



EYE AND DUNSDEN PARISH

LOCAL GREEN SPACE ASSESSMENT

EVIDENCE BASE DOCUMENT

V2.2 August 2023

Introduction

This assessment has been prepared by Bluestone Planning LLP in conjunction with the Eye and Dunsden Neighbourhood Plan Steering Group to accompany the “Pre-Submission” version of the Eye and Dunsden Neighbourhood Plan. This report sets out the conclusions and methodology used to assess whether sites should be designated as Local Green Spaces.

Reason For Assessment

During the evidence gathering informal consultations for the Neighbourhood Plan, residents raised a number of important focus areas

Specifically, it was highlighted that parishioners wished to protect and maintain Local Green Spaces

Within the Neighbourhood Plan, it is recommended that policy will set out which green spaces have been identified as important to residents. These spaces are valued by villagers, and development will only be supported if it would improve access to, or enhance the use of such spaces, provided that the integrity of the spaces remains intact. Whilst it is acknowledged that some of the areas are already protected by virtue of their recreational value, these have been assessed for completeness.

List of the Potential Local Green Spaces Assessed in this Document

(See maps overleaf)

- DG1- Dunsden Green,
- DG2- the Community Orchard,
- DG3- The field below Dunsden village hall
- DG4- Land between Orchard Cottage and Dunsden Farmhouse (Dunsden Green) – north of the Community Orchard
- DG5- Land to the south of Orchard Cottage
- DG6- Land at the junction of Dunsden Green Farm/ Loddon Brewery (the old cartwash)
- SE1 – Sonning Eye Allotment Gardens

National Planning Policy Framework

In order for a site to qualify for designation as a Local Green Space, it must meet each of the criteria set out in paragraphs 101 to 103 of the National Planning Policy Framework (NPPF), 2021 set out details on Local Green Space designation. These require that the green space in question:

- is in reasonably close proximity to the community it serves;
- is demonstrably special to a local community and holds a particular local significance; (for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife)
- is local in character and not an extensive tract of land.

A number of sites were originally considered for potential designation as Local Green Spaces. Those then proposed for designation fell into one (or more) of four distinct categories:

- those (generally small) areas of Eye and Dunsden’s “built environment” which are considered most vital in terms of adding value to the environment both visually and aesthetically (including in heritage terms where it forms part of the setting of a designated or non-designated heritage asset);

- those sites used for sports and other recreational activities;
- those within and on the immediate periphery of the settlement with public access and in regular use by those on foot/ by cycle/ horseback; and
- those which (without necessarily offering public access) fulfill a specific function either for biodiversity reasons or other reasons specific to the local community, that is reflected in the aspirations and policy objectives of the emerging Neighbourhood Plan.

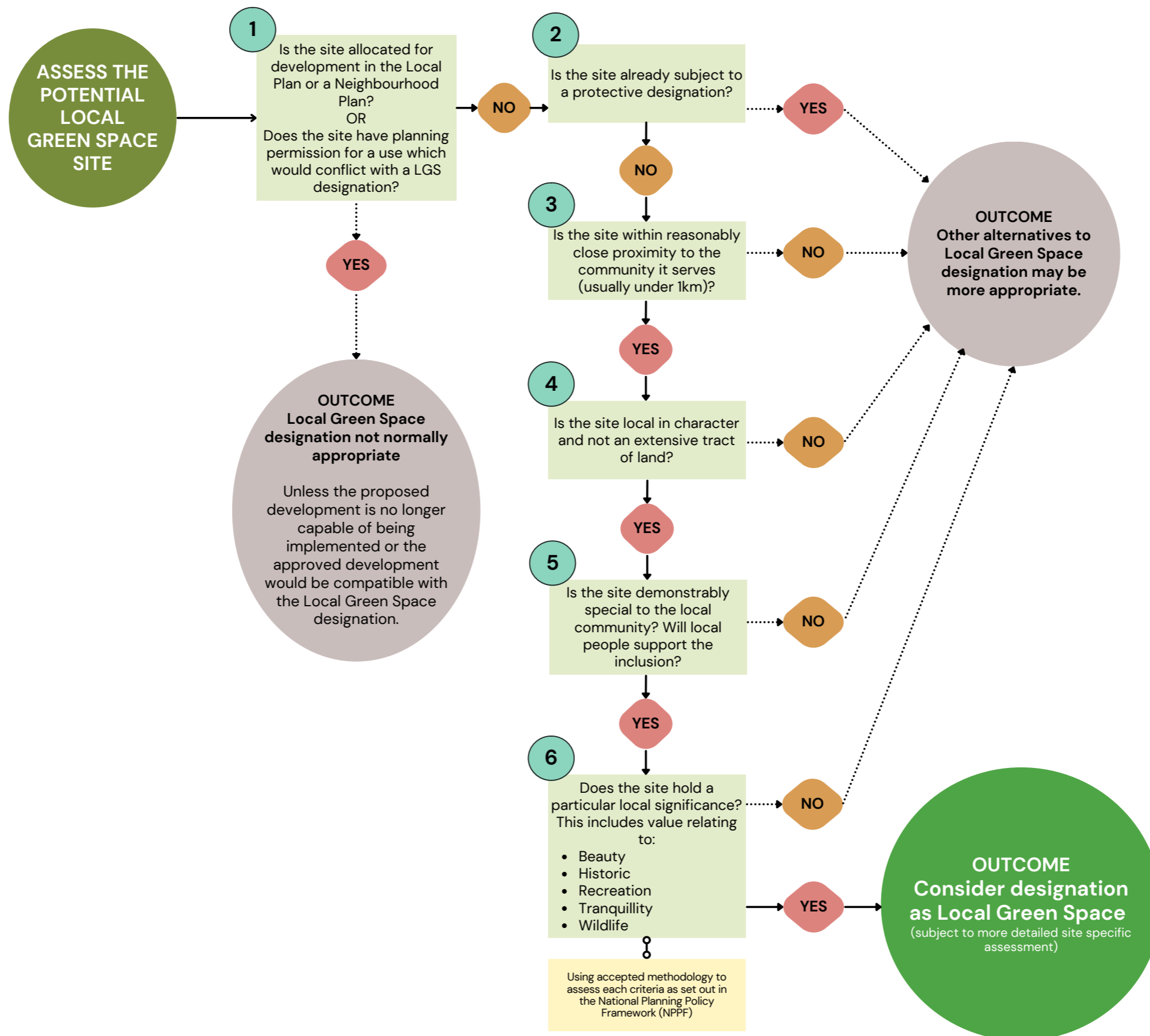
A process diagram for evaluating potential sites is set out overleaf.

The full list is set out below with the parish and village overview maps set out in the following pages.

