



RTPI

mediation of space · making of place

Bishop's Tachbrook Neighbourhood Plan

Local Green Space Assessment

June 2018

Kirkwells

The Planning People

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1.0 Introduction

- 1.1 This Local Green Space Assessment (herein “the Assessment”) has been prepared on behalf of Bishop’s Tachbrook Parish Council. The Assessment has been prepared as part of the evidence base to inform the Neighbourhood Development Plan (NDP) being prepared by the Parish Council.

2.0 Background

- 2.1 Paragraph 76 of the National Planning Policy Framework (NPPF) allows local communities through local and neighbourhood plans to identify “for special protection green areas of particular importance to them”. Para. 76 goes on to state:

“By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.”

- 2.2 The key points here being that:

- a) Future development of designated Local Green Space would only be acceptable in “very special circumstances”;
- b) Identification of such land should be consistent with the local planning of sustainable development, including sufficient homes; and
- c) Local Green Space should only be designated when a plan is prepared or reviewed and designated Local Green Spaces should be capable of enduring beyond the plan period.

- 2.3 In relation to points b) and c) the Warwick Local Plan supports the designation of such spaces (Policy HS3); and Bishop's Tachbrook has embarked on the formal process of preparing an NDP for the area.

- 2.4 Also of relevance is the previous work undertaken to prepare an NDP for Bishop's Tachbrook. This had sought to designate 20 Local Green Spaces. This previous version of the NDP had reached the stage of independent examination. In relation to the Local Green Spaces the examiner concluded that only sites LGS01, LGS08, LGS09, LGS011, LGS15, LGS17 and LGS20 appear to meet the national policy tests and that the whole Local Green Space policy be deleted. The neighbourhood plan was then withdrawn in January 2017.

3.0 The need for a re-assessment of potential Local Green Spaces

3.1 In preparing a new NDP the Steering Group, working on behalf of the Parish Council, have identified the need for a review of potential Local Green Spaces. This is based on the following:

- a) Incorrect criteria – national policy support;
- b) Plan adoption – strategic policy support;
- c) Previous consultation

For these reasons this Assessment was commissioned.

4.0 Re-assessing the potential Local Green Spaces

4.1 Paragraph 77 of NPPF sets out the essential characteristics for designating Local Green Spaces:

“The Local Green Space designation will not be appropriate for 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.”*

4.2 Using these essential characteristics as a basis, a framework was established for assessing the potential Local Green Spaces in Bishop's Tachbrook. This framework includes basic locational and factual data and a descriptive assessment of each space against the NPPF essential characteristics:

- Proximity – distance/access
- Not extensive
- Demonstrably special
 - Wildlife (Richness)
 - Views
 - Tranquillity
 - Recreation
 - Beauty
 - History
- Added cultural significance
- And any other reason why the site should be considered “demonstrably special”

4.3 The spaces considered in this assessment included the 20 spaces identified in the original withdrawn neighbourhood plan and two additional spaces identified at the time of the site surveys (May/June 2018) sites LGS21 and LGS22.

4.4 Of the original 20 sites four are no longer within the neighbourhood area (sites LGS10, LGS12, LGS13 and LGS14). This follows a boundary review and the re-designation of the area. These sites were, therefore, excluded from this assessment.

4.5 Nor did this assessment include allotments or school playing fields. It is intended these are protected by other policies in the Bishop's Tachbrook NDP.

4.6 An additional site for inclusion (LGS23) was put forward at Heathcote Park by the Neighbourhood Plan Steering Group.

4.7 Also excluded from the survey were:

- LGS16 tach Brook Valley – this is allocated as a Country Park in the Warwick District Local Plan;
- LGS17 Land west of Seven Acre Close – this is an allocated housing (site H49) site in the Warwick District Local Plan
- LGS18 Oakley Wood and LGS19 Wiggerland Wood – these sites are not considered to be *in reasonably close proximity to the community they serve*.

