, Nortoft, 2010⁵ also identifies that there is a small netball court at the school but that this is not for wider community use. There is no identified requirement for Pebworth in the Play Pitch Strategy.

3.0 Residents Questionnaire Findings

3.1 The focus groups and resident questionnaires identified that Green Space is particularly important to Pebworth in terms of the character and setting of the village and surrounding areas; as an important recreational resource; and also as a habitat to wildlife.

3.2 The questionnaire identified 10 areas of green space based on information from the focus groups. The questionnaire explained that the area of land around the Close is already protected as a 'significant gap' in the SWDP. It also explained that the Neighbourhood Plan can designate areas as LGS which can protect land in a similar way to Green Belt but that it must comply with government criteria (see policy section for criteria).



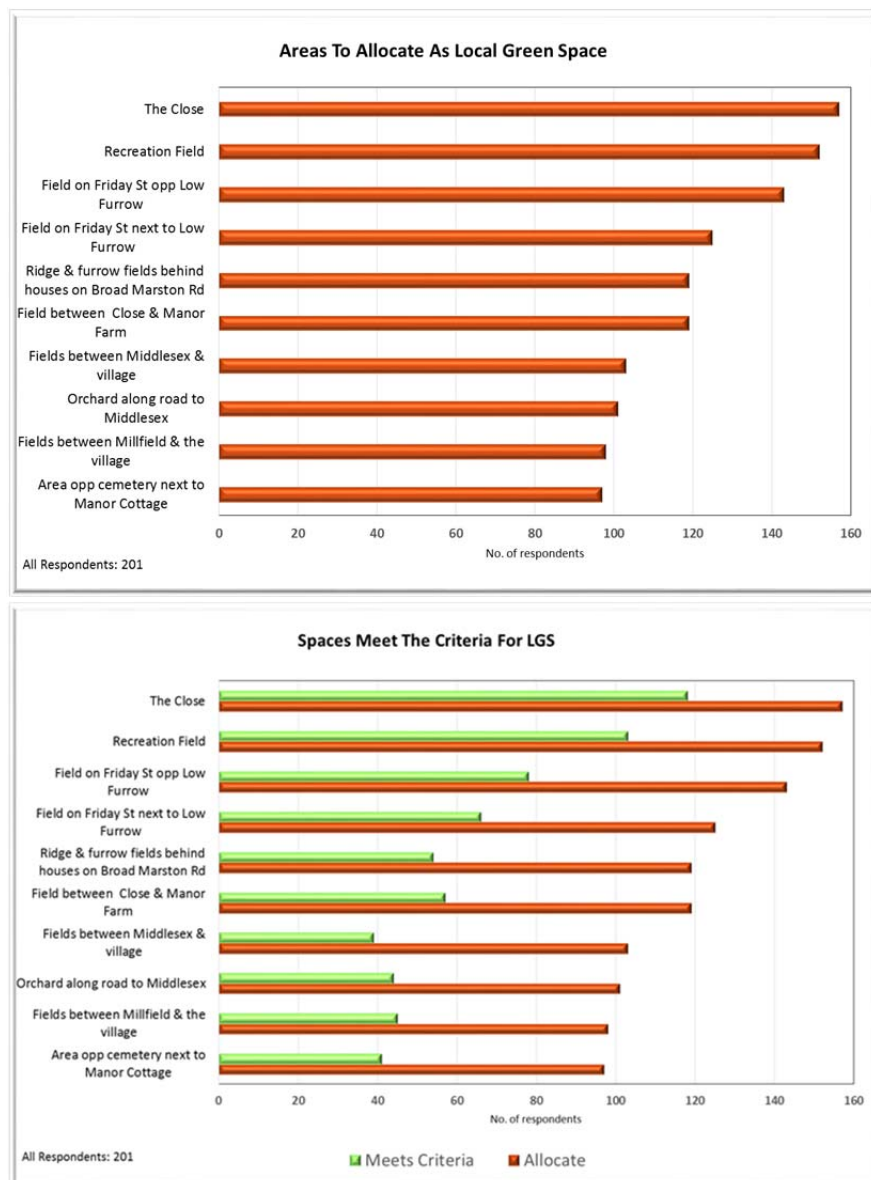
3.3 77% of respondents to the questionnaire were in support of some land in Pebworth parish being designated as LGS. (13% didn't know and 10% were against).

3.4 The Close, the Recreation Field and the field on Friday Street opposite Low Furrow were the three areas with the most local support for designation, but many of the sites performed well and there were numerous additional suggestions of areas to be considered.

3.5 Although the community were asked about whether the site met the criteria for LGS designation they were less confident in their response to this. With hindsight the question was not structured to gain a clear understanding of the communities view on this, as it suggested that it should be left blank if you disagreed or didn't know. Therefore it is unclear

⁵ <http://www.swdevelopmentplan.org/wp-content/uploads/2013/05/WychavonDistrictPlayingPitchStrategy.pdf>

how many actually disagreed and how many just didn't know or feel confident in applying the criteria.



3.6 The other sites that were suggested through the questionnaire were:

- Land / fields opposite houses on Broad Marston Road
- Land off Chapel Road
- Field opposite the school / on Back Lane
- Paddock along Dorsington Road
- Town Pool
- Land at bottom of New Road
- Footpath from Friday Street to The Close
- Land between Rookery House and Rookery Barn
- Pond/ Wildlife area
- Orchard / community orchard

4.0 The Process

4.1 Having identified that the community were keen to allocate LGS within the Plan BPA assisted in identifying all possible sites that needed to be assessed. All sites identified through the focus groups and the questionnaire results, as well as any others considered appropriate at a meeting by eight members of the steering group in November 2017, were listed as part of a Green Space Audit.

4.2 The group were encouraged to identify all the green spaces in the parish. This included: informal green spaces; village greens; allotments; cemeteries; highway verges; parks and gardens; footpaths and cycle routes; rural footpaths and nature trails; sports pitches; Sustainable Urban Drainage Systems and other landscaped areas.

4.3 This resulted in a list of 19 sites (see appendix 1). Each of these sites is listed in the Green Space Audit with a description of the type of land it is and the purpose it has; whether there is any statutory designation afforded to the land; the quality and condition of the space; and the value and benefit the space brings to the community. This audit also captures public opinion on that land if it were included in the residents' questionnaire and focus groups.

4.4 To avoid criticism and to ensure that green space assessments were undertaken in a robust and transparent way, all 19 sites then underwent a green space site assessment.

4.5 A working group of eight members of the steering group was established to undertake these assessments in small groups of two or three. This would help with consistency in the way the criteria was interpreted, and avoid any individual opinions dominating the assessment. In allocating small groups to carry out the assessments they were required to declare any interests and were not allowed to assess sites where they may have a prejudicial interest (e.g. own the land being considered). In accordance with the groups commitment to transparency the assessors' names are listed at the top of each site assessment.

4.6 Each group was assigned six sites and visited the sites to take photographs and complete the assessment forms (published at appendix 3). Based on the principles established in the NPPF and PPG the sites were required to meet three specific criteria they had to:

- be in reasonably close proximity (walking distance) to the community;
- demonstrably special to the local community and hold a particular local significance; and
- be local in character/ scale i.e. not an extensive tract of land.

4.7 The first and third bullet points were easier for the groups to determine, as close proximity was considered to be within 800m-1km, and in the case of the latter any large swathes of fields on the edge of the settlement were not considered to be local in character as defined by the NPPG. The second bullet point however, required a lot more detailed consideration. Under this overarching criterion a number of questions were asked to determine whether there was enough evidence to propose the site as LGS. Not all of these questions needed to be answered positively for a site to be considered suitable for LGS designation, but the group needed to be confident that at least one or a combination of them was met to demonstrate that the site was special to the local community and held a particular local significance.

4.8 The questions used to ascertain this were:

- Are there significant views from the local area into or across the site?
- Does the site afford the public with significant views out into the wider countryside?
- Does the site have special historic significance or features?
- Does the site have recreational value?
- Is the site particularly tranquil?
- Does the site have ecological value, trees, wildlife or habitat?
- Does the site form a significant green break within the settlement?
- Are there other reasons that make the site special to local people?
- Is there evidence demonstrating that the site is special to local people?

4.9 In considering whether a space was demonstrably special to a local community, as has already been mentioned 10 of the sites were covered in the residents' questionnaire and were ranked with any comments received about them captured on the site summary. The majority of the others were borne out of suggestions from the questionnaire. All sites considered along with this background paper will be consulted on in the community and with stakeholders as part of the pre-submission consultation.

4.10 Each of these assessments (published at appendix 3) were reviewed by the working group, other members of the steering group and members of the public that attended the shortlisting meeting on 14 December 2017. At this meeting the compliance of each site was considered against the NPPF criteria using the assessment forms and it was decided whether they should be shortlisted.

4.11 The five shortlisted sites were The Close; the recreation field; the field on Friday Street next to Low Furrow; the ridge and furrow fields behind the houses on Broad Marston Road; and Brown's Wood, Broad Marston.