- SE2- The triangle of land in Sonning Eye alongside the B478 between The Gallery and The Eyot House
- SE3- The land to the south of Dunsden Lodge
- SE4- The green space between the French Horn car park and the listed barns at Frizer’s Farm in Sonning Eye
- SE5- Sonning Eye riverside beside the car park
- PH1- The Allotments in Playhatch
- PH2- Land to the rear of Dene Close, Playhatch
- PH3- Land surrounding the spring adjacent to the junction with A4155 and Spring Lane
- PH4- Grass verge of the A4155 located approximately halfway between the county boundary and Playhatch roundabout
- PH5- Verge south of the A4155 adjacent to the garden centre



Local Green Spaces

Considerations for potential Local Green Space Designations



Playhatch - Potential Local Green Spaces

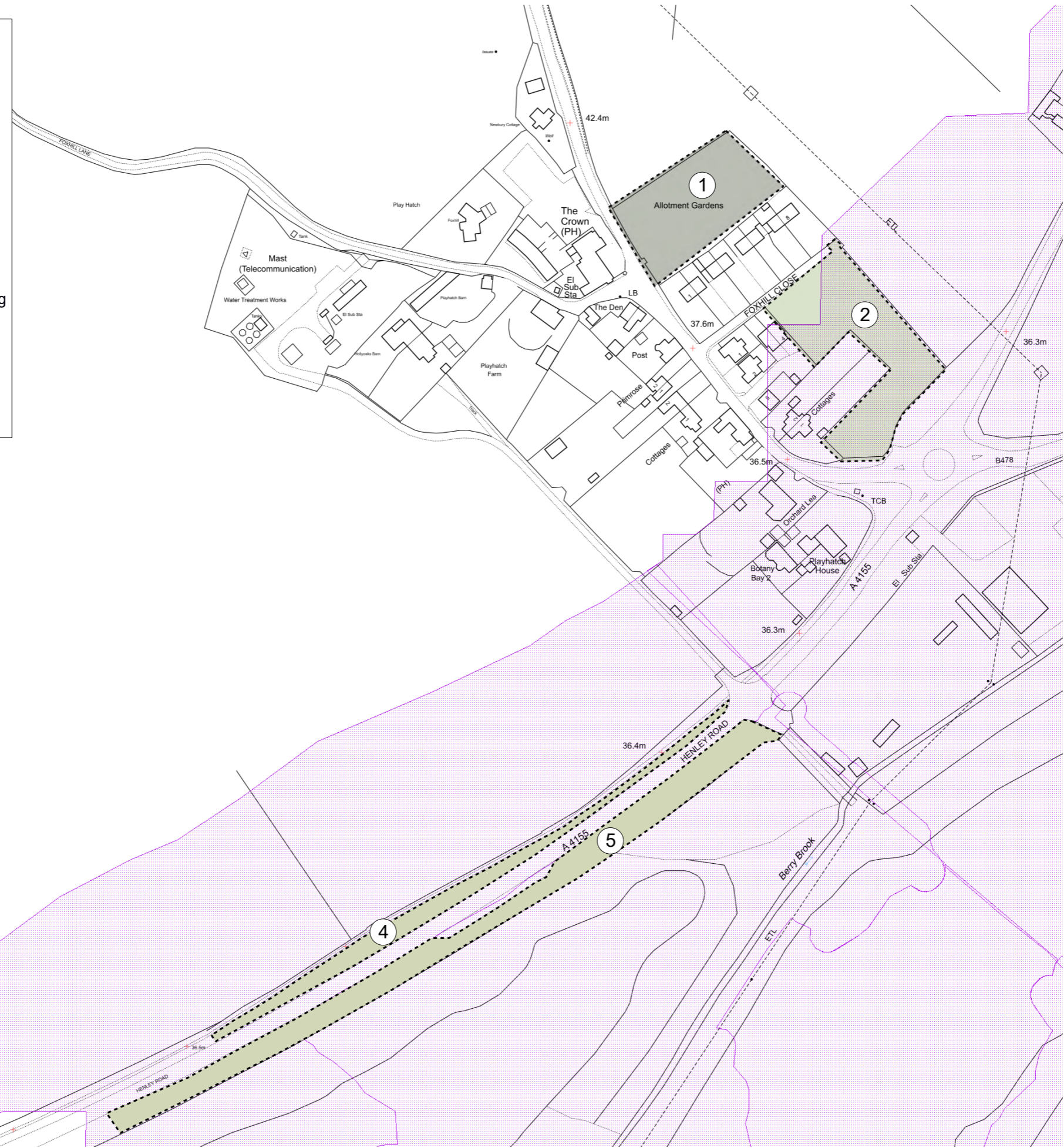
KEY

-  Flood Risk Area (Zones 2 and 3)
-  Potential Local Green Space

Playhatch

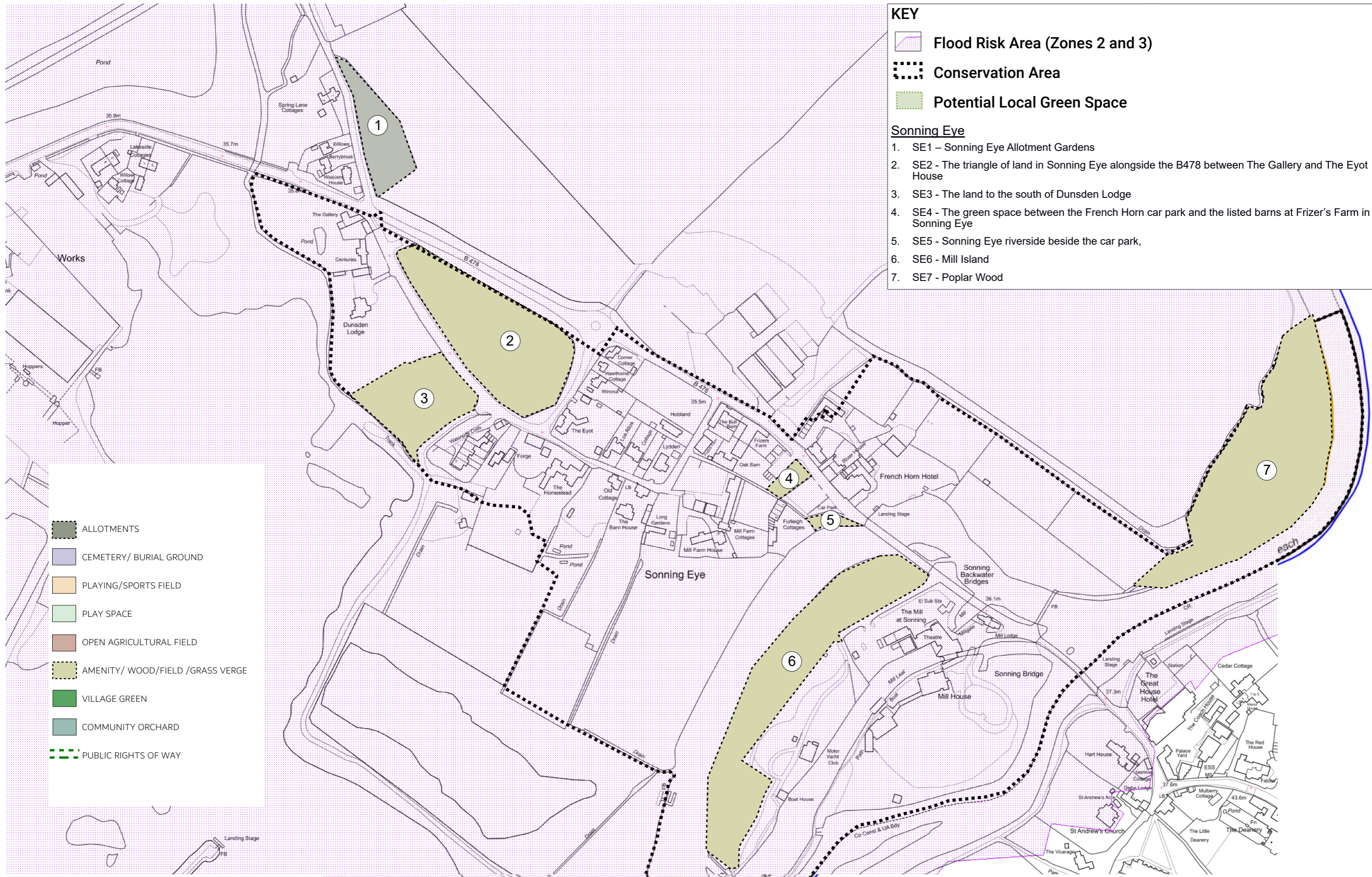
1. PH1 - The Allotments in Playhatch
2. PH2 - Land to the rear of Dene Close, Playhatch
3. PH3 - Land including the spring by the Flowing Spring pub (see inset i below)
4. PH4 - Grass verge of the A4155 located approximately halfway between the county boundary and Playhatch roundabout
5. PH5 - Verge south of the A4155 adjacent to the garden centre

