

Local Green Space Designation Pro-Forma

Green Space reference:	
Parish/Ward:	Batheaston
Address of site:	London Rd East (Land surrounding the Car Wash / Car Sales site) The site lies within the Green Belt
Landowner if known:	Not known
Is the owner of the site aware of the potential designation?	Land owner not aware
Planning history of the site (if known)	There is a possibility that the Landowner has discussed the potential for housing with B&NES Planning on this and the adjoining Car Wash / Car Sales site.

Map of the site: (Outlined in RED)

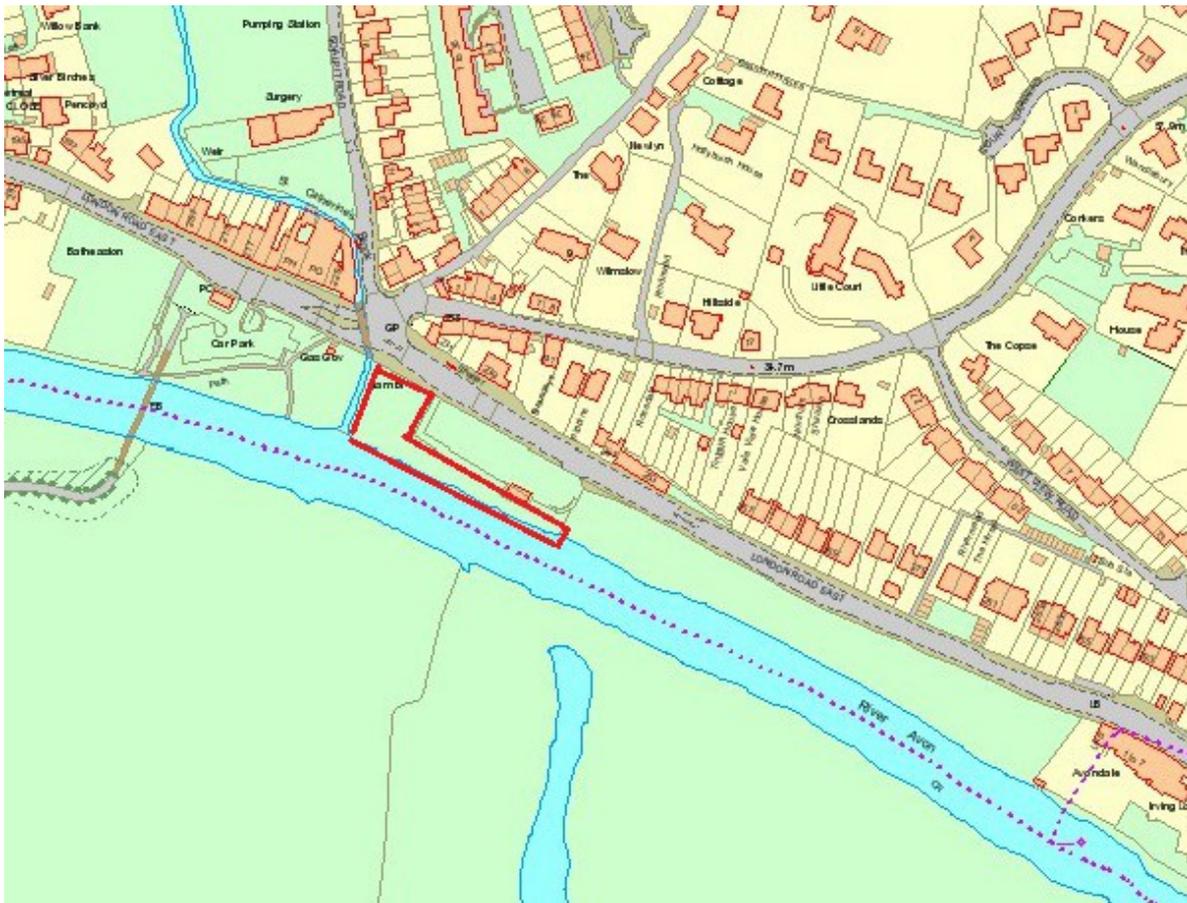


Table 1:

Every proposed space must meet all the criteria 1-4 and at least one sub section of no.5 in table 1.

