

Uffington and Baulking Neighbourhood Plan

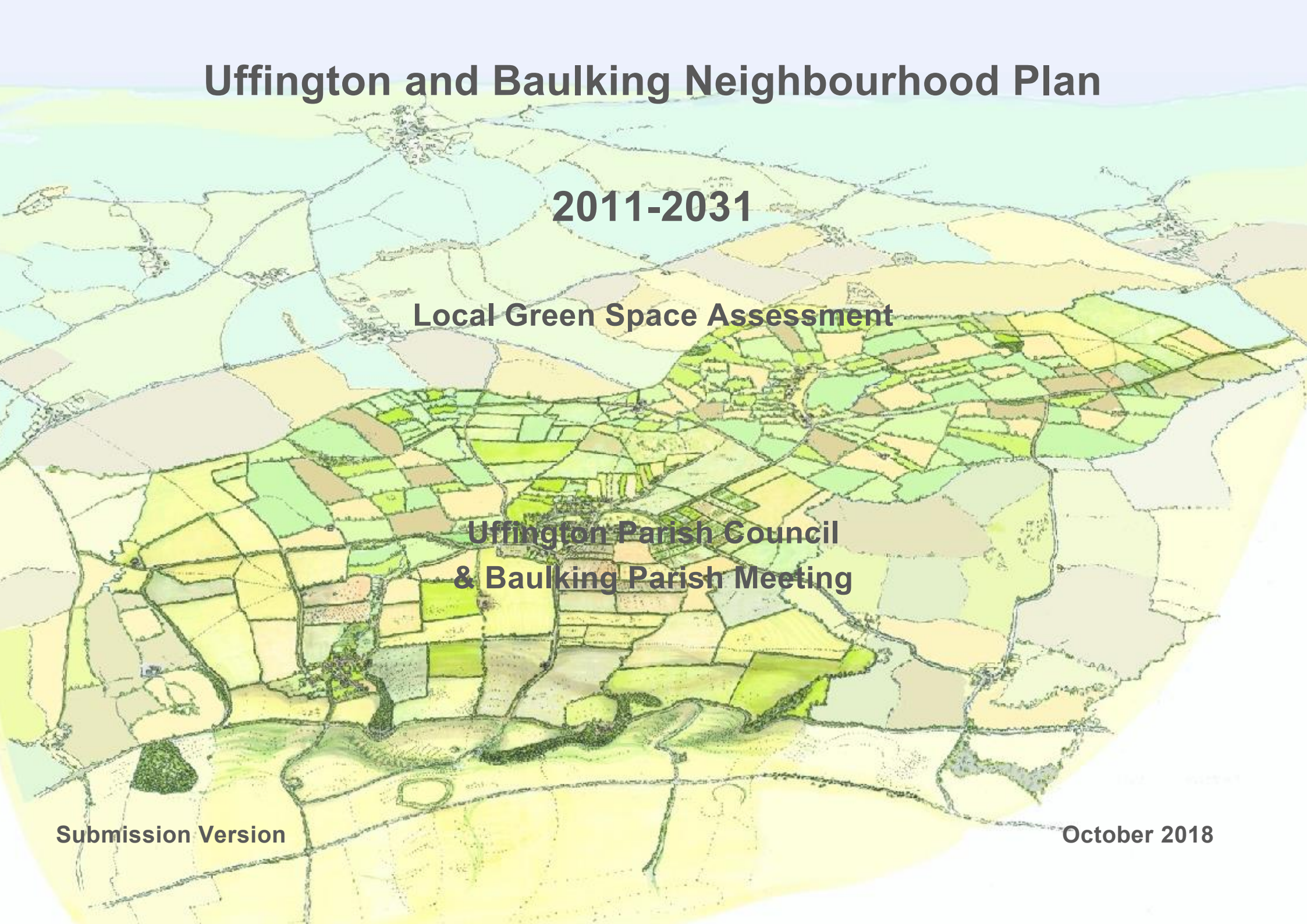
2011-2031

Local Green Space Assessment

**Uffington Parish Council
& Baulking Parish Meeting**

Submission Version

October 2018



Uffington and Baulking Neighbourhood Plan

UFFINGTON AND BAULKING LOCAL GREEN SPACE ASSESSMENTS

Each of the agreed sites was assessed against the NPPF Local Green Space criteria. Details of each of these assessments is shown in Annexes A-D.