Inset i - Land surrounding the spring adjacent to the junction with A4155 and Spring Lane

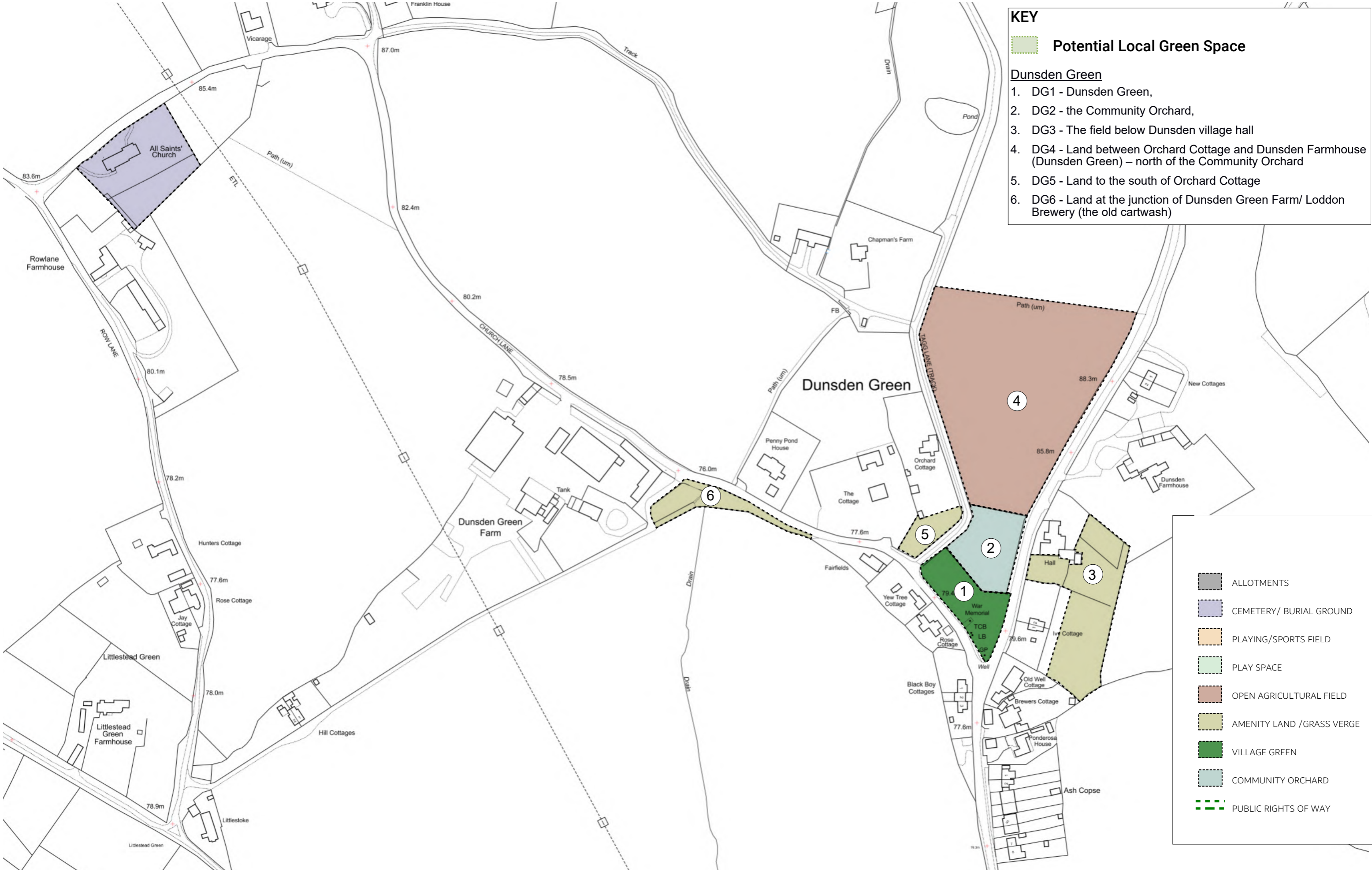


-  ALLOTMENTS
-  CEMETERY/ BURIAL GROUND
-  PLAYING/SPORTS FIELD
-  PLAY SPACE
-  OPEN AGRICULTURAL FIELD
-  AMENITY LAND /GRASS VERGE
-  VILLAGE GREEN
-  COMMUNITY ORCHARD
-  PUBLIC RIGHTS OF WAY

Sonning Eye - Potential Local Green Spaces



Dunsden Green - Potential Local Green Spaces



KEY

Potential Local Green Space

Dunsden Green

- DG1 - Dunsden Green,
- DG2 - the Community Orchard,
- DG3 - The field below Dunsden village hall
- DG4 - Land between Orchard Cottage and Dunsden Farmhouse (Dunsden Green) – north of the Community Orchard
- DG5 - Land to the south of Orchard Cottage
- DG6 - Land at the junction of Dunsden Green Farm/ Loddon Brewery (the old cartwash)

- ALLOTMENTS
- CEMETERY/ BURIAL GROUND
- PLAYING/SPORTS FIELD
- PLAY SPACE
- OPEN AGRICULTURAL FIELD
- AMENITY LAND /GRASS VERGE
- VILLAGE GREEN
- COMMUNITY ORCHARD
- PUBLIC RIGHTS OF WAY

Local Green Space Assessment Matrix

The matrix on the adjacent page uses an established methodology to assess whether or not a site is suitable for designation. Further details on the criteria are found overleaf.