4.12 There was significant debate at the shortlisting meeting as to whether land should be designated as LGS without the support of the owner. The Steering Group understood

that landowner consent was not a requirement; however they agreed that as there was a strong objection from a landowner over the inclusion of their land to be considered for designation that sites without landowner support would not be pursued. Therefore it was decided all the owners of the sites that were shortlisted would be written to notify them of the Neighbourhood Plans intention to propose them as designation as LGS.

4.13 At a meeting on 25 January 2018 the sites were reviewed again based on advice from Wychavon District Council that sites that were contained within the Strategic Gap could be designated within the Plan in case of future amendments to the SWDP; and that the decision as to whether they should be removed for duplication could be made by the Inspector examining the Plan. Therefore a further two sites were included within the proposed list: the field on Friday St opposite Low Furrow and the field between the Close and Manor Farm.

4.14 It was confirmed at this meeting that the group would not designate any sites without the landowners consent and that all shortlisted sites would be written to. This provided them all with the same opportunity to object. Letters were sent to the owners of:

- The Close (including land around the Village Hall);
- The recreation field;
- Field on Friday Street opposite Low Furrow
- Field between the Close and Manor Farm.
- Field on Friday Street next to Low Furrow
- The ridge and furrow fields behind the houses on Broad Marston Road; and
- Brown's Wood, Broad Marston.

4.15 The policy wording for the draft policy was also agreed at this meeting with the proviso that the sites listed would only be finalised once letters have been sent and responses received.

4.16 The letters were sent in March 2018 and six responses were received, two in support and four objecting to land being designated as Local Green Space. For completeness a further letter was sent to the Village Hall on 2nd May regarding land at the Close (including land around the Village Hall) and a response was received in support of its inclusion. Therefore the draft policy was amended to read as follows:

Local Green Space Policy

The following areas identified on the Policies Map are designated as Local Green Space and will be protected from development due to their particular local significance or community value:

- 1. The Close (including land around the Village Hall);***
- 2. The Recreation Field; and***

3. The field between the Close and Manor Farm.

Development on land designated as Local Green Space will only be permitted in exceptional circumstances where it can be clearly demonstrated that the development will not conflict with the purpose of the designation.

Reasoned Justification

Green open spaces are a vital part of the character, identity and setting of the village of Pebworth and the hamlets of Broad Marston and Ullington. Many of them have historic significance and provide a valuable habitat to flora and fauna. They contribute to the vibrancy and health of the local community by providing a valuable recreation resource, visual amenity and areas of peace and tranquillity. Uncontrolled changes to green spaces can irrevocably alter their special character or intrinsic value.

The NPPF enables the NDP to designate areas of 'Local Green Space' for special protection, thereby ruling out new development on these sites other than in very special circumstances. Development which is permissible under very special circumstances might include the creation of playing fields, or other open land uses. However, it would exclude residential buildings, employment development, caravan parks, equine development or traveller sites.

Local Green Space does not need to be publicly accessible, although two of those included in the policy are accessible to the public and are well used by local people for a range of purposes.

All three of the sites are well contained, local in scale and located in or immediately adjacent to the Village of Pebworth. They are demonstrably special to a local community and hold a particular local significance as demonstrated in the Green Space background paper.

It should be noted that the site known as the field opposite Low Furrow also met the criteria for designation as Local Green Space and was well supported by local residents. This site has not been designated but is already afforded a similar level of protection as a Significant Gap through the SWDP in policy SWDP2 and the NDP supports the retention of this.

A further three sites were also well supported by locals as being important green spaces in the parish, and were considered to meet the criteria. The field on Friday Street next to Low Furrow, the ridge and furrow fields behind the houses on Broad Marston Road and Brown's Wood in Broad Marston. These are not included in the policy as land owners were not supportive of their designation and the NDP group did not wish to proceed without their support.

This policy is intended to complement policy SWDP 2 Part D (Development Strategy and Settlement Hierarchy) and SWDP 38 (Green Space).

4.17 These sites were initially tested against the NDP vision and objectives to ensure that they were in accordance with the initial aims of the Plan. Discussions were also entered into with the Local Planning Authority to check whether they were supportive of the approach taken by the NDP and to ensure their compliance with the Local Development Plan.

4.18 The Green Space policy was published as part of the Regulation 14 consultation, and was well supported by respondents. However there were queries over whether green space along Back Lane, the area known as the town pool, and land known as the Slingate off Dorsington Road had been considered as part of the process.

4.19 The group were able to confirm that although town pool had been suggested as an area to assess following the residents' questionnaire, it was not included in the green space audit as it is a car park with some landscaping, but it is predominantly covered in tarmac, and was therefore not considered to be a green space.

4.20 The group were also able to confirm that the green space on Back Lane had also already been assessed and is referred to as Field opposite the school / on Back Lane/ Land between Rookery House and Rookery Barn. It was considered to provide a green break in the settlement, but once assessed against the government's LGS criteria it was not considered to meet it fully and therefore does not feature in the policy.

4.21 The group identified that the land known as The Slingate had not been assessed as part of the original green space audit, therefore to ensure robustness of the process an assessment using the government criteria was undertaken and reviewed by the group at a meeting on 22 November 2018. Although the Parish Council help to clear the site when it gets overgrown to ensure that access to the public right of way is maintained, the owner of the land is unknown so was not contacted as part of the process. The site was not considered to fully meet the government criteria; it is an entry point to a public right of way. The full assessment can be seen at appendix 3. Therefore no changes were made to the sites designated as Local Green Space in policy 4.

Appendix 1 Green Space Audit

Ref	Settlement	Address /Location	What type is it (description and purpose)	Statutory Designation/ Status	Quality and condition of space (including any deficiencies)	Value and benefit to community
1	Pebworth	The Close	Village Green Children's Play Area	Significant Gap SWDP2	Well kept. Play equipment in good condition. (see focus group comments)	Village fetes. Leisure, play area. Strategic Gap. Focal point and setting for the Village Hall. Wide community use. Strategic Gap.
2	Pebworth	Recreation Field	Sports pitch, allotments and war memorial	None	Recently laid out, good condition.	Recreation area, football pitch. Area to grow food/plants. Key entry point into village. Parish Council owned.
3	Pebworth	Field on Friday St opposite Low Furrow	Enclosed field sheep grazing.	Significant Gap SWDP2	Pastoral rough grassland	Historic gap in the settlement. Setting. Views. Traditional setting in the heart of the village. Strategic Gap.
4	Pebworth	Field on Friday St next to Low Furrow	Enclosed field sheep grazing.	None	Pastoral, tidy grassland	Within conservation area, has significant views and significant trees and tree groups adjacent to northern boundary. Important boundary features. It is at the entrance to Friday Street, one of the most attractive streets in the village, and next to a Grade 2 listed building.
5	Pebworth	Area opposite cemetery next to Manor Cottage	Former water tower, open gap between houses providing a view.	None	Well kept	This site was not well supported by the community for allocating for green space, ranked 10th.

Ref	Settlement	Address /Location	What type is it (description and purpose)	Statutory Designation/ Status	Quality and condition of space (including any deficiencies)	Value and benefit to community
6	Pebworth	Field between Close & Manor Farm	Open field fenced off	Significant Gap SWDP2	Maintained	Strategic Gap Important to the setting of the Conservation Area.
7	Pebworth	Orchard along road to Middlesex	Orchard	None	Not well kept	None
8	Pebworth	Fields between Middlesex & village	Open fields	None	rough grassland	Separates Millfield development from the village
9	Pebworth	Fields between Millfield & the village	Open fields	None	rough grassland	Site contributes to the agricultural heritage of Pebworth. It has a public right of way through the middle of the site. It is a tranquil site that separates Millfield and the main village.
10	Pebworth	Ridge & furrow fields behind houses on Broad Marston Rd	Ridge and furrow fields	None	Retained ridge and furrow characteristics	Public foot path runs through the site. Historic value.
11	Broad Marston	Brown's Wood	Private woodland	None	Natural woodland	Open to the community. Children's forest school.
12	Pebworth	Land / fields opposite houses on Broad Marston Road	Arable Agricultural land	None	Farmland	Open countryside / outlook
13	Pebworth	Land off Chapel Road	Private scrubland	None	Scrubland not maintained	None
14	Pebworth	Field opposite the school / on Back Lane/ Land between Rookery House and Rookery Barn	Grazing, pasture land	None	Used for grazing	Provides a green break in the settlement

Ref	Settlement	Address /Location	What type is it (description and purpose)	Statutory Designation/ Status	Quality and condition of space (including any deficiencies)	Value and benefit to community
15	Pebworth	Paddock Along Dorsington Road	Mown paddock extending from private garden	None	Mown and maintained	It doesn't have a known special value to local people.
16	Pebworth	Pond/ Wildlife area, attenuation pond Wesley gardens	Attenuation pond	None	Well maintained, wildlife area	Essential function in protecting other parts of the village from flooding. It has been developed as a wildlife reserve to enhance the village.
17	Broad Marston	Allotment Priors Lane	Private allotment / garden	None	Private allotment/ garden well maintained	Surviving example of traditional allotment.
18	Pebworth	Burial Ground	Burial ground	None	Well Maintained	Important heritage and community site
19	Pebworth	Church Yard	Grave yard	None	Well Maintained	Setting of the Grade I church historic importance.