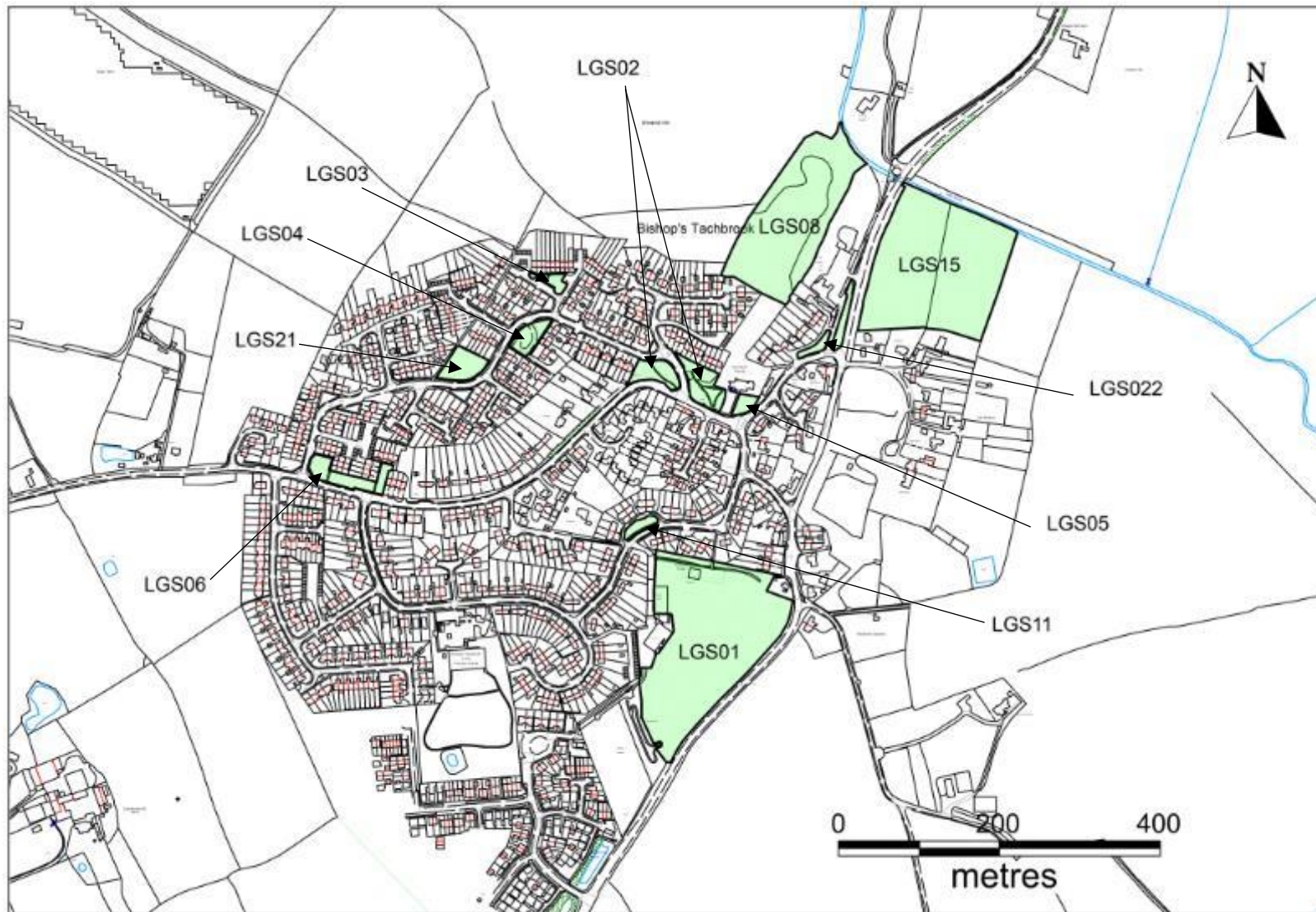
4.8 The sites to be surveyed where then assessed using the following site assessment framework. The assessed sites are shown on Maps 1 and 2.

