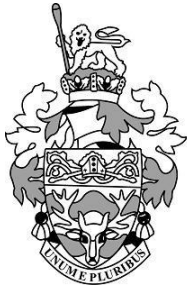


# Topic Paper

## Local Green Space

November 2021

To accompany the Local Plan Update – Revised Growth Strategy consultation



**WOKINGHAM**  
**BOROUGH COUNCIL**

## Contents

|   |    |
|---|----|
| 1. Background .....   | 3  |
| 2. Planning Framework .....   | 4  |
| 3. Methodology for Assessment.....  | 7  |
| 4. Conclusion and Next Steps .....  | 12 |
| Appendix 1: Site Assessments .....  | 18 |
| Appendix 2a: Local Green Spaces – Town and Parish Council invitation letter .....       | 19 |
| Appendix 2b: Local Green Spaces – Local organisations invitation letter .....           | 21 |
| Appendix 3: Local Green Space – Letter to landowners .....                              | 23 |
| Appendix 4: List of nominated areas not proposed for Local Green Space designation..... | 27 |

## 1. Background

- 1.1. This paper has been prepared to support the Local Plan Update: Revised Growth Strategy Consultation (November 2021) which seeks views on an updated approach to managing development across the borough.
- 1.2. This paper specifically provides background and evidence and justification for the proposed designation of Local Green Space, a key element of the consultation. This paper sets out the relevant policy guidance and details the methodology used for determining the council's recommendation on the proposed designation of Local Green Space and includes the individual assessments for promoted areas.

### Draft Local Plan (2020)

- 1.3. The Draft Local Plan (2020) proposed the following 8 areas for designation as Local Green Space:

- Elms Field, Wellington Road, Wokingham
- Howard Palmer Gardens, Cockpit Path, Wokingham
- Barkham Road Recreation Ground, Latimer Road, Wokingham
- Langborough Recreation Ground, Gipsy Lane, Wokingham
- King George V Playing Field, Goodchild Road, Wokingham
- Land south of Reading Road, Bulmershe, Woodley / Earley<sup>1</sup>
- Fox Hill, Woosehill, Wokingham
- Joel Park and Holt Copse, Wokingham

- 1.4. Representations made in response to the Draft Local Plan (2020) included comments on the merits of these areas. Following a review, it is proposed that all of these areas are retained in the Revised Growth Strategy.

### Invitation for additional nominations

- 1.5. Following the Draft Local Plan (2020) consultation, the council took the proactive decision to invite additional nominations from town and parish councils and local civic groups on additional important green areas, resulting in over 100 additional nominations. An assessment of each nominated area of green space has been assessed against the criteria in national planning policy and guidance and is set out in **Appendix 1**.
- 1.6. Following assessment, the Revised Growth Strategy proposes an additional 71 areas of green space for designation. The proposed Local Green Space designations are shown in **Map 1** below.

### Next step

- 1.7. Moving forward, the Local Development Scheme sets out that the pre-submission (Reg19) version of the Local Plan Update is due to be published in summer 2022. The council will review all representations received to the Revised Growth Strategy consultation, including those relating to background and evidence, in preparing the Regulation 19 plan. This version of the plan will be submitted to government for independent examination.

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<sup>1</sup> Local Green Space now proposed as two separate areas.

## 2. Planning Framework

### National Planning Policy Framework

2.1. The National Planning Policy Framework (NPPF) sets out the government’s planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development should be produced.

2.2. The NPPF introduces an optional designation of Local Green Space with paragraph 101 stating:

*“the designation of land as a Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.”*

2.3. Local Green Space designations are not required to be included in local plans, but may help to achieve broad planning aims required by the NPPF, such as creating sustainable communities, ensuring access to open space and recreation, conserving historic assets and preventing harmful development on or adjacent to public open space.