Appendix 2 Site Assessment Form (blank)

Site Assessment Form (Green Space)	
Completed by:	Date:
Site Name / Ref:	
Site Address:	
Site Area:	
Description/ Overview Map and Photo to be inserted	
Current Use:	
Designations (Conservation Area/ Significant Gap etc.):	
Criteria and reason for protection	
1. Is the green space in reasonably close proximity (walking distance) to the community it serves?	
2. Is the green space demonstrably special to the local community and hold a particular local significance? a) Are there significant views from the local area into or across the site? b) Does the site afford the public with significant views out into the wider countryside? c) Does the site have special historic significance or features? d) Does the site have recreational value?	

e)	Is the site particularly tranquil?	
f)	Does the site have ecological value, trees, wildlife or habitat?	
g)	Does the site form a significant green break within the settlement?	
h)	Are there other reasons that make the site special to local people?	
i)	Is there evidence demonstrating that the site is special to local people?	
3.	Is the green area:	
a)	local in character?	
b)	an extensive tract of land?	Yes / No
Is there public access to the site?		
Would the site provide the public with amenity value without public access?		
Summary and recommendations:		

Appendix 3 Completed Site Assessment Forms

Site Assessment Form (Green Space)	
Completed by: SS & DC	Date: 15/12/17
Site Name / Ref: 1. The Close	
Site Address: The Close, Chapel Road, Pebworth	
Site Area: Unknown.	
Description/ Overview	
 	
Current Use:	
Public open space, village fetes, barbecues, sports, children's play	
Designations (Conservation Area/ Significant Gap etc.): Bordering conservation area but outside	
Criteria and reason for protection	
1.	Is the green space in reasonably close proximity (walking distance) to the community it serves?
Yes	

<p>2. Is the green space demonstrably special to the local community and hold a particular local significance? Yes</p> <p>a) Are there significant views from the local area into or across the site? Yes</p> <p>b) Does the site afford the public with significant views out into the wider countryside? No</p> <p>c) Does the site have special historic significance or features? Yes, old cider mill</p> <p>d) Does the site have recreational value? Yes, children's play area, public events and general sports</p> <p>e) Is the site particularly tranquil? Yes</p> <p>f) Does the site have ecological value, trees, wildlife or habitat? Yes the mature trees bordering are known habitat for owls, owl boxes are installed there.</p> <p>g) Does the site form a significant green break within the settlement? Yes</p> <p>h) Are there other reasons that make the site special to local people? Yes it is the central green open space within the village</p> <p>i) Is there evidence demonstrating that the site is special to local people? Yes, it was the number one open space requested for protection in village questionnaires.</p>
<p>3. Is the green area:</p> <p>a) local in character? Yes</p> <p>b) an extensive tract of land? No</p>
<p>Is there public access to the site? Yes</p>
<p>Would the site provide the public with amenity value without public access?</p> <p>Yes, because of the significant open space amongst houses</p>
<p>Summary and recommendations:</p> <p>Local opinion is overwhelmingly in favour of protecting this site as green open space. Include in policy.</p>

Site Assessment Form (Green Space)	
Completed by: SS & DC	Date: 13/12/17
Site Name / Ref: 2. Recreation Field	
Site Address: Recreation Field, Broad Marston Road	
Site Area: 0.97 Ha	

Description/ Overview



Current Use:

Sports pitch, allotments, mini orchard and war memorial

Designations (Conservation Area/ Significant Gap etc.): None

Criteria and reason for protection

1. Is the green space in reasonably close proximity (walking distance) to the community it serves? Yes
2. Is the green space demonstrably special to the local community and hold a particular local significance? Yes
 - a) Are there significant views from the local area into or across the site? Yes
 - b) Does the site afford the public with significant views out into the wider countryside? Yes
 - c) Does the site have special historic significance or features? Village war memorial
 - d) Does the site have recreational value? Yes, MUGA, golf practice nets, football pitch, 10 x allotments
 - e) Is the site particularly tranquil? Yes

f)	Does the site have ecological value, trees, wildlife or habitat? Yes, experimental elm trees, mini orchard, native hedgerows. No known wildlife or habitat.
g)	Does the site form a significant green break within the settlement? No. On edge of settlement
h)	Are there other reasons that make the site special to local people? Yes. This site is owned by the Parish Council and is being developed for recreation purposes.
i)	Is there evidence demonstrating that the site is special to local people? Yes. Surveys and annual gatherings at village war memorial. Also used as a car park for special events
3.	Is the green area:
a)	local in character? Yes
b)	an extensive tract of land? No contained
Is there public access to the site? Yes	
Would the site provide the public with amenity value without public access? Yes	
Summary and recommendations: Important recreational asset to village. Out of 201 responses from local people 152 said this site should be allocated as local green space (ranked second out of ten). Include in policy.	

Site Assessment Form (Green Space)	
Completed by: KP, JP and JW	Date: 3 rd December 2017
Site Name / Ref: Field Opposite Low Furrow	
Site Address: Friday Street, Pebworth, CV37 8XW	
Site Area:	
Description/ Overview	View across site towards The Close and Manor Farm
	

View from Friday Street



View along Friday St from site



View across site towards field adjacent to Low Furrow and View of Low Furrow from site



Current Use:

Agricultural

Designations (Conservation Area/ Significant Gap etc.):

Significant Gap

Criteria and reason for protection

1. Is the green space in reasonably close proximity (walking distance) to the community it serves?

At the heart of the village
<p>2. Is the green space demonstrably special to the local community and hold a particular local significance?</p> <p>a) Are there significant views from the local area into or across the site? Significant part of the conservation area</p> <p>b) Does the site afford the public with significant views out into the wider countryside? No</p> <p>c) Does the site have special historic significance or features? Part of the agricultural heritage of Pebworth</p> <p>d) Does the site have recreational value? Includes a footpath alongside it.</p> <p>e) Is the site particularly tranquil? Yes.</p> <p>f) Does the site have ecological value, trees, wildlife or habitat? Not known</p> <p>g) Does the site form a significant green break within the settlement? Yes – significant gap</p> <p>h) Are there other reasons that make the site special to local people? Historical</p> <p>i) Is there evidence demonstrating that the site is special to local people? 71% of people want to preserve this as green space</p>
<p>3. Is the green area:</p> <p>a) local in character? Yes contained site– used for sheep grazing</p> <p>b) an extensive tract of land? No</p>
<p>Is there public access to the site? Private land</p>
<p>Would the site provide the public with amenity value without public access? Yes.</p>
<p>Summary and recommendations:</p> <p>This is part of Pebworth’s agricultural heritage at the heart of the village. It is considered a strategic gap within the conservation area. It should, thus, be protected as green space.</p> <p>It has not been allocated in the Neighbourhood Plan as it is not supported by the land owner. It is in the SWDP as a significant gap (SWDP2), and the Neighbourhood Plan support the protection and retention of this site as a significant gap.</p>

Site Assessment Form (Green Space)	
Completed by: SS & DC	Date: 13/12/17
Site Name / Ref: 4. Field on Friday St next to Low Furrow	
Site Address: Friday Street, Pebworth	
Site Area: Unknown	
Description/ Overview 	
Current Use: Sheep grazing	
Designations (Conservation Area/ Significant Gap etc.): Within conservation area, has significant views and significant trees and tree groups adjacent to northern boundary. Important boundary features.	
Criteria and reason for protection	
1.	Is the green space in reasonably close proximity (walking distance) to the community it serves? Yes
2.	Is the green space demonstrably special to the local community and hold a particular local significance? Yes, based on responses to questionnaire
a)	Are there significant views from the local area into or across the site? Yes
b)	Does the site afford the public with significant views out into the wider countryside? Yes
c)	Does the site have special historic significance or features? No, identified in Conservation Area Appraisal as a prominent open space

d)	Does the site have recreational value? No
e)	Is the site particularly tranquil? No
f)	Does the site have ecological value, trees, wildlife or habitat? Possibly within adjacent significant tree group
g)	Does the site form a significant green break within the settlement? No.
h)	Are there other reasons that make the site special to local people? Yes. This site is at the entrance to Friday Street, one of the most attractive streets in the village, and next to a Grade 2 listed building.
i)	Is there evidence demonstrating that the site is special to local people? Yes. Through local surveys.
3.	Is the green area:
a)	local in character? Yes
b)	an extensive tract of land? No
Is there public access to the site? No	
Would the site provide the public with amenity value without public access? Yes, because of significant views and sets the rural tone for Friday Street conservation area.	
<p>Summary and recommendations: Out of 201 responses from local people 125 said this site should be allocated as local green space (ranked fourth out of ten).</p> <p>It has not been allocated as landowner is not supportive it is identified as prominent open space in the Conservation Area appraisal.</p>	