BISHOP'S TACHBROOK LOCAL GREEN SPACE ASSESSMENT FRAMEWORK

Site Reference	
Location/Address	
Description of site	
Existing use	
Details of land owner (if known)	
Consultation	
Size (hectares)	
Planning History (31/5/18)	
Local - proximity to the community it serves (describe access)	
Not and extensive tract of open land?	
Demonstrably special	
Wildlife (Richness)	
Views	
Tranquillity	
Recreation	

Beauty	
History	
Culture	
Other reason	

Map 1. Bishop's Tachbrook Local Green Space Assessment Index Map 1



Map 2. Bishop's Tachbrook Local Green Space Assessment Index Map 2



5.0 Site Assessments

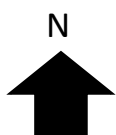
BISHOP'S TACHBROOK LOCAL GREEN SPACE ASSESSMENT

Site Reference	LGS01
Location/Address	Meadow
Description of site	Triangular shaped, relatively flat site. Main area of site is given over to flat grassed playing field area. North western corner of site is home to the Sports and Social Club and a children's play area. Site is bounded to east and south by high hedges and to north and west by mix of hedges and rear gardens.
Existing use	The site is the village's main area of formal recreation and also used informally for walking and children's play.
Details of land owner (if known)	
Consultation	
Size (hectares)	2.79
Planning History (20/6/18)	W/17/1379 Erection of an outbuilding for the storage of grounds maintenance equipment and horticultural supplies.
Local - proximity to the community it serves (describe access)	Well related to village with most parts of village within reasonable walking distance.
Not and extensive tract of open land?	No, Bounded to north by housing; to east and south by B4087; to west by allotments and housing.
Demonstrably special	The site is the village's main area of formal recreation and also used informally for walking and children's play.
Wildlife (Richness)	Limited capacity.
Views	Site is self-contained. No long distance views.
Tranquillity	No. Some road noise. Nature of associated uses (club, playspace, playing field) mean site is not to be identified for its tranquillity.
Recreation	Yes. Playing field, Sports and Social Club and children's play area.
Beauty	No. flat grassed site with associated recreation uses.
History	No.
Culture	Contemporary cultural relationship stemming from Playing field, Sports and Social Club and children's play area, but no discernible longer term cultural associations.
Other reason	None.

Site LGS01



Map not to scale



View across LGS01 looking south east

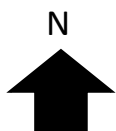
BISHOP'S TACHBROOK LOCAL GREEN SPACE ASSESSMENT

Site Reference	LGS02
Location/Address	Village Green
Description of site	Small open space in centre of historic core of the village. Now split in two by (name roads) Old maps? Trees? Seating. Hard landscaped area. New low boundary fence.
Existing use	Informal open space with some seating.
Details of land owner (if known)	
Consultation	
Size (hectares)	0.36
Planning History (20/6/18)	
Local - proximity to the community it serves (describe access)	Bounded to north, west and south by housing. To east by listed Parish Church of St Chad's. Well related to village with most parts of village within reasonable walking distance.
Not and extensive tract of open land?	No. Small site bounded to north, west and south by housing. To east by listed Parish Church of St Chad's.
Demonstrably special	Yes. Site lies within centre of village and has longstanding associations with the Parish Church.
Wildlife (Richness)	No.
Views	Local views of Parish Church and views of key buildings in the Conservation Area.
Tranquillity	No.
Recreation	Yes. Used for informal recreation.
Beauty	No.
History	Central open space in Conservation Area and important for setting of a number of listed buildings.
Culture	Central open space in Conservation Area.
Other reason	None.