List of Assessments:

Annex A – Parish Allotments

Annex B – Paddock known as Puzey's Close and the Lady Walk, both belonging to Mr and Mrs David Collins and Mr Andrew Gardiner

Annex C – Jubilee Field

Annex D – Field belonging to Mr and Mrs A Parsons

Annex E – Map showing locations of the Local Green Spaces

Local Green Space assessment – Parish Allotments

| Site Details | | |
|---|------------------------------------|--|
| Site | Grid Ref | Description and Purpose |
| Enclosed piece of land adjacent to Fernham Road | Centred on SU302895 | Land donated to Uffington Parish Council in 2012, which decided that it should be used for allotments, for the benefit of the village. Up to 30 allotments are available on annual tenancies to residents of Uffington, and those living outside the village if there is insufficient demand in the village. |
| Owner | Uffington Parish Council | Address: C/o Mrs J Evans Moorcroft The Greenway West Hendred Oxon OX12 8RG |
| Land Registry Title No | | ON302742 |
| Lepus Landscape Capacity Study 2017 parcel no | | None allocated, but due west of, and adjacent to, 182. |
| Size | | C100m x 100m |
| | | |
| Checklist | | |
| Statutory Designations | Site Allocations (give details) | Planning Permissions (give details) |
| Within Uffington Conservation Area. | None | VWHDC P12/V2081/FUL dated 22/11/2012 gave: 1. Change of use from paddocks to allotments. 2. Planning permission for a bridge over the stream to provide vehicle access via the allotments to land owned by the transferor of ON302742. |

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

The land on which the Parish allotments are located is within the village, on its northern edge, on Fernham Road. The allotments are no more than 400m to 500m via Broad Street and Fernham Road or a variety of footpaths, from the Craven Common and Jacksmeadow estates, at the eastern end of the village; there is limited parking for cars.

NPPF Criterion 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), tranquillity or richness of its wildlife.

- The site was historically, a 'close' which, together with the nearby open fields, supported local husbandry over the centuries preceding Parliamentary Enclosure in 1778. As such it has been an historically significant part of the Uffington landscape for many years.
- The land on which the Parish allotments are located is now within the Uffington Conservation Area. The land has only been in use as allotments since being generously donated to the Parish Council by a local landowner in 2012, but has long been very special to the community as it is in unspoilt countryside, with particularly good views to St Mary's Church to those approaching from the north.
- Historically, this piece of land, originally part of Farm Close, was allocated to Lord Craven in the Parliamentary Awards of 1778; it was exchanged with the Vicar of Uffington, so that the latter then owned land adjacent to the Church and Vicarage.
- The allotments provide excellent recreational value for tenants and their families, in terms of the growth of vegetables, fruit and flowers for personal consumption, and healthy physical exercise.
- The allotments provide an atmosphere of tranquillity and comradeship – an escape for those with busy family or working lives; rabbits, hedgehogs and deer can be seen at appropriate times of year.

NPPF Criterion 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 definitely local in character – they are within the village and used by residents of Uffington.

Local Green Space assessment – paddock known as Puzey’s Close and the Lady Walk, both belonging to Mr and Mrs David Collins and Mr Andrew Gardiner.