Site Assessment Form (Green Space)	
Completed by: SS & DC	Date: 13/12/17
Site Name / Ref: 5. Area opposite cemetery next to Manor Cottage	
Site Address: Site between Manor Cottage and Hill House	
Site Area: Unknown. Very small	
Description/ Overview	



Current Use:

Fenced off area of grassland with trees

Designations (Conservation Area/ Significant Gap etc.): Within conservation area, important boundary features

Criteria and reason for protection

1. Is the green space in reasonably close proximity (walking distance) to the community it serves?
Yes

2. Is the green space demonstrably special to the local community and hold a particular local significance? No, based on responses to questionnaire

a) Are there significant views from the local area into or across the site? Yes, in conservation appraisal

b) Does the site afford the public with significant views out into the wider countryside? Yes

c) Does the site have special historic significance or features? No. Ex water tower

d) Does the site have recreational value? No

e) Is the site particularly tranquil? No

f) Does the site have ecological value, trees, wildlife or habitat? No

g) Does the site form a significant green break within the settlement? Yes

h) Are there other reasons that make the site special to local people? No

i) Is there evidence demonstrating that the site is special to local people? No

3. Is the green area:

a) local in character? Yes




b) an extensive tract of land? No
Is there public access to the site? No
Would the site provide the public with amenity value without public access? Yes, because of significant views and sets the rural tone for the area
Summary and recommendations: Out of 201 responses from local people 97 said this site should be allocated as local green space (ranked tenth out of ten). The site does not meet all the criteria for allocating it as LGS.

Site Assessment Form (Green Space)
Completed by: SS & DC Date: 13/12/17
Site Name / Ref: 6. Field between Close & Manor Farm
Site Address: Field between Close & Manor Farm
Site Area: Unknown.
Description/ Overview 
Current Use: Sheep and horse grazing
Designations (Conservation Area/ Significant Gap etc.): Within conservation area, significant tree groups

Criteria and reason for protection	
1.	Is the green space in reasonably close proximity (walking distance) to the community it serves? Yes
2.	Is the green space demonstrably special to the local community and hold a particular local significance? Yes, significant gap, SWDP 2. Strategic gap a) Are there significant views from the local area into or across the site? Yes, in conservation appraisal b) Does the site afford the public with significant views out into the wider countryside? No c) Does the site have special historic significance or features? No d) Does the site have recreational value? No e) Is the site particularly tranquil? No f) Does the site have ecological value, trees, wildlife or habitat? Yes within significant tree group g) Does the site form a significant green break within the settlement? Yes h) Are there other reasons that make the site special to local people? Yes because it is adjacent to the Close and children's play area. i) Is there evidence demonstrating that the site is special to local people? No
3.	Is the green area: a) local in character? Yes b) an extensive tract of land? No
Is there public access to the site? No, but footpath adjacent to southern boundary	
Would the site provide the public with amenity value without public access? Yes, because of proximity to the Close and children's play area.	
Summary and recommendations: <p>Out of 201 responses from local people 119 said this site should be allocated as local green space (ranked sixth out of ten). The site has been identified as a Strategic Gap in the SWDP and is protected as it is important to the setting of the conservation area. The Neighbourhood Plan supports the designation and proposes to designate it as a Local Green Space.</p>	

Site Assessment Form (Green Space)	
Completed by: KP, JP and JW	Date: 3 rd December 2017
Site Name / Ref: 7. Orchard on road to Middlesex	
Site Address: Orchard on road to Middlesex	
Site Area:	
Description/ Overview	
	
Entrance to orchard	View into orchard
	
Current Use:	
Neglected orchard	
Designations (Conservation Area/ Significant Gap etc.):	
None	
Criteria and reason for protection	
1. Is the green space in reasonably close proximity (walking distance) to the community it serves? At edge of village	

<p>2. Is the green space demonstrably special to the local community and hold a particular local significance?</p> <p>a) Are there significant views from the local area into or across the site? No</p> <p>b) Does the site afford the public with significant views out into the wider countryside? Views across the Vale of Evesham and towards the Cotswolds</p> <p>c) Does the site have special historic significance or features? Orchard – horticulture has been a significant part of the local economy for centuries.</p> <p>d) Does the site have recreational value? No</p> <p>e) Is the site particularly tranquil? Yes.</p> <p>f) Does the site have ecological value, trees, wildlife or habitat? Established fruit trees. It is not known if there are specific, local tree species present but it is likely to support a wide variety of wildlife.</p> <p>g) Does the site form a significant green break within the settlement?</p> <p>h) Are there other reasons that make the site special to local people?</p> <p>i) Is there evidence demonstrating that the site is special to local people? 50% of respondents would like to preserve this site as green space.</p>
<p>3. Is the green area:</p> <p>a) local in character? Yes – an orchard</p> <p>b) an extensive tract of land? No</p>
<p>Is there public access to the site?</p> <p>Not at present.</p>
<p>Would the site provide the public with amenity value without public access?</p> <p>No.</p>
<p>Summary and recommendations:</p> <p>The site could have value to the community if the site was tidied and the trees received some care. In its present state, it is just a derelict orchard.</p>

Site Assessment Form (Green Space)	
Completed by: KP, JP and JW	Date: 3 rd December 2017
Site Name / Ref: 8. Fields between Middlesex & Village	
Site Address: Fields between Middlesex & Village	
Site Area:	
Description/ Overview Map and Photo to be inserted    <p>View from Little Meadows towards village</p>	



View from road towards Little Meadows



View from road towards Dorsington

Current Use:

Agricultural (Sheep and cattle grazing)

Designations (Conservation Area/ Significant Gap etc.):

None

Criteria and reason for protection

1. Is the green space in reasonably close proximity (walking distance) to the community it serves?

Between the main village and the hamlet of Middlesex

2. Is the green space demonstrably special to the local community and hold a particular local significance?

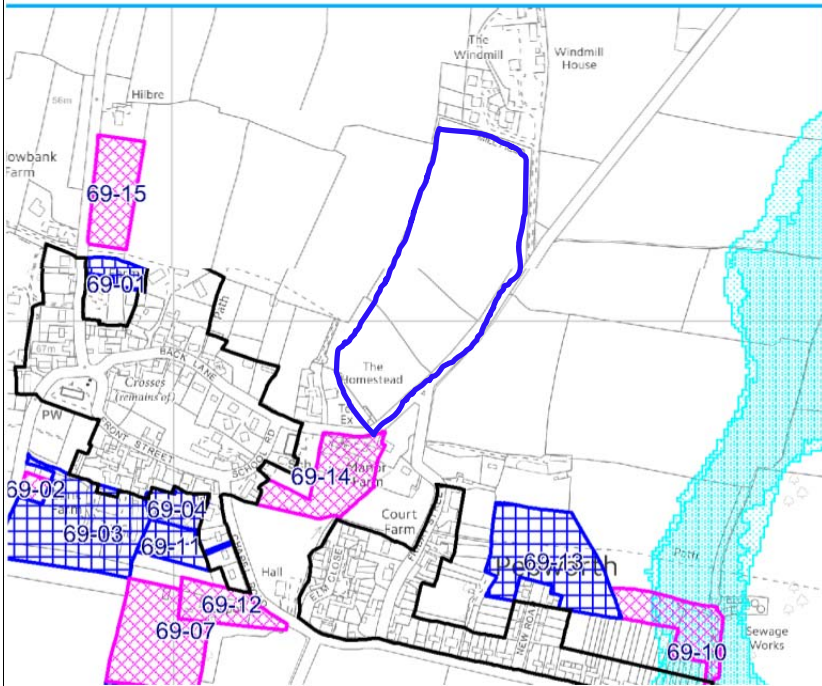
a) Are there significant views from the local area into or across the site? Across from Dorsington to the Vale of Evesham

b) Does the site afford the public with significant views out into the wider countryside?

Yes. Views across the Vale of Evesham and across to Dorsington

c)	Does the site have special historic significance or features?
d)	Does the site have recreational value?
e)	Is the site particularly tranquil? Yes.
f)	Does the site have ecological value, trees, wildlife or habitat?
g)	Does the site form a significant green break within the settlement? Yes. It separates the main village from the hamlet of Little Meadows
h)	Are there other reasons that make the site special to local people?
i)	Is there evidence demonstrating that the site is special to local people? 51% of respondents want to preserve this as green space.
3.	Is the green area:
a)	local in character? Open fields traditional to the setting of village
b)	an extensive tract of land? Yes large tract of land
Is there public access to the site? Via a footpath that runs through the site.	
Would the site provide the public with amenity value without public access? Yes.	
Summary and recommendations: This site forms a significant break between the village and the hamlet of Little Meadows but does not fully meet the requirements of LGS.	

