

Local Green Space Designation Pro-Forma

Green Space reference:	
Parish/Ward:	Batheaston
Address of site:	London Rd East (Land between the main road and the river Avon) The site lies within the Green Belt
Landowner if known:	Mark Arrowsmith – Chippenham based. Mobile phone contact details are known by Batheaston Parish Council
Is the owner of the site aware of the potential designation?	Land owner not aware
Planning history of the site (if known)	Planning Application ref – 04/01149/OUT Plans submitted for residential development but refused

Map of the site:

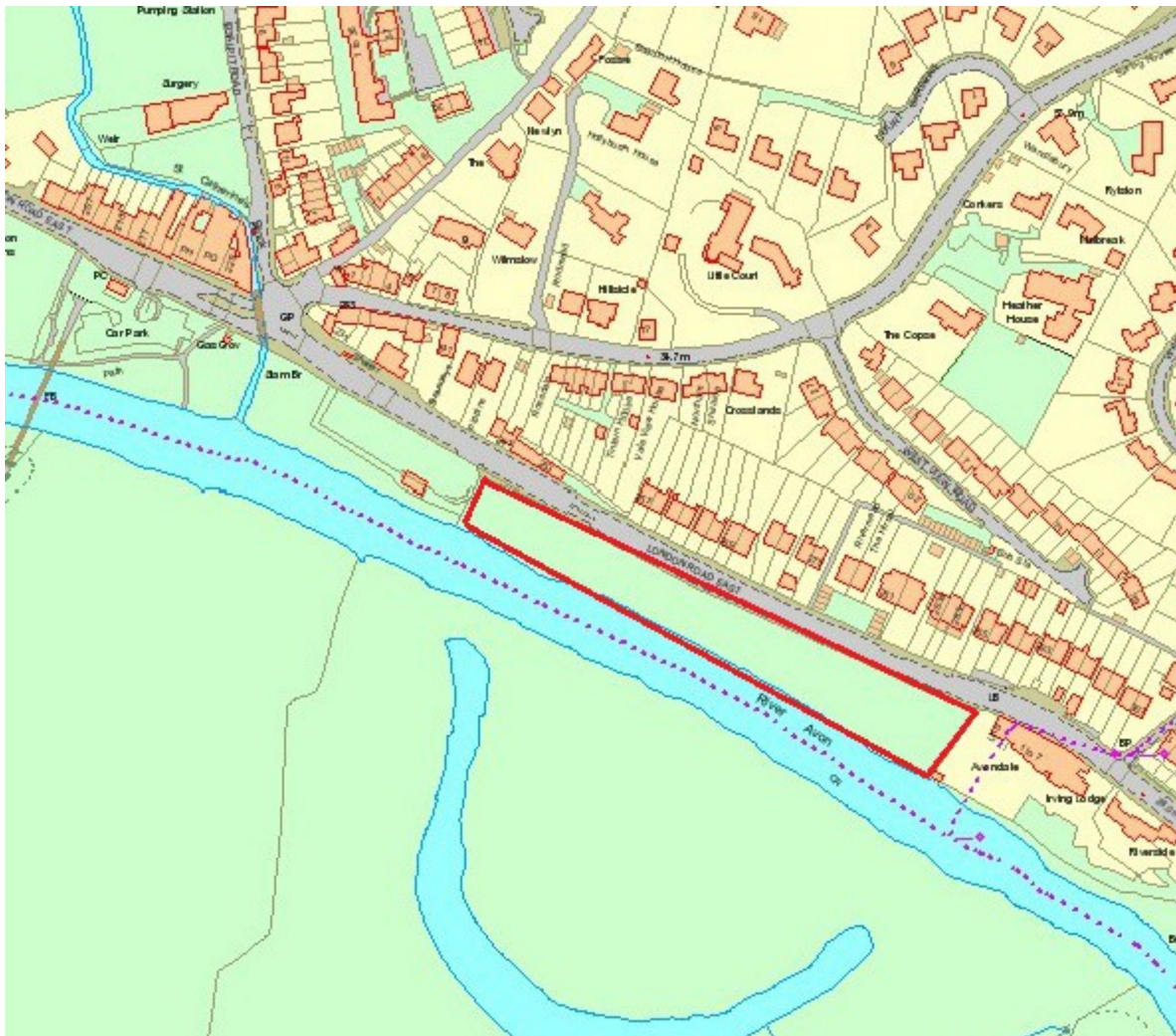


Table 1:

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>Previous outline planning application in 2004 was refused (04/01149/OUT)</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>This green belt 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 allotments 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 on all 4 sides</p> <p>The space, is adjacent to the main road through Batheaston and contains a large frontage to the River Avon.</p> <p>The existing open view from the road, across the site, firmly connects Batheaston to the River Avon and the Meadows beyond.</p>
4.	The space must be within close proximity to the community it serves	<p>The space is within 200mtrs 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	<p>The space itself is not particularly beautiful, this is due to it being generally neglected.</p> <p>However, the open aspect of the space creates a dramatic view across the River Avon and over the meadows beyond.</p> <p>Any development of this site which blocks that view and connection to the open countryside would be detrimental to the setting of the Village.</p>
5b	The proposed space is of particular local significance because of its historic significance	N/A
5c	The proposed space is of particular local significance because of its recreational value	<p>The river frontage through Batheaston is unique and 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 to include allotments and a possible extension to the local footpath network.</p> <p>This extension could provide a link with the footpaths and cycle path in the bridge and car park area and provide the potential to extend them further towards Bathford.</p>
5d	The proposed space is of particular local significance because of its tranquillity	N/A

5e	The proposed space is of particular local significance because of its richness of wildlife	The site has great potential to be of benefit to wildlife and the environment but due to it's current state of neglect it is of little value being dominated by invasive plant species.
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/>