| Site Details | | |
|--|--|---|
| Site | Grid Ref | Description and Purpose |
| Paddock between No 2 Chapel Way, Benjies Cottage and the stream / The Lane, formerly known as ‘Puzey’s Close’. And: The Lady Walk. | Paddock: Centred on SU304893 The Lady Walk: From SU302893 to SU305893 | The paddock known as Puzey’s Close is one of four such medieval paddocks, which form a very important part of the core of Uffington Conservation Area. The Lady Walk is a secluded and private grassed strip, c10m wide including a hedge on either side, adjacent to the public footpath. (FP 387/13) The purpose of designation is to preserve and enhance historic sites, views of listed buildings and other features of the Conservation Area, and to preserve and enhance views (in and out) to / from White Horse Hill and the AONB. |
| Owner | Mr and Mrs David Collins, and Mr Andrew Gardiner | Addresses: Mr & Mrs D Collins Mr A Gardiner 3 Chapel Lane, 2 Chapel Lane, Uffington SN7 7RY Uffington SN7 7RY |
| Land Registry Title No | | BK117642 – Land on the north and south side of Chapel Lane, Uffington SN7 7RY |
| Size | | Paddock: c0.75 hectares The Lady Walk: c100 m length and c10m width |
| Checklist | | |
| Statutory Designations | Site Allocations in the NP (give details) | Planning Permissions (give details) |
| Within Uffington Conservation Area. | None | None |

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

The Lady Walk and the small paddock adjacent to it are both within the Uffington Conservation Area and are part of the central core of the oldest part of the village. The footpath between the two is in extensive everyday use by many people, as it has been for hundreds of years. This footpath provides a key pedestrian route to and from St Mary's Church and Uffington Primary and pre Schools to the High Street, village shop, village hall and newer housing at the eastern end of the village.

NPPF Criterion 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), tranquillity or richness of its wildlife.

- The site was historically, a 'close' which, together with the nearby open fields, supported local husbandry over the centuries preceding Parliamentary Enclosure in 1778. As such it has been an historically significant part of the Uffington landscape for many years.
- All the paddocks in this area of the village which lie to the north of Woolstone Road, and including 'Puzey's Close', form an important open piece of countryside which is clearly visible from White Horse Hill which affords magnificent views of St Mary's Church, several listed buildings and some of the historic older parts of Uffington.
- The many users of the Lady Walk are afforded extensive views across the paddocks to the Ridgeway and White Horse Hill about a mile away to the south.
- We believe that these paddocks are largely unchanged since medieval times.
- All the paddocks have a recreational value in that they are used for the grazing and limited riding of horses and ponies as well as for grazing sheep from time to time, on rotation.
- This is a very tranquil part of the village. Being surrounded by a few buildings, mature trees and hedges it is not disturbed by traffic noise.
- The area is home to a wide range of wild animals and birds including foxes, rabbits and water voles in the peripheral stream.

NPPF Criterion 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 Lady Walk and the small paddock adjacent to it are both definitely local in character, within the village; they do not represent an extensive tract of land.

Local Green Space assessment – Jubilee Field

| Site Details | | |
|--|------------------------------------|---|
| Site | Grid Ref | Description and Purpose |
| Field purchased by Uffington Parish Council under a conveyance dated 13/7/1971, bounded by Broad Street, High Street, Upper Common Lane and Craven Common. | Centred on SU306894 | To be used as a sports field for informal football and cricket, other sports and games, recreational area for all residents and as a childrens' playground, save for the agreed sites for the Village Hall (Thomas Hughes Memorial Hall), Post Office and Stores, and car park. (NB: Organised team games, (eg football, cricket and tennis) take place at Uffington Sports Club grounds). |
| Owner | Uffington Parish Council | Address: C/o Mrs J Evans Moorcroft The Greenway West Hendred Oxon OX12 8RG |
| Land Registry Title No | | BK104684 |
| Lepus Landscape Capacity Study 2017 parcel no | | 183 |
| Size | | 7.416 acres |
| | | |
| Checklist | | |
| Statutory Designations | Site Allocations (give details) | Planning Permissions (give details) |
| 1. Conveyance dated 13/7/1971. 2. Lease and Trust Deed dated 30/11/1982 between | None | None |

| | | |
|--|--|--|
| Uffington Parish Council and the tenants of the village hall. | | |
| 3. Lease between Uffington Parish Council and Mr & Mrs Holborow under title No ON306670, for Uffington Post Office and Stores. | | |

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

The Jubilee Field is effectively the centre of the village, with the Village Hall, Post Office and Stores and car park on the northern edge. The childrens' playground provides a focal point for families of all ages. The Jubilee Field is therefore an integral and valued asset to the residents of the village.