Eye and Dunsden Neighbourhood Plan Local Green Spaces Assessment

	Name of site (as popularly known)	NPPF 1 - Close proximity to community (yes/no)	NPPF 2 - Demonstrably special to a local community					NPPF 3 - Extensive Tract of land?	Ownership - Owner aware?	Is this site allocated for any other use (yes/no)	Public access	Score	%	Recommendation	Comments on Reason for Designation or Not (particularly where sites may be borderline)
			Beauty/ Amenity value (yes/no)	Recreation (yes/no)	Historical (yes/no)	Tranquillity (yes/no)	Wildlife (yes/no)								
DG-1	Dunsden Green	Y 1	5	3	3	3	1	Y -	N 1	Y 1	19	70%	DESIGNATE	Village Green with full public access. Setting of War Memorial - Locally Important. Integral to village identity	
DG-2	The Community Orchard, Dunsden Green	Y 1	5	3	2	5	1	Y -	N 1	Y 1	20	74%	DESIGNATE	Important community access with full public access. Heritage interest / setting due to close proximity to the locally important Hall and the listed Dunsden Farmhouse	
DG-3	The fields below Dunsden village hall	Y 1	4	2	1	4	1	Y -	N 1	Y/N 0.5	15.5	57%	DESIGNATE	This land has public access for events associated with the Village Hall, which have traditionally been held for many years. It forms part of the setting of this non-designated heritage asset. Only the land outside of the adjacent Ivy Cottage site should be included.	
DG-4	Land between Orchard Cottage and Dunsden Farmhouse (Dunsden Green)	Y 1	3	2	2	3	1	Y -	N 1	Y 1	15	56%	DESIGNATE	Area of archaeological importance and setting of Listed Dunsden Farmhouse. Public access to the north via PRow. Historically appears as part of the Green. Designation would not harm current agricultural use.	
DG-5	Land to the south of Orchard Cottage	Y 1	3	1	2	4	1	Y -	N 1	N 0	14	52%	DESIGNATE	Historically appears part of the Green. The planning history highlights that applications for a dwelling have been refused several times. Unlikely to have any development potential as Officer's report P18/S1187/FUL states that the site is an area of archaeological interest and forms an important open paddock adjacent to the village green. If Conservation Area status is given, this would form an important open space within the village.	
DG-6	Land at the junction of Dunsden Green Farm/ Loddon Brewery (the old cartwash)	Y 1	4	2	2	3	1	Y -	N 1	Y 1	17	63%	DESIGNATE	Former cart wash with Public Right of Way passing through it. Historically of interest and of ecological value (although not formally recorded)	
SE-1	The Allotments in Sonning Eye	Y 1	3	3	1	4	1	Y -	N 1	Y 1	16	59%	DESIGNATE	Public allotments	
SE-2	The triangle of land in Sonning Eye alongside the B478 between The Gallery and The Eyot House	Y 1	5	0	3	4	1	Y -	N 1	N 0	17	63%	DESIGNATE	Highlighted as been an important open space in the Conservation Area. Recent planning application for barn refused - site makes a 'positive contribution to the Sonning Eye Conservation Area and landscape setting of the village'. Residents perceive this space as integral to village identity.	

Local Green Space Assessment Matrix

	Name of site (as popularly known)	NPPF 1 - Close proximity to community (yes/no)	NPPF 2 - Demonstrably special to a local community					NPPF 3 - Extensive Tract of land?	Ownership - Owner aware?	Is this site allocated for any other use (yes/no)	Public access	Score	%	Recommendation	Comments on Reason for Designation or Not (particularly where sites may be borderline)
			Beauty/ Amenity value (yes/no)	Recreation (yes/no)	Historical (yes/no)	Tranquillity (yes/no)	Wildlife (yes/no)								
SE-3	Land to the south of Dunsden Lodge	Y 1	5	2	3	5	2	N 1	Y -	N 1	N 1	20	74%	DESIGNATE	Forms an important wooded area within the Conservation Area and the setting to a number of heritage assets. It is of great amenity value.
SE-4	The green space between the French Horn car park and the listed barns at Frizers' Farm in Sonning Eye	Y 1	3	2	2	2	1	N 1	Y -	N 1	Y 1	14	52%	DESIGNATE	Important open space within the centre of the Conservation Area. Public footpath alongside with informal route through, used historically for many years.
SE-5	Sonning Eye riverside beside the car park	Y 1	4	2	2	3	2	N 1	Y -	N 1	Y 1	17	63%	DESIGNATE	Provides essential access to the river and is highly valued and used by the community
SE-6	Mill Island	Y 1	5	1	3	4	2	N 1	Y -	N 1	N 0	18	67%	DESIGNATE	A tranquil wildlife area home to kingfishers nesting in the banks. Offers very important setting and screening to the Sonning Eye Conservation Area from commercial activity. Enjoyed by many river users (small boats and swimmers) and by the general public who look across to it from the Furleigh bank Green Space
SE-7	Poplar Wood	Y 1	5	2	2	4	1	N 1	Y -	N 1	Y 1	18	67%	DESIGNATE	Historic osier bed within the Conservation Area, which is still in use. Of key importance to the setting of both the listed bridge of Sonning as well as the Conservation Area in Sonning and the Thames Path which passes through it. This area benefits many river users of all kinds as well as those using the amenity area provided by Sonning Parish Council at the wharf beside the bridge.
PH-1	The Allotments in Playhatch	Y 1	3	3	1	3	1	N 1	Y -	N 1	Y 1	15	56%	DESIGNATE	Public allotments
PH-2	Land to the rear of Dene Close, Playhatch	Y 1	4	2	1	3	1	N 1	Y -	N 1	N 0	14	52%	DESIGNATE	Provides amenity value to the village, in particular to Foxhill Close. Sited within the floodplain.
PH-3	Land surrounding the spring adjacent to the junction with A4155 and Spring Lane	Y 1	5	2	1	3	2	N 1	Y -	N 1	Y 1	17	63%	DESIGNATE	The chalk spring is an historically important site, which has become somewhat neglected. It is of great ecological value (not formally recorded) and should not be lost through lack of management.
PH-4	Grass verge of the A4155 located approximately halfway between the county boundary and Playhatch roundabout	Y 1	2	2	0	1	1	N 1	Y -	N 1	Y 1	10	37%	NOT DESIGNATED	Planted northern verge - forms important gateway setting to the Parish. Does not qualify for designation, but should be highlighted as an important area in terms of the approach to the Parish
PH-5	Verge south of the A4155 adjacent to the garden centre	Y 1	2	2	0	1	1	N 1	Y -	N 1	Y 1	10	37%	NOT DESIGNATED	Mature tree-lined and planted southern verge - gateway setting to the Parish. Does not qualify for designation, but should be highlighted as an important area in terms of the approach to the Parish

The scoring system is the number of accumulated points in the NPPF 2 section, plus 1 point for each relevant yes/ no questions in NPPF1 and NPPF3, plus whether it is allocated for any other use and whether it has public access. The only question that does not receive points is whether the owner is aware. Therefore a site can gain an additional 4 points further to the scoring given in the NPPF2 questions.

In designating an area as Local Green Space it is proposed that if an area achieves over 50% of the points available, then it would be considered for designation. This is because it would need to score highly against at least three criteria. Alternatively, if an area scores maximum points (5) against two criteria, but does not score at least 13 points overall, it will also be considered for designation due it scoring so highly against those criteria. If an area scores below 13 points and does not score 5 against two criteria then it will not be considered for designation as the area is not considered to be meeting the requirements of the criteria sufficiently to warrant designation.

BEAUTY	
5	Excellent visual attractiveness, excellent variety of natural features and of good quality, provides an excellent contribution to the setting of the local area
4	Very good visual attractiveness, good variety of natural features and of good quality, provides a very good contribution to the setting of the local area
3	Good visual attractiveness, variety of natural features and of good quality, provides a good contribution to the setting of the local area
2	Good visual attractiveness, limited variety of natural features and of good quality, provides a good contribution to the setting of the local area
1	Limited visual attractiveness, limited variety of natural features and of good quality, provides a limited contribution to the setting of the local area
RECREATION	
5	Public access, evidence of a good range of informal and formal uses, excellent facilities (good/excellent condition and range) and information on/evidence of frequent use.
4	Public access, evidence of good range of informal uses, good facilities (fair condition and range) and/or information on/evidence of frequent use.
3	Public access, evidence of good range of informal uses, some limited facilities and/or information provided on/evidence of reasonably frequent use.
2	Public access but no evidence submitted of informal or formal use. No notable recreation facilities, and no information provided/evidence of frequent use.
1	Site is accessible to the public if an entrance fee is paid/or site is privately accessible to a limited group of people.
0	Site has no public access and is therefore considered to have no/very limited recreational value.