2.4. Paragraph 102 continues to consider the circumstances in which land may be allocated as Local Green Space:

*“The Local Green Space designation should only be used where the green space is:*

- a) in reasonably close proximity to the community it serves;*
- b) 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*
- c) local in character and is not an extensive tract of land.”*

2.5. Paragraph 103 states that:

*“policies for managing development within a Local Green Space should be consistent with those for Green Belts.”*

### Planning Practice Guidance

2.6. The NPPF is supported by a series of Planning Practice Guidance (PPG). The PPG ‘Open space, sports and recreation facilities, public rights of way and local green space’ provides further guidance on Local Green Space.

2.7. The PPG reinforces the NPPF’s position that Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities<sup>2</sup> and that designating any Local Green Space will need to be consistent with local planning for sustainable development in the area, including meeting identified development needs<sup>3</sup>. It also advises that anyone who wants an area to be designated as Local Green Space should contact the local planning authority about the contents of its local plan or get involved in neighbourhood planning<sup>4</sup>.

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<sup>2</sup> Paragraph: 005 Reference ID: 37-005-20140306.

<sup>3</sup> Paragraph: 007 Reference ID: 37-007-20140306.

<sup>4</sup> Paragraph: 009 Reference ID: 37-009-20140306

2.8. The PPG specifically states that the green area will need to meet the criteria set out in paragraph 102 of the NPPF<sup>5</sup>.

2.9. The PPG continues to set out some useful guidelines for interpreting NPPF paragraph 102 including:

- green areas can include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis.<sup>6</sup>
- the proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served<sup>7</sup>.
- there are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed<sup>8</sup>.
- Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently, blanket designation of open countryside adjacent to settlements will not be appropriate<sup>9</sup>.
- there is no requirement for the Local Green Space to have public access<sup>10</sup>.

#### Local Policy Context

2.10. The council's adopted planning policies are set out in the Core Strategy (2010) and Managing Development Delivery (MDD) (2014) local plans. Since the Core Strategy pre-dated the introduction of the Local Green Space designation through the NPPF (2012), it is absent in these existing adopted planning policies and is being considered for the first time.

2.11. Core Strategy and MDD local plans do however contain planning policies relating to public open space. These are summarised below:

- Policy CP3: General Principles for Development – ensures proposals are of a high-quality design without detriment to amenities of adjoining land users, including open space and provide a framework for open space.
- Policy CP14: Growth and Renaissance of Wokingham Town Centre – ensures development proposals retain and enhance the historic market town character of Wokingham by providing and maintaining public open space for a range of activities.
- Policy TB08: Open Space, sport and recreational facilities standards for residential development – ensures sufficient protection of existing open spaces and the provision of typologies of open space associated with residential development.
- Policy CC03: Green Infrastructure, Trees and Landscaping – ensures development proposals consider the integration with adjoining public open space or countryside.

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<sup>5</sup> Paragraph: 013 Reference ID: 37-013-20140306.

<sup>6</sup> Paragraph: 013 Reference ID: 37-013-20140306.

<sup>7</sup> Paragraph: 014 Reference ID: 37-014-20140306.

<sup>8</sup> Paragraph: 015 Reference ID: 37-015-20140306 and Paragraph: 016 Reference ID: 37-016-2014.

<sup>9</sup> Paragraph: 015 Reference ID: 37-015-20140306.

<sup>10</sup> Paragraph: 017 Reference ID: 37-017-20140306.

- Policy SAL04: New open space associated with residential development within and adjoining the Borough – allocates a range of sites for open space uses as specified on the Adopted Policies Map.

2.12. In addition, some specific site allocations identified in the adopted Core Strategy and MDD require the inclusion of open space, or that developers improve access to nearby open spaces.

2.13. Policy HC4 of the Draft Local Plan (2020) provides a proposed policy framework for considering development impacting on designated Local Green Space.

### 3. Methodology for Assessment

#### Site Selection

- 3.1. Local Green Spaces are designated for their particular value to a local community. Therefore, the starting point for considering Local Green Space is those areas put forward by the community.