Site Assessment Form (Green Space)
Completed by: KP, JP and JW Date: 3 rd December 2017
Site Name / Ref: 9. Fields Between Millfields and Village
Site Address: Fields Between Millfields and Village
Site Area:
Description/ Overview



View across to Millfields



View towards Back Lane, Pebworth





Panoramic view of site

Current Use:

Agricultural – sheep grazing

Designations (Conservation Area/ Significant Gap etc.):

None

Criteria and reason for protection

1. Is the green space in reasonably close proximity (walking distance) to the community it serves?

Yes – between Millfields and main village

2. Is the green space demonstrably special to the local community and hold a particular local significance?

a) Are there significant views from the local area into or across the site?

Views from village towards Millfields/Windmill Hill and vice versa. Also views from main village across to Cotswolds.

b) Does the site afford the public with significant views out into the wider countryside?

Views towards Cotswolds

c) Does the site have special historic significance or features?

Agricultural heritage of Pebworth

d) Does the site have recreational value?

There is a public footpath through the middle of the site.

e) Is the site particularly tranquil? Yes.

f) Does the site have ecological value, trees, wildlife or habitat? Not known.

g) Does the site form a significant green break within the settlement?

Yes – it separates Millfields and the main village

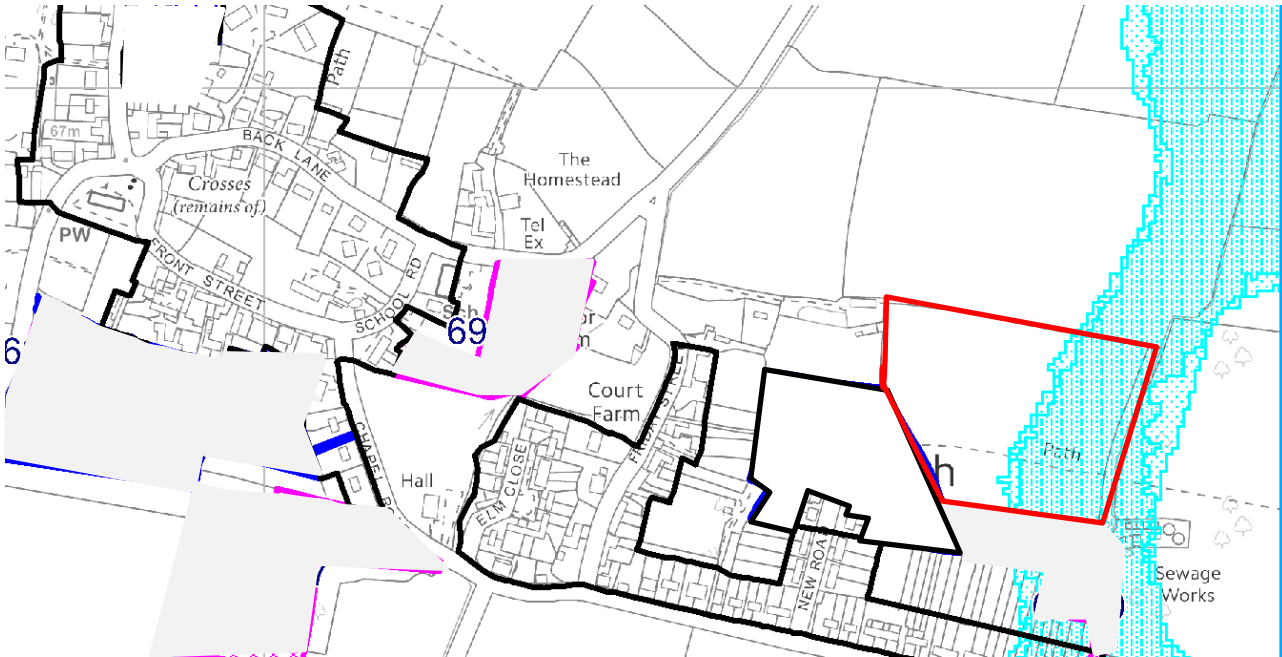
h) Are there other reasons that make the site special to local people?

i) Is there evidence demonstrating that the site is special to local people?

49% of respondents would like to protect this green space.

3. Is the green area:

a)	local in character?	Yes – agricultural and characteristic of area
b)	an extensive tract of land?	Yes
Is there public access to the site? Yes – via a public footpath		
Would the site provide the public with amenity value without public access? Yes.		
Summary and recommendations: <p>This is a significant break between Millfields and the main village. Protecting it will help to preserve Peabworth's agricultural heritage. However on discussion with the group it does not fully meet the requirements of LGS due to its scale.</p>		

Site Assessment Form (Green Space)	
Completed by: KP, JP and JW	Date: 3 rd December 2017
Site Name / Ref: 10. Ridge & Furrow Fields behind houses on Broad Marston Rd	
Site Address: Ridge & Furrow Fields behind houses on Broad Marston Rd	
Site Area:	
Description/ Overview 	



Current Use:

Not known

Designations (Conservation Area/ Significant Gap etc.):

None

Criteria and reason for protection

1. Is the green space in reasonably close proximity (walking distance) to the community it serves?

Yes.

2. Is the green space demonstrably special to the local community and hold a particular local significance?

a) Are there significant views from the local area into or across the site? No

b) Does the site afford the public with significant views out into the wider countryside?

Yes. Views towards Windmill Hill and towards Brown's Wood

c) Does the site have special historic significance or features? Ridge & furrow fields

d) Does the site have recreational value? A footpath crosses the site.

e) Is the site particularly tranquil? Yes.

f) Does the site have ecological value, trees, wildlife or habitat? Ridge & furrow fields

g) Does the site form a significant green break within the settlement?

h) Are there other reasons that make the site special to local people?

i) Is there evidence demonstrating that the site is special to local people?

59% of respondents would like to protect this space.

<p>3. Is the green area:</p> <p>a) local in character? Yes – ridge & furrow fields.</p> <p>b) an extensive tract of land? No, it is not vast it is contained</p>
<p>Is there public access to the site?</p> <p>Yes – via a public footpath</p>
<p>Would the site provide the public with amenity value without public access?</p> <p>Yes. The ridge and furrow fields are part of Pebworth's heritage.</p>
<p>Summary and recommendations:</p> <p>The ridge and furrow fields are part of the agricultural heritage of Pebworth and the residents would like to protect this.</p> <p>The land owner does not support its inclusion therefore it has not been proposed.</p>


Site Assessment Form (Green Space)
<p>Completed by: SS & DC Date: 13/12/17</p>
Site Name / Ref: 11. Brown's Wood also known as Lyall Wood
Site Address: Brown's Wood, Broad Marston
Site Area: Unknown.
<p>Description/ Overview</p> 
Current Use: Private woodland

Designations (Conservation Area/ Significant Gap etc.): Unknown. A small part may be within the conservation area	
Criteria and reason for protection	
1.	Is the green space in reasonably close proximity (walking distance) to the community it serves? Yes
2.	Is the green space demonstrably special to the local community and hold a particular local significance? Yes, used by local walkers and schoolchildren
a)	Are there significant views from the local area into or across the site? No
b)	Does the site afford the public with significant views out into the wider countryside? No
c)	Does the site have special historic significance or features? No
d)	Does the site have recreational value? Yes
e)	Is the site particularly tranquil? Yes
f)	Does the site have ecological value, trees, wildlife or habitat? Yes, woodland
g)	Does the site form a significant green break within the settlement? No
h)	Are there other reasons that make the site special to local people? Yes Forest School for Pebworth First School
i)	Is there evidence demonstrating that the site is special to local people? Yes, see above
3.	Is the green area:
a)	local in character? No
b)	an extensive tract of land? No
Is there public access to the site? Yes	
Would the site provide the public with amenity value without public access? Possibly	
Summary and recommendations: Not in questionnaire. Local opinion unknown. This site is important to the school and provides an important habitat to wildlife. There are rights of way through the site. The group considered it may be suitable to designate as LGS. The landowner is not supportive therefore it is no longer proposed as LSG.	


Site Assessment Form (Green Space)
Completed by: RD, PH and PV Date: 23/11/17
Site Name / Ref: 12. Land opposite houses on Broad Marston Road
Site Address: Land opposite houses on Broad Marston Road
Site Area:
Description/ Overview 
Current Use: Arable planted
Designations (Conservation Area/ Significant Gap etc.): On edge of village not in CA and outside settlement boundary
Criteria and reason for protection
1. Is the green space in reasonably close proximity (walking distance) to the community it serves? Yes
2. Is the green space demonstrably special to the local community and hold a particular local significance? a) Are there significant views from the local area into or across the site?