Additional weight to be added if no other similar spaces are within 800m (10 mins) of the space being assessed to ensure that spaces which are more isolated but provide recreational value are recognised for their importance

TRANQUILITY	
5	No notable sources of disturbance. No visual or audible intrusion. High degree of self-containment limit noise and disturbance.
4	selfcontainment and screening limit noise disturbance in site.
3	Some disturbance. The site is located on a major and/or minor road with some neighbouring uses causing disturbance. Limited self-containment and screening. Scale of site may mean there are undisturbed parts.
2	Frequent disturbance. The site has some disturbance by a main and/or multiple roads and/or by neighbouring uses with regular disturbance. Limited self-containment and screening.
1	Major and constant disturbance. The site is heavily affected by a main road/or by neighbouring uses with regular disturbance. Total lack of selfcontainment and screening.

HISTORY	
5	The site meets all of the sub-criteria
4	The site meets four of the sub-criteria
3	The site meets three of the sub-criteria
2	The site meets two of the sub-criteria
1	The site meets one of the sub-criteria
0	The site meets none of the sub-criteria

- Sub-criteria
- Site is located within an area of high archaeological potential
 - Site makes a positive contribution to the setting of a locally listed building
 - Site makes a positive contribution to the setting of a nationally listed building.
 - Site makes a positive contribution to the setting of a scheduled ancient monument.
 - Site makes a positive contribution to the setting of a conservation area.
 - Site of local historical importance

WILDLIFE	
3	Good level of evidence submitted in relation to wildlife on site, and open space is located in close proximity to. or is designated as. an area of local ecological importance of Local Nature Reserve.
2	Good evidence submitted in relation to wildlife observed on site but open space is not in or close proximity to any designated area of ecological significance.
1	None or limited evidence submitted in relation to wildlife observed on the site, and the open space is not in, or in close proximity to any designated area of ecological significance. There is however an assumed level of wildlife value to the site (habits or species).

SCORE	
70%+	Designate
60%+	Designate unless any preventative reason
50%+	Above threshold - complete further assessment
40%+	Below threshold - no further assessment required - no designation
-40%	Substantially below threshold - no further assessment required - no designation

DG1- Dunsden Green

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

- Located within the centre of the village

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

- Owner contact: Yes
- The village green possesses significant beauty and amenity value – creating a green lung in the heart of the village, particularly when amalgamated with the surrounding DG-2, DG-3, DG-4 and DG-5.
- Although enclosed by minor lanes, the space contains places for seating and quiet reflection as well as a formal outdoor recreation space.
- The War Memorial is also sited on the village green as is the village well. It was also the site of the original village hall.
- When combined with the land to the north and north west, these elements are considered to be visually interlinked and significantly enhance the value cumulatively.
- NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- the site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of the site amounts to approx 2,500m²

Planning History

There are no extant planning permissions nor is there a currently application for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

Conclusion

The land scored 70% in the matrix, which is considerably above the threshold of 50%.

It is considered that the land should be designated as a Local Green Space.



DG2- Dunsden Community Orchard

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

- Located in centre of the village and provides an important link between DG-1 and DG-4

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

- Owner contact: Yes
- The site was purchased to be planted as a community orchard and for use by local residents. Since planting, the site has matured and the photos below show how the site has evolved. It has direct access to the village green and now contains a picnic area.
- It is considered to form part of the wider setting of the village green, although is a significant LGS in its own right.

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

- the site has clearly defined boundaries and is enclosed. It is of local character and not an extensive tract of land.
- The size of the site is 2,500m²

Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

Conclusion

The land scored 74% in the matrix, which is considerably above the threshold of 50%.

It is considered that the land should be designated as a Local Green Space for its considerable benefit to the community.



DG3- The field below Dunsden village hall

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

- Located immediately on edge of the village

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

- Owner contact: Yes
- The site forms part of the Village Hall land, as well as additional land to the south which is used by the community for events and activities. The parcels of land together make up an important area for the parish, which cannot be fulfilled elsewhere.

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

- the site has defined boundaries and is enclosed by fencing. It is of local character to the area as shown on the associated plan. The western boundary sits where the newly extended garden area to Ivy Cottages has been approved.
- As shown, the size of the site is approx 5,000m²

Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

Conclusion

The land scored 57% in the matrix, which is above the threshold of 50%. It is recommended that the site is designated as a LGS for its considerable benefit to the community.



DG4- Land between Orchard Cottage and Dunsden Farmhouse (Dunsden Green) – north of the Community Orchard

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

- Located on the northern edge of the village

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

- Owner contact: Yes
- The site forms part of the original green lung in the heart of the village. There is public access along the northern boundary via footpath 205/8/20.
- It links into DG2 and leads down to the village green. Houses are focused around this central green space and it is important visually and historically to retain its open nature as one which local people enjoy on a regular basis.

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

- the site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of the site amounts to approx 1.7 hectares.

Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

Conclusion

The land scored 56% in the matrix, which is above the threshold of 50%, and therefore is proposed to be designated as a LGS for its considerable benefit to the community. Can be linked to DG-1 and DG-2 for further value.



DG5 - Land to the south of Orchard Cottage

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

- Located within the centre of the village

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

- Owner contact: Yes

- The site forms part of the setting to the wider village green in the heart of the village. Its contribution has slowly been eroded over time, with loss of mature trees.

- A recently refused planning application sets out the Planning Officer’s considered view of the site and its surroundings: *“The site is in a prominent position within the village and is visible from the public right of way (Tagg Lane), public highway and public open space (village green) to the south east. The front of the application site is relatively open due to recent tree removal but is still characterised by mature vegetation around its boundaries. The current use of the site as a paddock reflects the rural, open character of the immediate area. “*

- It is considered that the retention of this site also reflects the historic open green spaces as shown on the adjacent late 19th Century map.

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

- the site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of the site amounts to approx 1,200 m²

Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

Conclusion

The land scored 52% in the matrix, which is just above the threshold of 50%, and therefore is proposed to be designated as a LGS for its considerable benefit to the community. It’s value is linked to DG-1 and DG-2.



DG6 - Land at the junction of Dunsden Green Farm/ Loddon Brewery (the old cartwash)

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

- Located within the centre of the village

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

- Owner contact: Yes
- The site forms part of a locally important historic cartwash leading off Church Lane. The site has public access across it via Bridleway 205/17/10. It forms the setting to Dunsden Green Farmhouse, and the Loddon Brewery which are considered locally important.
- A watercourse crosses the site from north to south and regularly floods the land - hence leading to its suitability for a cart wash. The watercourse provides a greater ecological value.
- It is also a value site in terms of wildlife value as it is relatively unspoiled.