Site LGS02



Map not to scale



LGS02 looking east to listed Parish Church

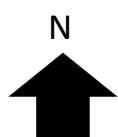
BISHOP'S TACHBROOK LOCAL GREEN SPACE ASSESSMENT

Site Reference	LGS03
Location/Address	Farm Walk
Description of site	Small, triangular area of grassed open space with mature trees. Site slopes south to north and is bounded on all sides by housing.
Existing use	Small, triangular area of grassed open space with mature trees.
Details of land owner (if known)	
Consultation	
Size (hectares)	0.06
Planning History (20/6/18)	
Local - proximity to the community it serves (describe access)	Yes. Surrounded on all three sides by housing.
Not and extensive tract of open land?	No, small space, surrounded on all three sides by housing.
Demonstrably special	No.
Wildlife (Richness)	No.
Views	No.
Tranquillity	No.
Recreation	Possibly used for informal recreation.
Beauty	No.
History	No.
Culture	No.
Other reason	None.

Site LGS03



Map not to scale



LGS03 view to north

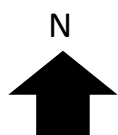
BISHOP'S TACHBROOK LOCAL GREEN SPACE ASSESSMENT

Site Reference	LGS04
Location/Address	Lisle Gardens
Description of site	Two small parcels of open space at Lisle Gardens. Grassed area with mature trees. Site slopes south west/north east.
Existing use	Two small parcels of open space at Lisle Gardens.
Details of land owner (if known)	
Consultation	
Size (hectares)	0.06
Planning History (31/5/18)	
Local - proximity to the community it serves (describe access)	Yes. Surrounded on all sides by housing.
Not and extensive tract of open land?	No. Small site surrounded on all sides by housing
Demonstrably special	No.
Wildlife (Richness)	No.
Views	No.
Tranquillity	No.
Recreation	Possibly informal
Beauty	No.
History	No.
Culture	No.
Other reason	None.

Site LGS04



Map not to scale



LGS04 View to south

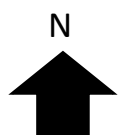
BISHOP'S TACHBROOK LOCAL GREEN SPACE ASSESSMENT

Site Reference	LGS05
Location/Address	St Chads Road
Description of site	Small, roughly square site on slope south of St Chad's Church. Area is grassed, and southern boundary is retaining wall to Church. Close links to Village Green.
Existing use	Grassed area.
Details of land owner (if known)	
Consultation	
Size (hectares)	0.06
Planning History (20/6/18)	
Local - proximity to the community it serves (describe access)	Yes, within historic core of the village.
Not and extensive tract of open land?	No. small site within proximity to St Chad's Church and bounded by housing.
Demonstrably special	
Wildlife (Richness)	No.
Views	Forms part of setting of listed church and affords view from the south of this heritage asset and its graveyard.
Tranquillity	No. Southern boundary formed by road (name?)
Recreation	No recreation uses.
Beauty	No.
History	Forms part of setting of listed church and affords view from the south of this heritage asset and its graveyard.
Culture	Forms part of setting of listed church and affords view from the south of this heritage asset and its graveyard.
Other reason	None.

Site LGS05



Map not to scale



LGS05 from western boundary showing link to Village Green

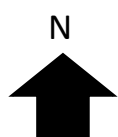
BISHOP'S TACHBROOK LOCAL GREEN SPACE ASSESSMENT

Site Reference	LGS06
Location/Address	Mallory Road
Description of site	Roughly rectangular, relatively flat grassed open space associated with housing to north and east. Crossed by paths and with some mature trees.
Existing use	Incidental open space.
Details of land owner (if known)	
Consultation	
Size (hectares)	0.20
Planning History (20/6/18)	
Local - proximity to the community it serves (describe access)	Yes. Surrounded on all sides by housing.
Not and extensive tract of open land?	No. Surrounded on all sides by housing.
Demonstrably special	No.
Wildlife (Richness)	No.
Views	No.
Tranquillity	No.
Recreation	Possibly informal
Beauty	No.
History	No.
Culture	No.
Other reason	None.