#### *Statutory designations*

- 3.2. The PPG states that consideration should be given to whether any additional local benefit would be gained by designating land already protected by statutory designation and/or Green Belt policy as Local Green Space.
- 3.3. Land covered by the following statutory designations will not normally be considered by the for potential designation as Local Green Space as a legislative and/or policy framework to protect them already exists and affords sites a higher level of protection. However, in some instances a judgement is required as to whether those nominated areas of green space that either fall wholly or partially in other designations would provide additional local benefit through a Local Green Space designation:
- Registered Parks & Gardens
  - Conservation Areas
  - Sites of Special Scientific Interest
  - Special Protected Areas or Special Conservation Areas
  - Suitable Accessible Natural Greenspace
  - Allotments
  - Town and Village Greens

#### *Sites with planning permission*

- 3.4. In line with guidance in the PPG, land that had planning permission for redevelopment for designation as Local Green Space has not been considered suitable for Local Green Space. The only exception to this is where planning permission was no longer capable of being implemented or if the permitted development would be compatible with the reasons for the designation.

#### Assessment Criteria

- 3.5. Based on the requirements of the NPPF and PPG, the nominated areas were assessed against the criteria in **Table 1** below for their suitability as Local Green Space. The criteria are based on the NPPF and PPG (**see Section 2: Planning Framework**).

**Table 1: Criteria used to assess the suitability of nominated areas for Local Green Space designation**

| Test   | Criteria   | Justification   |
|--------|--|---|
| Test 1 | Is the site reasonably close to the community it serves?   | The NPPF is clear that Local Green Space should be reasonably close to the community. Local Green Spaces should normally be within walking distance (400 metres) of the community <sup>11</sup> .   |
| Test 2 | Is the site local in character and not an extensive tract of land?   | <p>The size of Local Green Spaces should reasonably relate to the community that it serves.</p> <p>The NPPF is clear that the Local Green Space designation should only be used where the land is not an extensive tract of land. Area(s) would normally be located where they are self-contained with clearly defined edges or boundaries. Justification for this criterion has been informed by the area’s relationship and proportionality to the settlement and local context.</p>  |
| Test 3 | Can the site be shown to be demonstrably special to the local community or hold a particular local significance? (an area must fulfil one or more of the following criteria) | <p><u>Historic significance:</u></p> <p>The site is considered to be of particular local significance due to its historic importance to the local community. For example, a site could provide the setting for a heritage asset or other locally valued landmark or establishes a local identity or distinctiveness to the community. Justification for this criteria has been informed by available and up-to-date evidence, including the borough-wide Landscape Character Assessment and any relevant Conservation Area Character Appraisals.</p> <p><u>Recreational value:</u></p> <p>The site is considered to be of particular local significance due to its recreational value. For example, a site could accommodate for a variety of recreational and sporting activities or is of a particular value to the local community.</p> <p><u>Tranquillity:</u></p> <p>The site is considered to be of importance for its tranquillity value. For instance, where it can be demonstrated that it has a sense of remoteness (in spite of its proximity to the community) or lacks artificial noise from vehicles or industry. Justification for this criteria has been informed by the Campaign for</p> |

<sup>11</sup> Recommended standard established in best practice by the Chartered Institute for Highways and Transportation (CIHT)



| Test | Criteria | Justification  |
|------|----------|--|
|      |          | <p>Protection of Rural England’s (CPRE) Tranquillity mapping for England (2007) and Landscape Character Assessment.</p> <p><u>Richness of wildlife:</u></p> <p>The site is considered to be of ecological value. For example, it is designated as a Local Wildlife Site, includes a significant area of semi-natural or natural priority habitats as defined in the Local Plan Update or UK Biodiversity Action Plan or include important landscape features, such as ancient woodland or veteran or mature trees.</p> |

Draft Local Plan (2020)