<p>Yes outward views from 3 sides. Viewing across to Cotswolds, forestry and Church</p> <p>b) Does the site afford the public with significant views out into the wider countryside?</p> <p>Yes outward to Cotswolds, Meon Hill and Heart of England Forest.</p> <p>c) Does the site have special historic significance or features? No</p> <p>d) Does the site have recreational value? No</p> <p>e) Is the site particularly tranquil? No</p> <p>f) Does the site have ecological value, trees, wildlife or habitat?</p> <p>Traditional hedging and trees but nothing of ecological value</p> <p>g) Does the site form a significant green break within the settlement? No on the edge of settlement.</p> <p>h) Are there other reasons that make the site special to local people? No</p> <p>i) Is there evidence demonstrating that the site is special to local people? No</p>
<p>3. Is the green area:</p> <p>a) local in character? Yes – traditional agricultural which has been farmed for decades</p> <p>b) an extensive tract of land? Yes</p>
<p>Is there public access to the site?</p> <p>Gates and public footpath</p>
<p>Would the site provide the public with amenity value without public access? Yes views across it</p>
<p>Summary and recommendations:</p> <p>This site is a large tract of land it is not suitable to designate as LGS.</p>

Site Assessment Form (Green Space)
<p>Completed by: RD, PH and PV Date: 23/11/17</p>
Site Name / Ref: 13. Land behind Chapel Road
Site Address:


Chapel Road Pebworth
Site Area:
Description/ Overview 
Current Use: Rough scrubland
Designations (Conservation Area/ Significant Gap etc.): No
Criteria and reason for protection
1. Is the green space in reasonably close proximity (walking distance) to the community it serves? Yes
2. Is the green space demonstrably special to the local community and hold a particular local significance? a) Are there significant views from the local area into or across the site? None b) Does the site afford the public with significant views out into the wider countryside? No the site is enclosed on all sides c) Does the site have special historic significance or features? None d) Does the site have recreational value? Unlikely e) Is the site particularly tranquil? Yes f) Does the site have ecological value, trees, wildlife or habitat? No g) Does the site form a significant green break within the settlement? No

h)	Are there other reasons that make the site special to local people?	No
i)	Is there evidence demonstrating that the site is special to local people?	No
3.	Is the green area:	
a)	local in character?	Yes
b)	an extensive tract of land?	No
Is there public access to the site?		
Private track - no passing place		
Would the site provide the public with amenity value without public access?		
No		
Summary and recommendations:		
The site is not suitable to designate as LGS as it does not meet the criteria		

Site Assessment Form (Green Space)
Completed by: RD, PH and PV Date: 23/11/17
Site Name / Ref: 14. Field opposite school – land between Rookery House and the Old Barn
Site Address: Back Lane, Pebworth, CV37 8XA
Site Area:
Description/ Overview


Current Use: Grazing, pasture land
Designations (Conservation Area/ Significant Gap etc.): Not in CA
Criteria and reason for protection
1. Is the green space in reasonably close proximity (walking distance) to the community it serves? Yes
2. Is the green space demonstrably special to the local community and hold a particular local significance? a) Are there significant views from the local area into or across the site? People walking past have a view into the field b) Does the site afford the public with significant views out into the wider countryside? On the north side – views out to Dorsington, Welford and Long Marston. View to the village school on the south side – 50 metres distance c) Does the site have special historic significance or features? No d) Does the site have recreational value? No e) Is the site particularly tranquil? Yes f) Does the site have ecological value, trees, wildlife or habitat? Some trees and traditional English hedging g) Does the site form a significant green break within the settlement? Yes definitely h) Are there other reasons that make the site special to local people? No i) Is there evidence demonstrating that the site is special to local people? No
3. Is the green area: a) local in character? Traditional pasture land that fits in with the open countryside on the north side b) an extensive tract of land? No
Is there public access to the site? Yes – access from the public footpath on the north side
Would the site provide the public with amenity value without public access? No
Summary and recommendations:

The site does not meet all the criteria to allocate it for LGS.

Site Assessment Form (Green Space)
Completed by: RD, PH and PV Date: 23/11/17
Site Name / Ref: 15. Paddock along Dorsington Road
Site Address: Paddock Dorsington Road, Pebworth
Site Area:
Description/ Overview 
Current Use: Mown Paddock extending from private garden.
Designations (Conservation Area/ Significant Gap etc.): Not in CA and outside village boundary
Criteria and reason for protection
1. Is the green space in reasonably close proximity (walking distance) to the community it serves? Yes
2. Is the green space demonstrably special to the local community and hold a particular local significance? a) Are there significant views from the local area into or across the site? From the public road and from houses bordering one side of the site b) Does the site afford the public with significant views out into the wider countryside? Yes outwards towards Dorsington, Stratford, Long Marston and Meon Hill.

c)	Does the site have special historic significance or features?	No
d)	Does the site have recreational value?	Only for the owners at the moment
e)	Is the site particularly tranquil?	Yes
f)	Does the site have ecological value, trees, wildlife or habitat?	Not to our knowledge
g)	Does the site form a significant green break within the settlement?	No it is at the edge of the village
h)	Are there other reasons that make the site special to local people?	No
i)	Is there evidence demonstrating that the site is special to local people?	No
3.	Is the green area:	
a)	local in character?	It is a mown paddock
b)	an extensive tract of land?	No
Is there public access to the site? Private land		
Would the site provide the public with amenity value without public access?		
No		
Summary and recommendations:		
The site does not meet all the criteria to allocate it for LGS		


Site Assessment Form (Green Space)
Completed by: KP, JP and JW Date: 3 rd December 2017
Site Name / Ref: 16. Wesley Garden Pond Area
Site Address: Wesley Gardens, Pebworth, CV37 8DJ
Site Area:
Description/ Overview




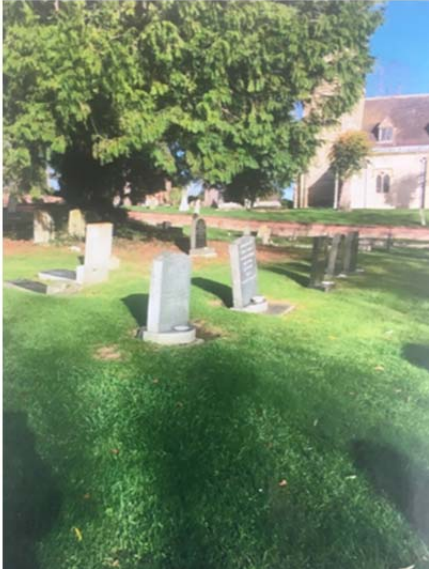
Current Use:

Attenuation Pond
Designations (Conservation Area/ Significant Gap etc.): Attenuation Pond (Flood prevention)
Criteria and reason for protection
1. Is the green space in reasonably close proximity (walking distance) to the community it serves? A central feature of the village
2. Is the green space demonstrably special to the local community and hold a particular local significance? a) Are there significant views from the local area into or across the site? Views across to the Cotswolds and Meon Hill b) Does the site afford the public with significant views out into the wider countryside? No c) Does the site have special historic significance or features? No d) Does the site have recreational value? Wildlife reserve e) Is the site particularly tranquil? No f) Does the site have ecological value, trees, wildlife or habitat? Wildlife (Heron, kingfishers, goldfinches, house martins, nesting moorhens and ducks, hedgehogs) Worcester Black Pear tree g) Does the site form a significant green break within the settlement? Green area at the edge of new development, separating it from the main road. h) Are there other reasons that make the site special to local people? i) Is there evidence demonstrating that the site is special to local people? Key element in the Britain in Bloom judging criteria. It helps to protect other parts of the village from flooding.
3. Is the green area: a) local in character? It includes a Worcester Black Pear tree. Contained site. b) an extensive tract of land? No
Is there public access to the site?

No. It is fenced off for safety reasons, but it is visible from public land as well as private land (to which access is not restricted).
Would the site provide the public with amenity value without public access? Yes because it is an attenuation pond which helps to protect the rest of the village from flooding.
Summary and recommendations: The Wesley Gardens pond performs an essential function in protecting other parts of the village from flooding. It has been developed as a wildlife reserve to enhance the village. As such, it should be protected but the group consider it does not need to be designated as LGS as it is protected by the important function it performs.