Criteria		Explanation of criteria / evidence prompts
1.	It will rarely be appropriate to designate spaces that are the subject of a planning permission for development.	<p><i>Is the space the subject of a planning permission for development?</i></p> <p>There is no planning permission for development for this site.</p> <p>However, there is a possibility that the Landowner has discussed the potential for housing with B&NES Planning on this and the adjoining Car Wash / Car Sales site.</p>
2.	It will not be appropriate to designate spaces that are allocated or proposed for development in the Local or Neighbourhood Plan, unless it can be shown that the Local Green Space could be incorporated within the site as part of the allocated development	<p><i>Is the space allocated or proposed to be allocated in a Local or Neighbourhood Plan?</i></p> <p>The site is not allocated for development in the B&NES Placemaking Plan.</p> <p>The site, which has no public access, was referenced in the Batheaston Vision Plan as a potential space for recreation and to include a possible extension to the local footpath and cyclepath network.</p>
3.	The space must not be an extensive tract of land and must be local in character	<p><i>Designated spaces would normally be contained with clearly defined edges.</i></p> <p>The space has clearly defined boundaries and is adjacent to the river and main road through Batheaston</p> <p>The area is undeveloped and forms a continuation of the Batheaston river frontage linking the car park area to the open land further along London Road East.</p>
4.	The space must be within close proximity to the community it serves	<p>The space is within 50mtrs of the centre of Batheaston and is therefore within easy walking distance</p>

5.	The space must be demonstrably special to the local community (see example criteria below)	Blanket designation of all/most green areas or open space within an area is not appropriate. The space must be demonstrably special.
5a	The proposed space is of particular local significance because of its beauty	
5b	The proposed space is of particular local significance because of its historic significance	
5c	The proposed space is of particular local significance because of its recreational value	<p>The river frontage through Batheaston defines the Village and is very special and every opportunity to protect , enhance and extend public access to it should be taken.</p> <p>The site has great potential for future recreational and leisure activities and it's designation would ensure that the space remains undeveloped.</p> <p>The site, which has no public access, was referenced in the Batheaston Vision Plan as a potential space for recreation and to include a possible extension to the local footpath and cyclepath network which would link the footpaths and cycle path in the bridge and car park area to land further along London Rd East.</p> <p>The potential exists for an extension of the footpath / cyclepath towards Bathford.</p>
5d	The proposed space is of particular local significance because of its tranquillity	
5e	The proposed space is of particular local significance because of its richness of wildlife	
5f	Are there any other reasons why the proposed space has a particular local significance for the local community?	

Alternatives to Local Green Space Designations

If during the process it becomes evident that the site is not appropriate for local green space designation, there are other options that can be investigated.

Agreements with land-owners

It may be possible for local communities to reach either formal or informal agreements with the owner of the site to ensure access to the site for local people. This may be an appropriate option where the site owner has a long-term connection with the local area, for example the owner of a large historic estate. It may be possible for the land-owner to dedicate the site as “open access land”.

<https://www.gov.uk/right-of-way-open-access-land/use-your-right-to-roam>

Community Purchase

In some instances local communities have purchased important sites to ensure that they remain in community control in perpetuity. The ownership can lie with the Town or Parish Council or with a specific trust.

<https://www.gov.uk/government/get-involved/take-part/take-over-a-local-pub-shop-or-green-space-for-the-community>

Assets of Community Value

The Community Right to Bid gives community groups a fairer chance to prepare and bid to buy community buildings and facilities that are important to them. This could include village shops, pubs or allotments. The right covers private as well as public assets. It is important to nominate land and buildings to be part of the register of „assets of community value“, which is held by the Local Authority (Cotswold District Council). If something on this register is offered for sale, the community then have up to six months to prepare a bid.

<http://mycommunityrights.org.uk/community-asset-transfer/>