NPPF Criterion 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), tranquillity or richness of its wildlife.

- The Jubilee Field is valued as a large open space, with outstanding views to White Horse Hill and the Ridgeway. It provides excellent leisure facilities for residents. It is surrounded on three sides by c300 mature trees which are maintained by the Parish Council. The circle of 12 oak trees was planted on 29/11/1992, to mark the advent of the Single European Market in 1993.
- The playground has been upgraded recently and the families of the village are very enthusiastic about the facilities provided. On a fine day, summer or winter, there is a sort of timeless atmosphere, with children in the playground, older children playing football on the MUGA and families walking or playing games on the grass. In the summer, it is common to see picnics.
- The Jubilee Field has recently been enhanced by the large map of the village which lays out a diagrammatic view of the Village Trail and forms its start point. This is another source of recreation and exercise for residents, tourists and other visitors.
- It is a tranquil place, where walkers do not notice passing traffic on Broad Street and High Street.
- Historically, the area was allocated to Lord Craven in the Parliamentary Awards of 1778; before that it would have been common land.

NPPF Criterion 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 Jubilee Field is definitely local in character – it is the core of the village, with a large car park, Village Hall and Post Office and Stores on the northern side. It is used by all residents of [Uffington, Baulking and surrounding villages](#). Although a little over 7 acres in size, it is not an extensive tract of land, given the facilities it provides and its location in the village.

Local Green Space assessment – Field belonging to Mr and Mrs A Parsons

| Site Details | | |
|---|---|---|
| Site | Grid Ref | Description and Purpose |
| Field lying adjacent to and south of the Woolstone Road, between Lilac Cottage and Bridge Cottage | Rectangular shape, from SU301891 to SU303890, to SU303888, to SU301888. | Unspoilt grazing land, with views north to listed buildings, including St Mary's Church and south to White Horse Hill and The Ridgeway. The purpose of designation as Local Green Space is: 'To protect, preserve and enhance the open space for future generations'. |
| Owner | Mr and Mrs A Parsons | Address: Mr and Mrs A Parsons, Tamerlane Cottage Packers Lane Uffington Faringdon SN7 7RT |
| Land Registry Title No | | ON48035 |
| Lepus Landscape Capapcity Study 2017, parcel no. | | 138 |
| Size | | 0.95 hectares |
| | | |
| Checklist | | |
| Statutory Designations | Site Allocations (give details) | Planning Permissions (give details) |
| None | None | None |