- 3.6. Policy HC4: Local Green Space formed a suite of draft policies that were subject to public consultation from February 2020 to April 2020 as part of the Draft Local Plan (2020). A number of comments were received to Policy HC4. The comments have identified some key issues that have helped to refine the policy for the Draft Local Plan – Revised Growth Strategy (November 2021). Key comments are summarised below. A consultation statement covering the main issues raised across all comments on the Draft Local Plan is available to view on the council’s website<sup>12</sup>.
- 3.7. There was broad support for the principle of Policy HC4 and the draft Local Green Space designations, in particular from town/parish councils, residents and statutory bodies. Some amendments to the policy wording were suggested by town/parish councils to provide an understanding for how development is to be restricted and/or managed within areas designated as Local Green Space. The council has considered the comments and revised wording for the draft policy is set out in Appendix L of the Local Plan Update – Revised Growth Strategy Consultation Document.
- 3.8. General support was also received for the proposed Local Green Space designations in the Draft Local Plan. In particular Land south of Reading Road, Bulmershe, Earley; Joel Park and Holt Copse, Wokingham and Fox Hill, Woosehill. Concerns were expressed by some residents and town/parish councils towards the distribution of sites identified for Local Green Space designations in the borough and, as a result, some comments nominated other areas of green space in specific settlements.
- 3.9. Partly in response to the comments received, further engagement was undertaken with town/parish councils and community groups/organisations in May 2020 inviting additional nominations for consideration (**Appendix 2**). Following this invitation, over 100 areas were put forward, which varied in their nature and location. It is also known that some of the nominated areas of green space are being actively considered by Finchampstead Parish Council and Ruscombe Parish Council for designation through their emerging neighbourhood plan processes.

<sup>12</sup> Draft Local Plan Regulation 18 – Report on Initial Consultation Outcomes (January 2021), available to view and access on the Council website at: <https://www.wokingham.gov.uk/planning-policy/planning-policy-information/local-plan-update/>

### Landowner engagement

- 3.10. The PPG clarifies that a Local Green Space does not need to be in public ownership. However, national guidance also states how local planning authorities '*should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space*'. Landowners will also have further opportunities to make representations in respect of proposals in the draft plan.
- 3.11. From April to May 2021, the council contacted the relevant landowners of those areas nominated for consideration as Local Green Space. Landowner details were identified through land registry searches or using the contact details provided in the nominating body's promotion documentation. This also included Wokingham Borough Council's Strategic and Commercial Assets Team who are responsible for a number of nominated green spaces which are in public ownership.
- 3.12. This process was considered necessary to ensure that landowners were made aware that their land had been nominated and to gain their view on the merits of the land, having regard to the criteria set out in national policy.
- 3.13. A copy of the letter sent to the landowner to inform them of the nominated area of green space and how to respond is set out in **Appendix 3**. The letter indicated that the information received by the landowner would be carefully considered when assessing the suitability of each nominated green area.

### Assessment

- 3.14. An assessment of each nominated area was undertaken against each of the criteria set out in **Table 1** above. All of the areas proposed in the Draft Local Plan have also been re-assessed. The previous assessments, and conclusions, in the Local Green Space Topic Paper (February 2020) are therefore superseded. The assessment took account a variety of information, including that provided by communities regarding the importance of the area as part of earlier stages of preparing the Local Plan Update. The assessment process also took account of further information that was provided by town/parish councils and community groups/organisations in response to the letter sent in summer 2020, and further comments from the landowner/agent following engagement. In addition, the council also had regard to other information available, such as information on heritage assets.
- 3.15. Mapping extents of some of the nominated areas may have changed for the following reasons:
- Nominated spaces included areas covered by planning permission. Areas affected by a planning permission were excluded from the site nomination
  - Nominated spaces included areas incompatible with adopted or emerging planning policies. Areas affected by an incompatible planning policy were excluded from the nominated space.
  - To follow any recognisable or permanent physical boundaries or features on the ground
- 3.16. A full copy of each assessment is provided in **Appendix 1**. Broadly, where certain areas of green space were assessed as meeting the criteria for designation, they have been carried forward based on the boundaries submitted by the town/parish council or local organisation in their promotion documentation. Notwithstanding, the boundaries of some sites have been amended. A full justification for any change to the boundary of the nominated area is included in the site assessment proforma along with a revised boundary of the area that is recommended for designation. A brief summary of the changes is provided in **Table 2** below:

**Table 2: High-level summary of proposed boundary changes to areas of green space identified by the original nominating body**

| Site reference | Site nomination   | Site address   | Reason for amendments to boundary  |
|----------------|---|--|--|
| LGS009         | Land between Thames Valley Park and Napier Road, South River Thames | Land between Thames Valley Park and Napier Road, Earley  | <p>Following assessment, it is proposed that the identified areas put forward by the original nominating bodies form part of a wider green space, known as '<i>land south of River Thames</i>', as this facilitates pedestrian access to the adjacent Kings Meadow and the Coal Woodland open space in Reading Borough.</p> <p>It is proposed to exclude the area of land which received planning permission for a Park and Ride facility in June 2016 (ref: 161596) from the designation as this is under construction and nearing completion.</p>  |
| LGS027         | Thames Riverside  | Thames Riverside Waterside Centre – Kennet Mouth, Earley |  |
| LGS029         | Nature Reserve at Thames Valley Park                                | Thames Valley Park, Earley / Sonning                     |  |
| LGS119         | Land south of River Thames  | Land between Thames Valley Park and Napier Road, Earley  |  |
| LGS041         | Remaining part of Crescent Field                                    | South Lake, Woodley                                      | <p>Following assessment, it is proposed that the northern area is removed from the designation as this land received planning permission for 10 dwellings in April 2019 (ref: 183380) and is currently under construction.</p>   |
| LGS050         | Land surrounding the west of Old Forest Road                        | Old Forest Road, Winnersh                                | <p>Following assessment, it was considered that there is merit in extending the current boundary to include the wider area of Old Forest Meadows SANG to the north-east which holds further recreational value.</p> <p>It is also proposed that the area is separated into two parcels (north and south), as it is considered that the inclusion of part of the North Wokingham Distributor Road and land identified for proposed housing in the Draft Local Plan was inappropriate as currently submitted by the original nominating body. The route of the NWDR and land proposed for housing are therefore excluded from both designations.</p> |
| LGS055         | Lower Earley Meadows (Riverside Park) and Woodlands (A)             | Wokingham Road and Danehill, Earley                      | <p>Following assessment, it is proposed to exclude the areas south of Lower Earley Way as it is not considered local in character and constitutes an extensive tract of land.</p>  |
| LGS097A        | Orchard Estate open space   | Orchard Estate, Twyford                                  | <p>Following assessment, it is proposed to exclude this area as it holds limited recreational value.</p>   |

#### 4. Conclusion and Next Steps

- 4.1. The purpose of this paper is to provide background and evidence to support the Local Plan Update: Revised Growth Strategy Consultation (November 2021) which seeks views on an updated approach to managing development across the borough.
- 4.2. This paper specifically provides background and evidence and justification for the proposed designation of Local Green Space, a key element of the consultation. This paper sets out the relevant policy guidance and details the methodology used for determining the council's recommendation on the proposed designation of Local Green Space, and includes the individual assessments for promoted areas.
- 4.3. Following assessment, it is the council's current judgement that the areas listed below in **Table 3** and are identified on **Map 1** are suitable for designation as Local Green Space.