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

- the site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of the site amounts to approx 1,300 m²

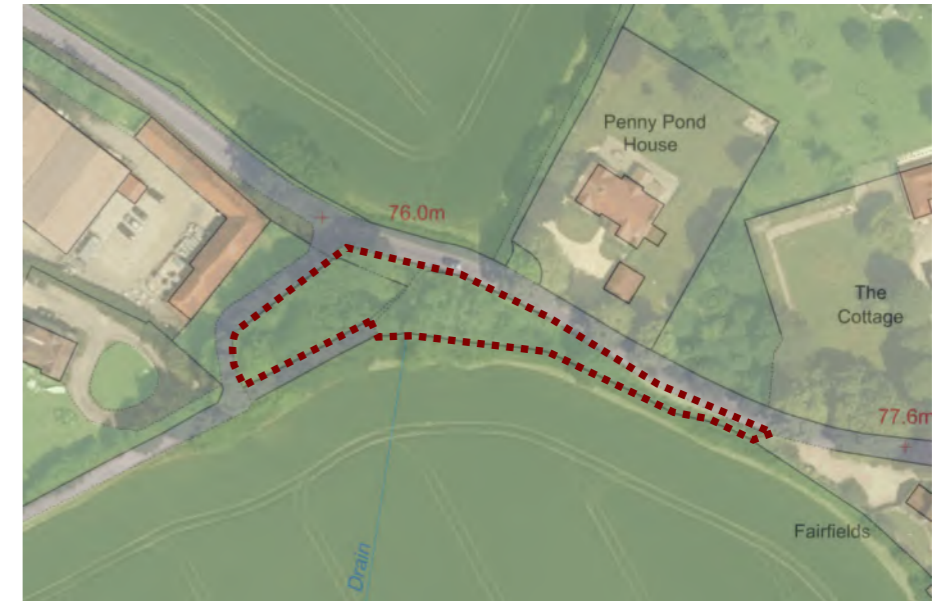
Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

Conclusion

The land scored 63% in the matrix, which is above the threshold of 50% and therefore is proposed to be designated as a LGS for its considerable benefit to the community.



SE1 – Sonning Eye Allotment Gardens

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

- Located on edge of the village

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

- Owner contact: Yes
- The site is a well-used and established allotment garden, which is much valued by residents of Sonning Eye and the surrounding area

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

- the site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of the site amounts to approx 3,600m²

Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

Conclusion

The land scored 59% in the matrix, which is above the threshold of 50% and therefore is proposed to be designated as a LGS due to its benefit to the community.



SE2 - The triangle of land in Sonning Eye alongside the B478 between The Gallery and The Eyot House

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

- Located immediately on edge of the village within the conservation area

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

- Owner contact: Yes
- The site is a large area of agricultural land within the Conservation Area and forming the setting to the Grade II* listed Eyot House and Grade II Barn to the south.
- Informal community consultation results highlighted that residents valued the historic significance and general overall amenity value, particularly due to the beauty, benefit to the local setting of the village and general overall amenity value particularly due to the mature boundary trees and hedgerow enhancing the value of this land to residents
- Residents consider this land provides a buffer / important green lung between the busy B478 road and the village, particularly when combined with SE3

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

- The site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of the site amounts to approx 1.2 hectares

Planning History

A planning application for a new agricultural barn has been refused due to the site's 'positive contribution to the Sonning Eye Conservation Area and landscape setting of the village'.

The site is not allocated for development in the Local or Neighbourhood Plan.

Conclusion

The land scored 63% in the matrix, which is considerably above the threshold of 50% and therefore is proposed to be designated as a LGS due to its considerable benefit to the community.



SE3 - The land to the south of Dunsden Lodge

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

- Located on edge of the village

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

- Owner contact: Yes
- The site is restored mineral workings site, now in separate ownership. It provides a valuable area of amenity woodland with wildlife potential due to its limited disturbance.
- It also forms an important, tranquil wooded backdrop to the Conservation Area, with glimpsed views of the lakes beyond.
- Residents consider this land provides a buffer / important green lung between the busy B478 road and the village, particularly when combined with SE2

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

- The site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of the site amounts to approx 4,700 m²

Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

Conclusion

The land scored 74% in the matrix, which is considerably above the threshold of 50% and therefore is proposed to be designated as a LGS due to its considerable benefit to the community.



SE4 - The green space between the French Horn car park and the listed barns at Frizer's Farm in Sonning Eye

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

- Located within the village and the conservation area

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

- Owner contact: Yes
- The site is an enclosed area of land with a public right of way running alongside it. It has previously had a planning application for a dwelling refused, wherein the officer described the site as: *"The application site is an area of open and undeveloped land located in a prominent position fronting the B478 within Sonning Eye Conservation Area. At the present time, the application site and its surroundings have a spacious and open semi-rural character and appearance."*
- Residents value the space for the contribution it makes to the setting of the area and its mature boundary trees

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

- The site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of the site amounts to approx 649 m²

Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

Conclusion

The land scored 52% in the matrix, which is above the threshold of 50% and is proposed to be allocated as a LGS due to its considerable benefit to the community.



SE5 - Sonning Eye riverside beside the car park

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

- Located within the village and conservation area

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

- Owner contact: Yes
- The site is an open grassed area alongside the River Thames. It has several public benches and is used by residents and people from surrounding areas for picnics as well as for quiet reflection.
- As it is open to the water, it also has unauthorised fishing and boat access (kayaks, canoes and paddleboards).
- It adds significant value to the conservation area as an important open space.

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

- The site has defined boundaries and is of local

character to the area as shown on the associated plan

- The size of the site amounts to approx 434 m²

Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

Conclusion

The land scored 63% in the matrix, which is considerably above the threshold of 50% and is proposed to be allocated as a LGS due to its considerable benefit to the community.



SE6 - Mill Island

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

- Located on the edge of village and within the conservation area

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

- Owner contact: ?
- The site is a mature wooded area alongside the River Thames on Mill Island. A track runs partially through the wood giving private access to the Motor Yacht Club and boat house which is accessible to paid members.
- This area provides a tranquil wildlife area enabling kingfishers to nest in the banks as well as providing very important screening to the Sonning Eye Conservation Area from the commercial activity at the Upper Thames Motor Yacht Club and the Mill at Sonning. It is also an important amenity which is enjoyed by many river users (small boats and swimmers) and by the general public who look across to it from the Furleigh bank Green Space which is provided by the Parish council for the launching of small boats, fishing and general leisure

purposes. Note: Sonning Boats' activities and lease only extend to a small part of this large and mostly untouched woodland area. They have promised to restore it this spring.

- It adds significant value to the conservation area as an important open space.

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

- The site has defined land ownership boundaries and is of local character to the area as shown on the associated plan
- The size of the site amounts to approx 1.3996 ha

Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

Conclusion

The land scored 67% in the matrix, which is considerably above the threshold of 50% and is proposed to be allocated as a LGS due to its considerable benefit to the community.



SE7 - Poplar Wood

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

- Located on the edge of village and within the conservation area

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

- Owner contact: ?
- The site includes former osier beds where the willow trees were often planted and cut back to gather materials for baskets and then replanted again. The willow trees have recently been cut back and new hedging added with the potential for more future replanting.
- The site allows views to both the listed bridge of Sonning as well as the Conservation Area in Sonning and the Thames Path which passes through it
- It provides a tranquil area for nature conservation as well as screening from the intrusive gravel extraction beyond. This will benefit many river users of all kinds as well as those using the amenity area provided by Sonning Parish Council at the wharf beside the bridge.

- It adds significant value to the conservation area as an important open space.