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

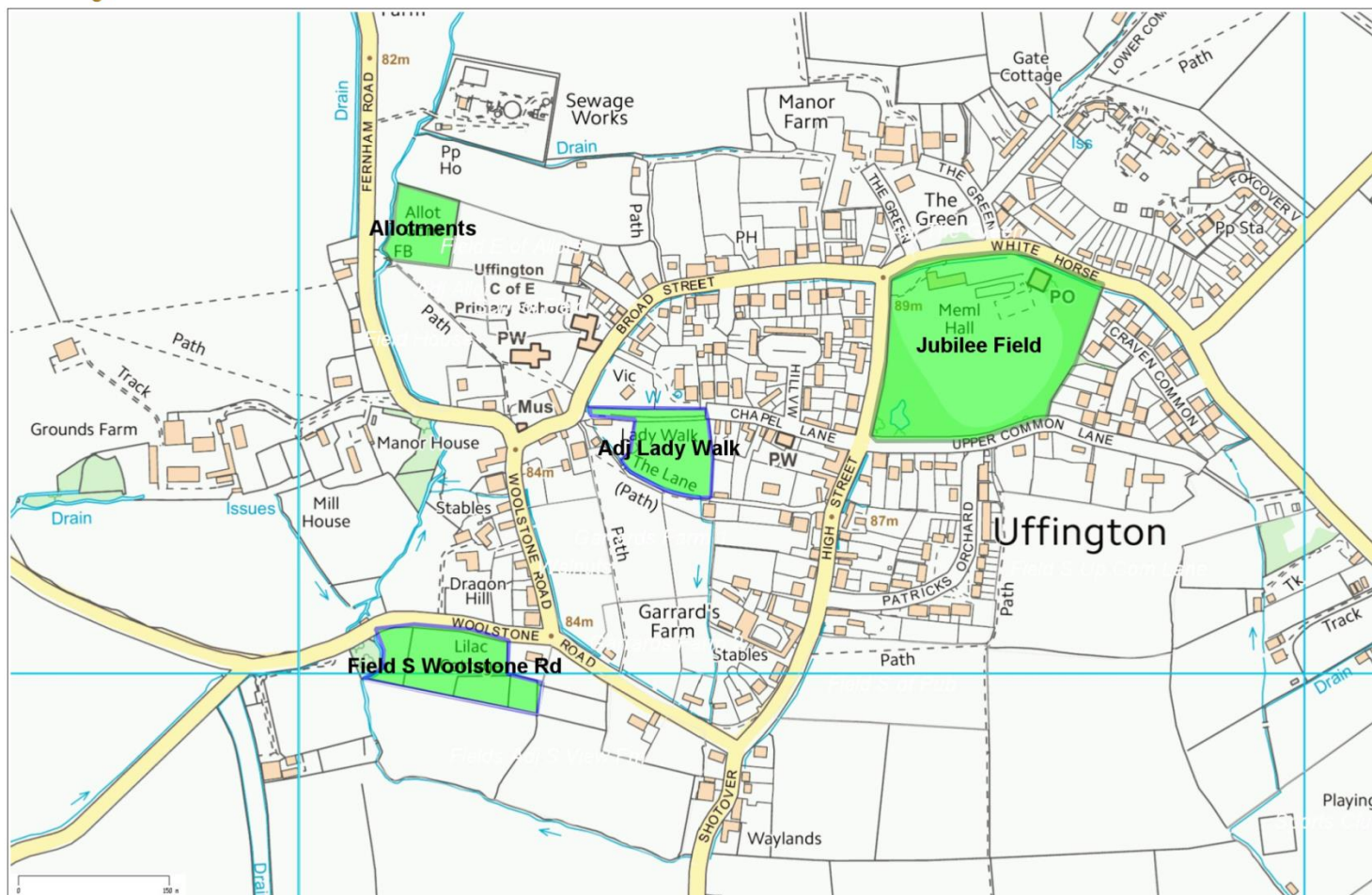
This field is within the village of Uffington; it is adjacent to the Grade 2 Listed buildings of Lilac Cottage, Birdbrook and Tamarisk and it is close to the historic Bridge Cottage and the Uffington Conservation Area.

NPPF Criterion 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), tranquillity or richness of its wildlife.

- The site was historically, a 'close' which, together with the nearby open fields, supported local husbandry over the centuries preceding Parliamentary Enclosure in 1778. As such it has been an historically significant part of the Uffington landscape for many years. It was owned by a major local landowner, the Craven Estate, until 1959.
- This field is one of the first seen on entering Uffington by road from the west and very much exemplifies the small historic fields traditionally used to graze animals and/or operate smallholdings in this area.
- Despite being adjacent to the Woolstone Road, this is a tranquil environment, ideally suited to the grazing of livestock and the conservation of wildlife.
- It is a traditional open field bordered by mixed native hedging / woodland on the southern and western edges.
- This open space is very valuable for the grazing land it affords to those who keep animals; in the recent past it has held horses, ponies, donkeys and goats; views of it it can be enjoyed by vehicles, cyclists and pedestrians on the Woolstone Road.
- It has great recreational value for those who wish to pursue equestrian activities on a small scale..
- Apart from the domestic animals listed above, the field, which is free from fertilisers and weedkiller is home to wide range of wildlife including:
 - Grass snakes
 - Many species of mammals including rats, mice, shrews, foxes and several species of deer.
 - Many species of ground and hedge-nesting birds with red kites, buzzards, kestrels and barn owls regularly being seen.
 - Several species of wild flowering plants which, in turn, attract a range of types of butterfly and other insects.

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

This field is owned by long standing residents of Uffington, who allow other families with young children to use its facilities for ponies. It is undeniably local in character.



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