Site LGS06



Map not to scale



LGS06 view to east

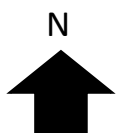
BISHOP'S TACHBROOK LOCAL GREEN SPACE ASSESSMENT

Site Reference	LGS08
Location/Address	Field north of Croft Close
Description of site	Rectangular field sloping from the south down to Tach Brook. Northern two thirds of site are rough grassland with some overgrowth? Northern third mature woodland with at least one landmark oak tree. Sites is crossed by a number of informal footpaths. Boundaries are: to north Tach Brook; to east The Leopard Public House and local housing; to south grounds of St Chad's church and housing on Croft Close.
Existing use	Informal recreation; to west agricultural land.
Details of land owner (if known)	
Consultation	
Size (hectares)	1.50
Planning History (20/6/18)	
Local - proximity to the community it serves (describe access)	Yes. Boundaries are: to north Tach Brook; to east The Leopard Public House and local housing; to south grounds of St Chad's church and to south housing on Croft Close.
Not and extensive tract of open land?	No. Boundaries are: to north Tach Brook; to east The Leopard Public House and local housing; to south grounds of St Chad's church and to south housing on ???; to west agricultural land.
Demonstrably special	?
Wildlife (Richness)	Some.
Views	Warwick Cathedral, open land to west.
Tranquillity	Yes.
Recreation	Informal.
Beauty	No.
History	No.
Culture	No.
Other reason	None.

Site LGS08



Map not to scale



LGS08 View south across site

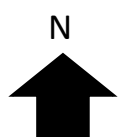
BISHOP'S TACHBROOK LOCAL GREEN SPACE ASSESSMENT

Site Reference	LGS09
Location/Address	Othello Avenue
Description of site	Recently established open space associated with development at Warwick Gates. Roughly triangular open space with grassed areas, footpaths, some seating and central Sustainable Drainage System (SuD). Surrounded on most side by high hedges, but with some overlooking by local housing.
Existing use	Informal recreation area.
Details of land owner (if known)	
Consultation	
Size (hectares)	1.47
Planning History (20/6/18)	
Local - proximity to the community it serves (describe access)	Yes. Links to recent housing development at Warwick Gates.
Not and extensive tract of open land?	No. Bounded by housing and local road network.
Demonstrably special	No.
Wildlife (Richness)	Limited – explain?
Views	No. Site is very self-contained with high hedges.
Tranquillity	Offers some respite from the noise emanating from the local road network.
Recreation	Informal recreation area used for walking and cycling. Limited seating areas.
Beauty	No.
History	No.
Culture	No.
Other reason	None.

Site LGS09



Map not to scale



LGS09 SuD overlooked by housing

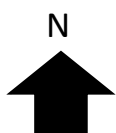
BISHOP'S TACHBROOK LOCAL GREEN SPACE ASSESSMENT

Site Reference	LGS11
Location/Address	Kingsley Road, opposite Meadow entrance
Description of site	Small area of grass and mature trees one of which is the Coronation Oak.
Existing use	Open space.
Details of land owner (if known)	
Consultation	
Size (hectares)	0.06
Planning History (20/6/18)	
Local - proximity to the community it serves (describe access)	Yes, surrounded on all sides by local housing.
Not and extensive tract of open land?	No, surrounded on all sides by local housing.
Demonstrably special	No.
Wildlife (Richness)	No.
Views	No.
Tranquillity	No.
Recreation	No.
Beauty	No.
History	Site includes the Coronation Oak.
Culture	Yes, site includes Coronation Oak.
Other reason	None.