Site Assessment Form (Green Space)
Completed by: SS & DC Date: 13/12/17
Site Name / Ref: 17. Allotment Priory Lane
Site Address: Priory Lane, Broad Marston
Site Area: Unknown.
Description/ Overview 
Current Use:

Private allotment
Designations (Conservation Area/ Significant Gap etc.): Within conservation area, Prominent open space, significant views, significant boundaries on 3 sides. Significant tree group to west.
Criteria and reason for protection
1. Is the green space in reasonably close proximity (walking distance) to the community it serves? Yes
2. Is the green space demonstrably special to the local community and hold a particular local significance? Unknown. Not included in questionnaire a) Are there significant views from the local area into or across the site? Yes, in conservation appraisal b) Does the site afford the public with significant views out into the wider countryside? No c) Does the site have special historic significance or features? No d) Does the site have recreational value? No e) Is the site particularly tranquil? No f) Does the site have ecological value, trees, wildlife or habitat? Yes within significant tree group which is adjacent to the site g) Does the site form a significant green break within the settlement? Yes h) Are there other reasons that make the site special to local people? Yes because it is one of the few surviving traditional allotments i) Is there evidence demonstrating that the site is special to local people? No
3. Is the green area: a) local in character? Yes b) an extensive tract of land? No
Is there public access to the site? No
Would the site provide the public with amenity value without public access? Yes, because of significant views
Summary and recommendations: Not in questionnaire. Local opinion unknown. See Broad Marston conservation assessment. The site although important in the Conservation Area does not meet all the criteria for designating it as LGS.
Site Assessment Form (Green Space)

Completed by: RD, PH and PV	Date: 23/11/17
Site Name / Ref: 18. Burial Ground	
Site Address: Little Meadows Road, Pebworth	
Site Area:	
Description/ Overview <div style="display: flex; justify-content: space-around;">   </div>	
Current Use: Burial Ground owned by Parish Council	
Designations (Conservation Area/ Significant Gap etc.): Inside CA	
Criteria and reason for protection	
1. Is the green space in reasonably close proximity (walking distance) to the community it serves? Yes	
2. Is the green space demonstrably special to the local community and hold a particular local significance? <p>a) Are there significant views from the local area into or across the site? Yes from 3 sides and from the church yard – across the Cotswolds, Meon Hill and the village.</p> <p>b) Does the site afford the public with significant views out into the wider countryside? Yes to the Cotswolds, Meon Hill, across the village, across to Honeybourne area.</p> <p>c) Does the site have special historic significance or features? Yes numerous ancient graves and gravestones. Many current residents in the village have ancestors buried there.</p> <p>d) Does the site have recreational value? No</p> <p>e) Is the site particularly tranquil? Yes</p>	

f)	Does the site have ecological value, trees, wildlife or habitat? Old yew trees and hedging	
g)	Does the site form a significant green break within the settlement? On edge of settlement	
h)	Are there other reasons that make the site special to local people? Burial ground since 1850 – many local residents have ancestors buried there.	
i)	Is there evidence demonstrating that the site is special to local people? Gravestones with dates going back to 1850	
3.	Is the green area:	
a)	local in character?	Yes
b)	an extensive tract of land?	No
Is there public access to the site? Yes		
Would the site provide the public with amenity value without public access? No		
Summary and recommendations: The site although extremely important to the local community does not need to be designated as Local Green Space as it is already protected by the function it has. It is a burial ground and as such it is protected.		

Site Assessment Form (Green Space)	
Completed by: RD, PH and PV	Date: 23/11/17
Site Name / Ref: Church Yard	
Site Address: Pebworth Church Top of front Street and Back Lane, Pebworth	
Site Area:	
Description/ Overview	



Current Use: Burial Ground owned by the Church

Designations (Conservation Area/ Significant Gap etc.): In CA

Criteria and reason for protection

1. Is the green space in reasonably close proximity (walking distance) to the community it serves?

Yes

2. Is the green space demonstrably special to the local community and hold a particular local significance?

a) Are there significant views from the local area into or across the site?

Across from the Cotswolds, Meon Hill, across the village and all views round the church and church yard can be seen from miles around.

b) Does the site afford the public with significant views out into the wider countryside?

Yes extensive views for many miles

c) Does the site have special historic significance or features?

12th Century Church, Grade I listed on the site. Open church yard with available plots. Numerous ancient graves going back centuries.

d) Does the site have recreational value? No

e) Is the site particularly tranquil? Yes



f) Does the site have ecological value, trees, wildlife or habitat? Yes bats and owls. Protected trees – Yews and Limes

g) Does the site form a significant green break within the settlement?

At the top of the village on the outskirts of the settlement.

h) Are there other reasons that make the site special to local people?

<p>Yes for burials and as an important part of the history of the village. Many very old graves and many current residents have ancestors buried there.</p> <p>i) Is there evidence demonstrating that the site is special to local people? Yes graves and gravestones see h above.</p>
<p>3. Is the green area:</p> <p>a) local in character? Yes</p> <p>b) an extensive tract of land? No</p>
<p>Is there public access to the site? Yes public footpath through and numerous entrances and exits</p>
<p>Would the site provide the public with amenity value without public access? No</p>
<p>Summary and recommendations:</p> <p>The site although extremely important to the local community does not need to be designated as Local Green Space as it is already protected by the function it has. It is a church yard and as such it is protected.</p>

Site Assessment Form (Green Space)	
Completed by: BPA	Date: 24/10/18
Site Name / Ref: The Slingate (off Dorsington Road)	
Site Address: The Slingate (off Dorsington Road)	
Site Area: 0.09 hectares	
<p>Description/ Overview</p> <p>This is the entrance way to a footpath. It is overgrown. It was historically a site for dumping rubbish hence the name Slingate.</p>	
	

<p>Current Use:</p> <p>The site is a small enclosed parcel of land with gateway onto the road. It provides access to the public right of way that runs through the centre of it. It is bounded by established trees and hedging and is frequently overgrown. It is just used to gain access to the footpath that carries on beyond it.</p>
<p>Designations (Conservation Area/ Significant Gap etc): None</p>
<p>Criteria and reason for protection</p>
<p>1. Is the green space in reasonably close proximity (walking distance) to the community it serves? Yes</p>
<p>2. Is the green space demonstrably special to the local community and hold a particular local significance? Some consider it important but it forms part of the public right of way.</p> <p>a) Are there significant views from the local area into or across the site? No</p> <p>b) Does the site afford the public with significant views out into the wider countryside? Not until you leave the Slingate on the eastern side.</p> <p>c) Does the site have special historic significance or features? It was the old dumping ground.</p> <p>d) Does the site have recreational value? It only provides the PRoW through the middle the rest of the site is overgrown</p> <p>e) Is the site particularly tranquil? Yes</p> <p>f) Does the site have ecological value, trees, wildlife or habitat? Yes, there are trees and hedgerows which will provide some wildlife habitats.</p> <p>g) Does the site form a significant green break within the settlement? No.</p> <p>h) Are there other reasons that make the site special to local people? The owner of the site is unknown although the Parish Council carryout occasional maintenance of the land to prevent it from becoming inaccessible and to discourage fly-tipping. It provides an entry point onto the public right of way. It has been suggested by 2 residents for consideration for protection.</p> <p>i) Is there evidence demonstrating that the site is special to local people? It has been raised by 2 respondents to the Regulation 14 Consultation</p>
<p>3. Is the green area:</p> <p>a) local in character? Yes</p> <p>b) an extensive tract of land? No contained</p>
<p>Is there public access to the site? Yes</p>
<p>Would the site provide the public with amenity value without public access? Not really it is well screened</p>
<p>Summary and recommendations: The site is not considered to fully meet the Local Green Space criteria. It is a small enclosed area of land providing an entryway to a public right of way that continues through and beyond the site. The group do not consider it needs protecting as the public right of way offers some level of protection to the site.</p>

Appendix 4 Summary of Site Assessments

Ref	Address	What type is it	Statutory Designation	Survey results designate as LGS /Meets Criteria / Rank			Close proximity to the community it serves?	Why special to a local community?	Local in character	Summary
1	The Close	Village Green Children's Play Area	Significant Gap SWDP2	157	118	1	Yes central	There are significant views from the local area into and across the site. The site has children's play equipment and is home to public events and general sports. The site is tranquil and provides a central green open space within the village and a significant break. It has mature trees bordering the site which are a known habitat for owls, with owl boxes installed. The site is important to the local community it was the number one open space requested for protection in village questionnaires.	Yes	Site is an important facility for the community and is a significant open space amongst houses. Local opinion is overwhelmingly in favour of protecting this site as green open space. Designate as LGS.
2	Recreation Field	Sports pitch, allotments and war memorial	None	152	103	2	Yes on edge	There are significant views in and out of the site. It has a war memorial within the site and MUGA, golf practice nets, football pitch, 10 x allotments. It is well used by the community and is a tranquil open space. It is home to experimental elm trees, mini orchard and native hedgerows. This site is owned by the Parish Council and is being developed for recreation purposes. The	Yes	Important recreational asset to village and should be designated and protected as Local Green Space.

								site is important to locals 78% support its allocation as LGS it is used for annual gatherings at village war memorial and as a car park for special events.		
3	Field on Friday St opposite Low Furrow	Enclosed field sheep grazing.	Significant Gap SWDP2	143	78	3	At the heart of the village	Significant part of the conservation area. Part of the agricultural heritage of Pebworth. Includes a footpath alongside it. Tranquil site in heart of village. Forms a significant gap in the village recognised and designated in the SWDP. 71% of people want to preserve this as green space.	Yes contained site– used for sheep grazing	This is part of Pebworth's agricultural heritage at the heart of the village. It is considered a strategic gap within the conservation area. It should, thus, be protected as green space but the owner is not supportive. It doesn't need to be allocated in the Neighbourhood Plan as it is designated as a Significant Gap in the SWDP, however the Neighbourhood Plan support the protection of this site as a significant gap in the adopted SWDP .
4	Field on Friday St next to Low Furrow	Enclosed field sheep grazing.	None	125	66	4	Yes	Plays an important role in the setting of Friday Street Conservation Area. Important trees on its boundary. Important to locals 62% support its allocation as local green space. There are significant views in and out of the site. It does not have access but provides amenity and open space with the views in and across it.	Yes contained	This site is well supported by the community to be allocated as local green space. However the land owner has objected to the site being allocated as LGS, therefore it has been decided not to include this site on the shortlist. It is recognised as a prominent green space in the Conservation Area Appraisal.
5	Area opp cemetery next to Manor Cottage	Former water tower, open gap between houses providing a view.	None	97	41	10	Yes	There are significant views into and out of the site. The site is not of historic value. It is not of great significance to locals it used to be the site of a water tower. It does form a break/ gap in development.	Yes	The site does not meet all the criteria for allocating it as LGS.