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

- The site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of the site amounts to approx 1.6717 ha

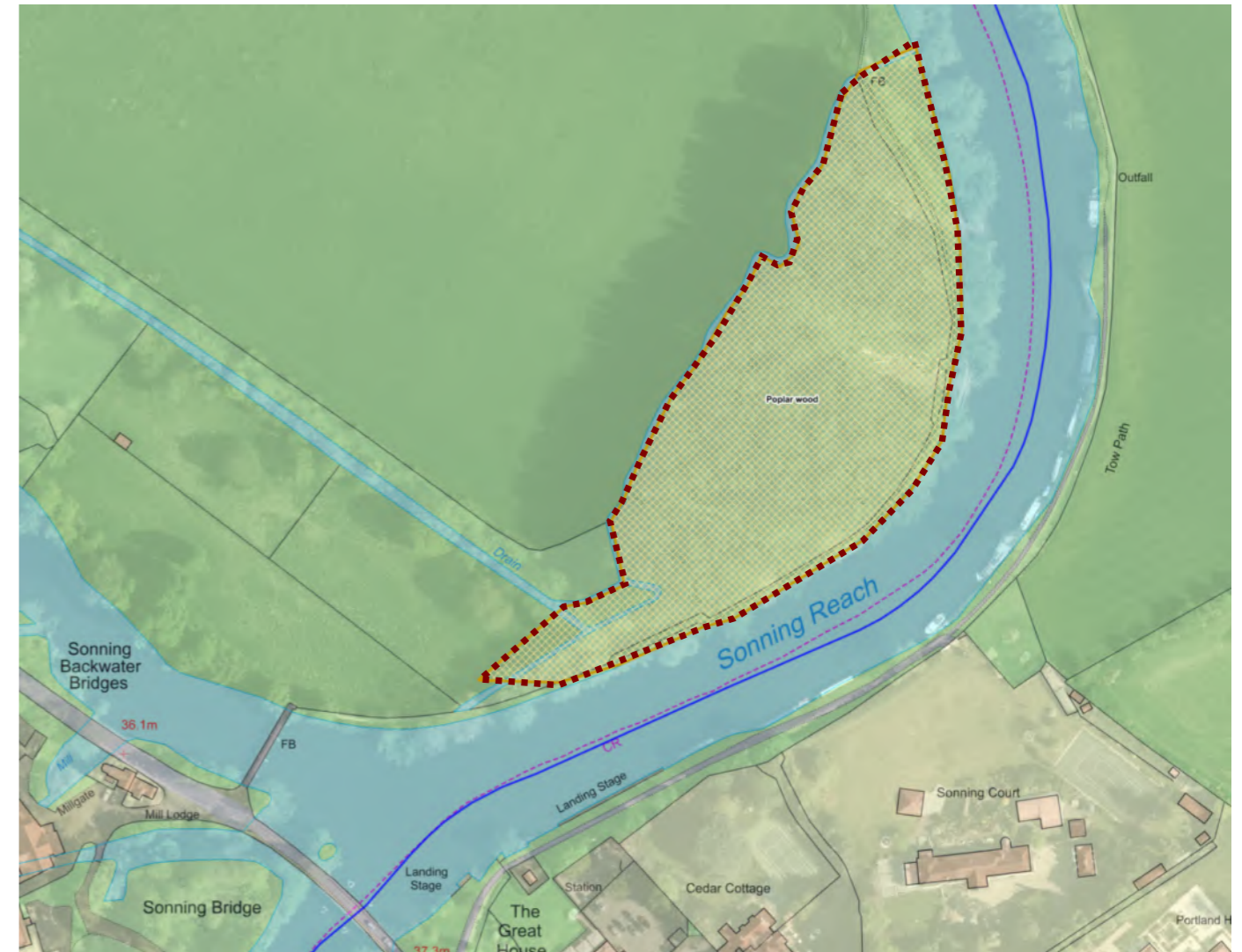
Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

Conclusion

The land scored 67% in the matrix, which is considerably above the threshold of 50% and is proposed to be allocated as a LGS due to its considerable benefit to the community.



PH1 - The Allotments in Playhatch

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

- Located immediately on edge of the village

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

- Owner contact: Yes
- The site is a well used and established allotment garden, which is much valued by residents.

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

- the site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of the site amounts to approx 4,200 m²

Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

Conclusion

The land scored 56% in the matrix, which is above the threshold of 50% and it is considered that the land should be designated as an LGS due to its considerable benefit to the community



PH2 - Land to the rear of Dene Close, Playhatch

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

- Located on edge of the village

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

- Owner contact: Yes
- Local residents have expressed their preference for this piece of land to remain open and undeveloped as an important setting to the village and the various nearby listed buildings and structures.
- As the land lies within the flood plain residents believe this should remain open to assist with flood capacity.

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

- The site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of the site amounts to approx 5,100 m²

Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

Conclusion

The land scored 52% in the matrix, which is above the threshold of 50% and is proposed to be allocated as a LGS due to its considerable benefit to the community.



PH3 - Land surrounding the spring adjacent to the junction with A4155 and Spring Lane

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

- Located on edge of the village

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

- Owner contact: Yes
- The site is the source of the chalk spring leading into the Berry Brook. The site is surrounded by mature trees and water based vegetation and opens onto the wider countryside, thus giving greater wildlife potential.
- The site would benefit from careful future management to enhance further potential and could be under threat if not acted upon.

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

- The site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of the site amounts to approx 4,010 m²