Site LGS11



Map not to scale

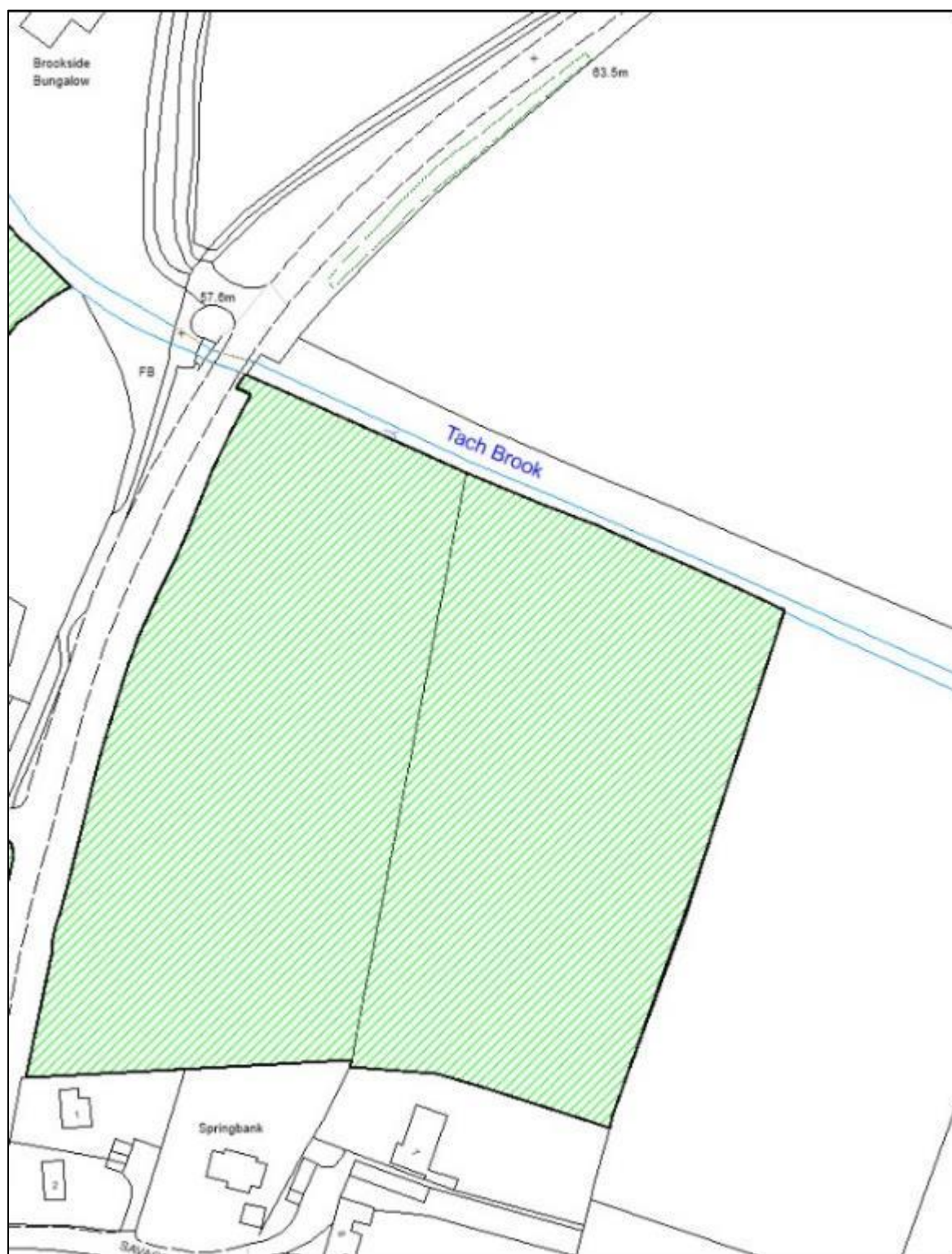


LGS11 view to north west

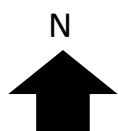
BISHOP'S TACHBROOK LOCAL GREEN SPACE ASSESSMENT

Site Reference	LGS15
Location/Address	Land east of The Leopard
Description of site	Broadly square, overgrown grassland area sloping south down to Tach Brook. Bounded by mix of hedge, trees and dilapidated wooden fencing.
Existing use	None. Possibly grazing land.
Details of land owner (if known)	
Consultation	
Size (hectares)	2.52
Planning History (20/6/18)	
Local - proximity to the community it serves (describe access)	None. No visible sign of public access to the site.
Not and extensive tract of open land?	Yes. One of open fields surrounding the village.
Demonstrably special	No.
Wildlife (Richness)	Limited.
Views	Possibly to east – no access to site.
Tranquillity	No. Road noise.
Recreation	None.
Beauty	None. Site overgrown and has no intrinsic beauty.
History	None.
Culture	None.
Other reason	None.