Ref	Address	What type is it	Statutory Designation	Survey results designate as LGS /Meets Criteria / Rank			Close proximity to the community it serves?	Why special to a local community?	Local in character	Summary
6	Field between Close & Manor Farm	Open field fenced off	Significant Gap SWDP2	119	57	6	Yes central	The site is identified as a significant gap in the SWDP it has important trees. There are important and significant views into and across the site - it is an important part of the Conservation Area. There is a public right of way adjacent to the site.	Yes	The site has been identified as a Strategic Gap in the SWDP and is protected as it is important to the setting of the conservation area. The Neighbourhood Plan supports the designation and the site is designated as a Local Green Space.
7	Orchard along road to Middlesex	Orchard	None	101	44	8	At edge of village	There are significant views from the site across the Vale of Evesham and towards the Cotswolds. The site is an Orchard – horticulture has been a significant part of the local economy for centuries. The site is tranquil and home to established fruit trees. It is not known if there are specific, local tree species present but it is likely to support a wide variety of wildlife. 50% of respondents would like to preserve this site as green space. It is not accessible to the public.	Yes contained site.	The site could have value to the community if the site was tidied and the trees received some care. In its present state, it is just a derelict orchard.

Ref	Address	What type is it	Statutory Designation	Survey results designate as LGS /Meets Criteria / Rank			Close proximity to the community it serves?	Why special to a local community?	Local in character	Summary
8	Fields between Middlesex & village	Open fields	None	103	39	7	Between the main village and the hamlet of Middlesex	Significant views out from site across the Vale of Evesham and across to Dorsington. Also significant views into the site from Dorsington to the Vale of Evesham. The site is tranquil. It separates the main village from the hamlet of Little Meadows. 51% of respondents want to preserve this as green space.	Open fields traditional to the setting of village but this is a large tract of land.	This site forms a significant break between the village and the hamlet of Little Meadows but does not fully meet the requirements of LGS.
9	Fields between Millfield & the village	Open fields	None	98	45	9	Yes – between Millfields and main village	Views from village towards Millfields/Windmill Hill and vice versa. Also views from main village across to Cotswolds. Views towards Cotswolds. Site contributes to the agricultural heritage of Pebworth. It has a public right of way through the middle of the site. It is a tranquil site that separates Millfields and the main village. 49% of respondents would like to protect this green space.	Open fields traditional to the setting of village but this is a large tract of land.	This is a significant break between Millfields and the main village. Protecting it will help to preserve Pebworth's agricultural heritage. However on discussion with the group it does not fully meet the requirements of LGS due to its scale.

Ref	Address	What type is it	Statutory Designation	Survey results designate as LGS /Meets Criteria / Rank			Close proximity to the community it serves?	Why special to a local community?	Local in character	Summary
10	Ridge & furrow fields behind houses on Broad Marston Rd	Ridge and furrow fields	None	119	54	6	Yes, behind properties on Broad Marston Road	From the site there are significant views towards Windmill Hill and towards Brown's Wood. The site has historic significance as it is a good example of ridge and furrow. There is a footpath across the site which is tranquil in character. 59% of respondents would like to protect this space.	Yes – ridge & furrow fields that are contained and not vast expanse.	The ridge and furrow fields are part of the agricultural heritage of Pebworth and the residents would like to protect this. The land owner is not supportive therefore the land is not proposed as LGS.
11	Brown's Wood	Private woodland	None				Yes	The site is a woodland used by school children for forest school and with a public right of way although it is private land. It forms an important role for the school but the general level of wider community support is unknown. It provides an important habitat to a range of species.	Contained woodland	This site is important to the school and provides an important habitat to wildlife. There are rights of way through the site. The group considered it may be suitable to designate as LGS but the landowner is not supportive therefore it is not designated.
12	Land / fields opposite houses on Broad Marston Road	Arable Agricultural land	None				Yes	Significant views inward and outward from 3 sides; across to Cotswolds, Meon Hill, Heart of England Forest and Church. Large area of arable agriculture, traditional farmland	Large area of land	This site is a large tract of land it is not suitable to designate as LGS.
13	Land off Chapel Road	Private scrubland	None				Yes	The site is not significant and is private land with no views or function for the community.	Piece of scrubland	The site is not suitable to designate as LGS as it does not meet the criteria

Ref	Address	What type is it	Statutory Designation	Survey results designate as LGS /Meets Criteria / Rank			Close proximity to the community it serves?	Why special to a local community?	Local in character	Summary
14	Land between Rookery House and Rookery Barn	Grazing, pasture land	None					Views out of site to north to Dorsington, Welford and Long Marston. Opposite school. Provides small green break in the middle of the settlement.	Yes small contained site	The site does not meet all the criteria to allocate it for LGS.
15	Paddock Along Dorsington Road	Mown paddock extending from private garden	None				Yes	Localised views into site from road and housing adjacent to site. Significant views outwards towards Dorsington, Stratford, Long Marston and Meon Hill. The site is tranquil but is for private use. It doesn't have a known special value to local people.	It is a mown paddock	The site does not meet all the criteria to allocate it for LGS
16	Pond/ Wildlife area, attenuation pond Wesley gardens	Attenuation pond	None				Central	There are significant views across to the Cotswolds and Meon Hill. It is a wildlife reserve home to Wildlife (including herons, kingfishers, goldfinches, house martins, nesting moorhens and ducks, hedgehogs) Worcester Black Pear tree. It is a green area at the edge of new development, separating it from the main road. Key element in the Britain in Bloom judging criteria. It helps to protect other parts	Yes it is contained and fenced off it is not an extensive tract of land.	The Wesley Gardens pond performs an essential function in protecting other parts of the village from flooding. It has been developed as a wildlife reserve to enhance the village. As such, it should be protected but the group consider it does not need to be designated as LGS as it is protected by the important function it performs.

								of the village from flooding.		
Ref	Address	What type is it	Statutory Designation	Survey results designate as LGS /Meets Criteria / Rank			Close proximity to the community it serves?	Why special to a local community?	Local in character	Summary
17	Allotment Priory Lane	Private allotment / garden	None				Yes	The views across the site are in the Conservation Area Appraisal. There are trees adjacent to the site. It is one of the last remaining traditional allotments. Public opinion on land unknown. It is private land with no public access.	Yes	The site although important in the Conservation Area does not meet all the criteria for designating it as LGS.
18	Burial Ground	Burial ground	None				Yes	There are significant views in and out from 3 sides and from the church yard – across the Cotswolds, Meon Hill and the village and across to Honeybourne Area. The site has numerous ancient graves and is of local significance. It has been a burial ground since 1850. There are yew trees and hedging on site.	Yes	The site although extremely important to the local community does not need to be designated as Local Green Space as it is already protected by the function it has. It is a burial ground and as such it is protected.
19	Church Yard	Grave yard	None				Yes	There are extensive significant views in and out of site across from the Cotswolds, Meon Hill, across the village and all views round the church and church yard can be seen from miles around. It is the setting of the Grade I listed church and is of historical significance. The site is home to bats and owls and protected trees – including	Yes	The site although extremely important to the local community does not need to be designated as Local Green Space as it is already protected by the function it has. It is a Churchyard and as such it is protected.

								Yews and Limes. Yes for burials and as an important part of the history of the village. There are many very old graves and many current residents have ancestors buried there.		
20	Slingate	Gateway / entry point to public right of way	None				Yes	The owner of the site is unknown although the Parish Council carryout occasional maintenance of the land to prevent it from becoming inaccessible and to discourage fly-tipping. It provides an entry point onto the public right of way. It has been suggested by 2 residents for consideration for protection.	Yes	The site is not considered to fully meet the Local Green Space criteria. It is a small enclosed area of land providing an entryway to a public right of way that continues through and beyond the site. The group do not consider it needs protecting as the public right of way offers some level of protection to the site.