Planning History

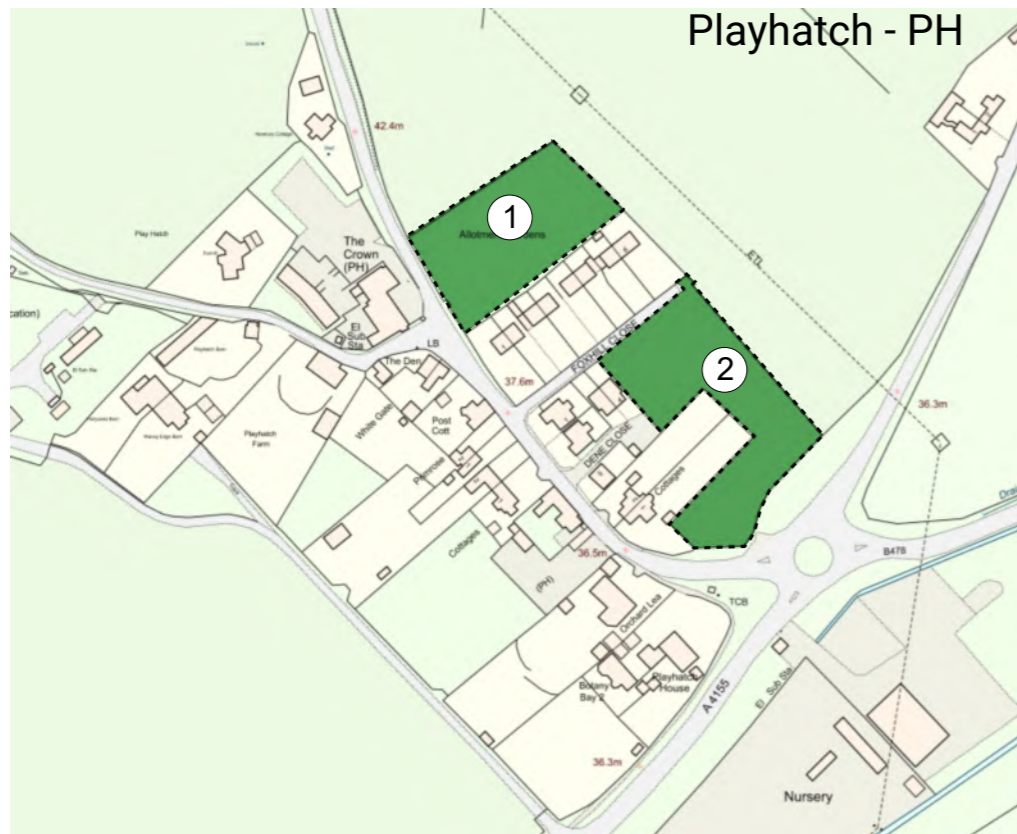
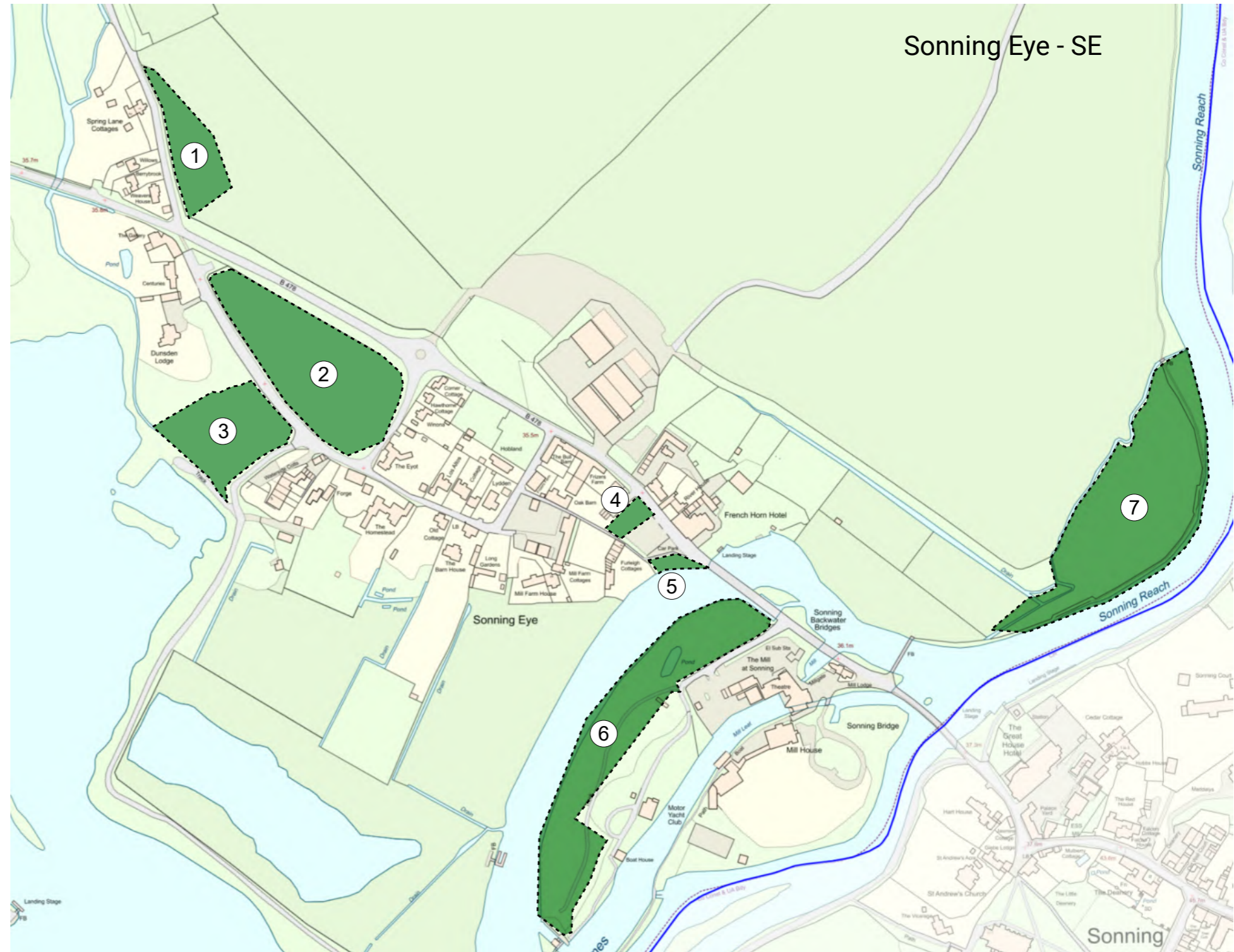
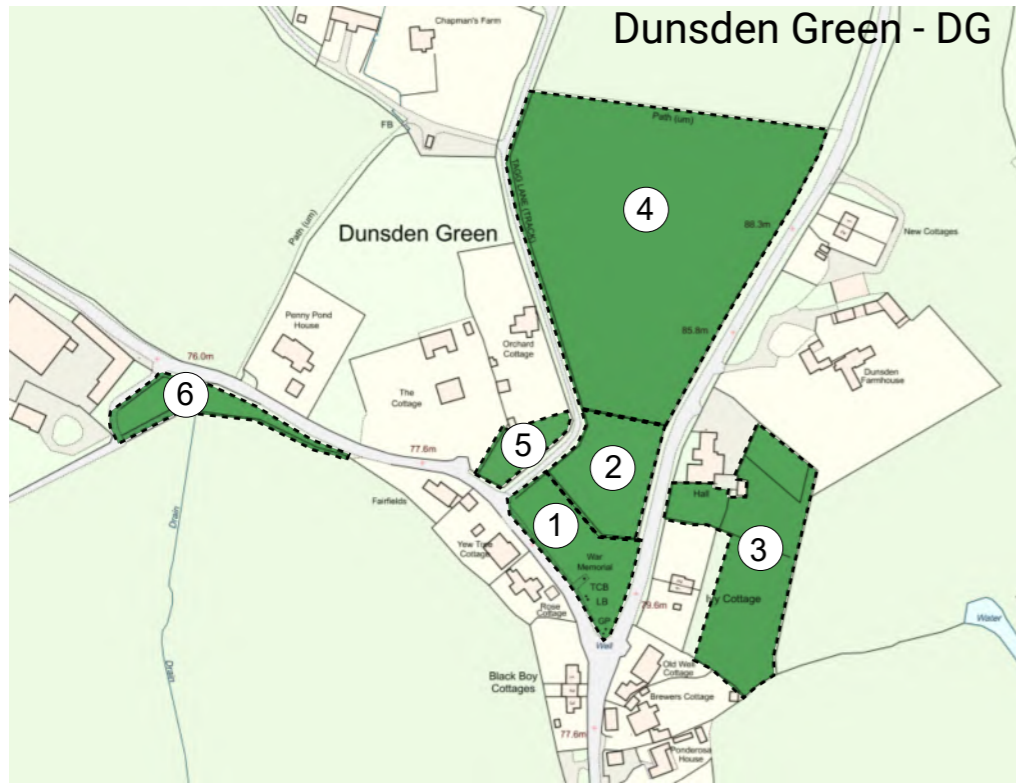
No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

Conclusion

The land scored 63% in the matrix, which is considerably above the threshold of 50% and is proposed to be allocated as a LGS due to its considerable benefit to the community.





**LOCAL GREEN SPACES FOR DESIGNATION
WITHIN THE PARISH**