Site LGS15



Map not to scale





LGS15 view to east

BISHOP'S TACHBROOK LOCAL GREEN SPACE ASSESSMENT

Site Reference	LGS16
Location/Address	Tachbrook Valley
Description of site	Not surveyed.
Existing use	
Details of land owner (if known)	
Consultation	
Size (hectares)	
Planning History (20/6/18)	
Local - proximity to the community it serves (describe access)	
Not and extensive tract of open land?	
Demonstrably special	
Wildlife (Richness)	
Views	
Tranquillity	
Recreation	
Beauty	
History	
Culture	
Other reason	

BISHOP'S TACHBROOK LOCAL GREEN SPACE ASSESSMENT

Site Reference	LGS17
Location/Address	Land west of Seven Acre Close
Description of site	Not surveyed – allocated housing site (H49)
Existing use	
Details of land owner (if known)	
Consultation	
Size (hectares)	
Planning History (20/6/18)	
Local - proximity to the community it serves (describe access)	
Not and extensive tract of open land?	
Demonstrably special	
Wildlife (Richness)	
Views	
Tranquillity	
Recreation	
Beauty	
History	
Culture	
Other reason	

BISHOP'S TACHBROOK LOCAL GREEN SPACE ASSESSMENT

Site Reference	LGS18
Location/Address	Oakley Wood
Description of site	Not surveyed.
Existing use	
Details of land owner (if known)	
Consultation	
Size (hectares)	
Planning History (20/6/18)	
Local - proximity to the community it serves (describe access)	
Not and extensive tract of open land?	
Demonstrably special	
Wildlife (Richness)	
Views	
Tranquillity	
Recreation	
Beauty	
History	
Culture	
Other reason	

BISHOP'S TACHBROOK LOCAL GREEN SPACE ASSESSMENT


Site Reference	LGS19
Location/Address	Wiggerland Wood
Description of site	Not surveyed.
Existing use	
Details of land owner (if known)	
Consultation	
Size (hectares)	
Planning History (20/6/18)	
Local - proximity to the community it serves (describe access)	
Not and extensive tract of open land?	
Demonstrably special	
Wildlife (Richness)	
Views	
Tranquillity	
Recreation	
Beauty	
History	
Culture	
Other reason	

BISHOP'S TACHBROOK LOCAL GREEN SPACE ASSESSMENT

Site Reference	LGS20
Location/Address	Grove Plantation
Description of site	Triangular area of mature woodland. Bounded to north and south by roads to east by open farmland. Possibly some public access.
Existing use	Woodland. Public access? Footpath to spa/hotel.
Details of land owner (if known)	
Consultation	
Size (hectares)	2.19
Planning History (20/6/18)	
Local - proximity to the community it serves (describe access)	Poor access – footpath? Link to Mallory Court
Not and extensive tract of open land?	No. Bounded by road network and open farmland.
Demonstrably special	No.
Wildlife (Richness)	Some.
Views	None.
Tranquillity	Yes.
Recreation	Possibly, if public access legal?
Beauty	Limited.
History	No.
Culture	No.
Other reason	None.



N

A black arrow pointing upwards, indicating North.

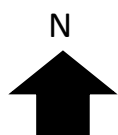
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BISHOP'S TACHBROOK LOCAL GREEN SPACE ASSESSMENT

Site Reference	LGS21
Location/Address	St Chad's Road
Description of site	Small area of grassed open space.
Existing use	Open space.
Details of land owner (if known)	
Consultation	
Size (hectares)	0.17
Planning History (20/6/18)	
Local - proximity to the community it serves (describe access)	Yes. Surrounded on all sides by housing.
Not and extensive tract of open land?	No. Bounded on all sides by housing.
Demonstrably special	No.
Wildlife (Richness)	Limited.
Views	None.
Tranquillity	No.
Recreation	Offers limited use for informal recreation and play.
Beauty	No.
History	No.
Culture	No.
Other reason	None.



Map not to scale





LGS21 looking north

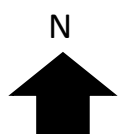
BISHOP'S TACHBROOK LOCAL GREEN SPACE ASSESSMENT

Site Reference	LGS22
Location/Address	
Description of site	Two small grassed verge areas with small trees in paces.
Existing use	Open space.
Details of land owner (if known)	
Consultation	
Size (hectares)	0.11
Planning History (20/6/18)	
Local - proximity to the community it serves (describe access)	Yes. Surrounded on two side by housing.
Not and extensive tract of open land?	No. Bounded by housing and roads.
Demonstrably special	No.
Wildlife (Richness)	Limited.
Views	Views of open countryside to north east of the site.
Tranquillity	No. Significant road noise to east.
Recreation	Limited use as an informal recreation area. One small bench.
Beauty	No.
History	No.
Culture	No.
Other reason	None.

Site LGS22



Map not to scale





LGS22 looking north

BISHOP'S TACHBROOK LOCAL GREEN SPACE ASSESSMENT

Site Reference	LGS23
Location/Address	The Green, Heathcote Park, Heathcote
Description of site	Central green space at Heathcote Park Homes Site.
Existing use	Open space used for petanque/boules and various events e.g. parties and social gatherings.
Details of land owner (if known)	Heathcote Park Homes.
Consultation	
Size (hectares)	
Planning History (20/6/18)	Panning permission for additional park home refused.
Local - proximity to the community it serves (describe access)	Yes. Surrounded on all sides by Park Homes.
Not and extensive tract of open land?	No. Bounded by Park Homes and roads.
Demonstrably special	Yes. Provides a quiet seating and recreation area for day to day social gatherings and recreation. Also used for larger, one-off events, such as parties, charity events and other such social gatherings.
Wildlife (Richness)	None.
Views	None.
Tranquillity	Provides a quiet area for residents.
Recreation	Used for both informal and formal recreation..
Beauty	No.
History	No.
Culture	No.
Other reason	None.



6.0 Conclusions

6.1 In summary the results of the assessment are set out below (Table 1).

Table 1. Bishop's Tachbrook Local Green Space Assessment Summary Table

Site	Demonstrably special	Close Proximity to community	Not an extensive tract of open land
LGS01	✓	✓	✓
LGS02	✓	✓	✓
LGS03	X	✓	✓
LGS04	X	✓	✓
LGS05	✓	✓	✓
LGS06	X	✓	✓
LGS08	✓	✓	✓
LGS09	X	✓	✓
LGS11	X	✓	✓
LGS15	X	X	X
LGS20	X	X	✓
LGS21	X	✓	✓
LGS22	X	✓	✓
LGS23	X	✓	✓

6.2 Based on the assessment a limited number of spaces are considered to meet the criteria necessary to warrant designation as Local Green Spaces. These are sites LGS01, 02, 05, 08 AND 23.

LGS01 – The Meadow and is the main recreation site in the village used both formally and informally it is in close proximity to the Sports and Social Club. The site lies within close proximity for most residents and is not an extensive tract of open land.

LGS02 – The Village Green occupies a reasonably central location in the original heart of the village. It provides an outlet for informal recreation and is important historically and in terms of the role it has in relation to the setting of a number of listed buildings, including the Parish Church.

LGS05 – A small open are important to the setting of the Parish Church.

LGS08 – Field north of Croft Close. A pleasant open land area with views of Warwick. This area affords an important outlet for informal recreation.

LGS23 – Provides an important amenity green space for residents of the Heathcote Park Home site.

7.0 Recommendations

7.1 Based on this assessment it is recommended that:

- a)** Sites LGS01, LGS02, LGS05, LGS08 and LGS23 are included in the neighbourhood plan as designated Local Green Spaces; and that
- b)** Sites LGS3, 4, 6, 9, 11, 21 and 22 are afforded a lesser degree of protection with an open space policy that would allow for their development in limited circumstances e.g. their replacement elsewhere or after the applicant has demonstrated that they are no longer needed to perform an open space function.

Kirkwells

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