**Table 3: List of proposed Local Green Space designations**

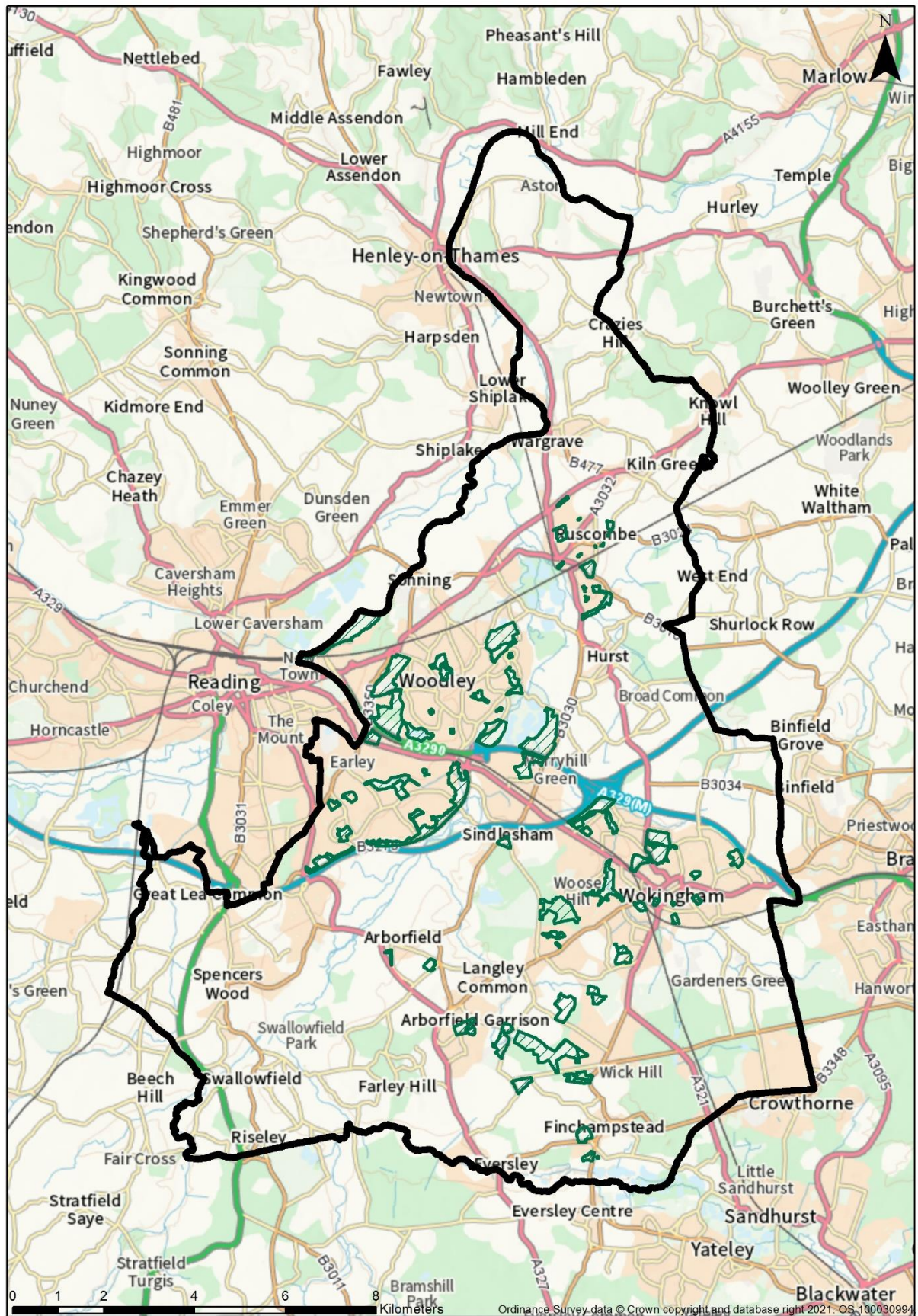
| Town / Parish                    | Site reference | Site name   |
|----------------------------------|----------------|---|
| Arborfield and Newland           | LGS011         | Arborfield Park, Swallowfield Road  |
| Arborfield and Newland           | LGS015         | Pound Copse, Greensward Lane  |
| Arborfield and Newland / Barkham | LGS016A        | The cricket and rugby pitches within the Arborfield Garrison SDL (A), Princess Marina Drive |
| Arborfield and Newland / Barkham | LGS016B        | The cricket and rugby pitches within the Arborfield Garrison SDL (B), Princess Marina Drive |
| Barkham                          | LGS013         | Rook's Nest Wood Country Park, Barkham Ride   |
| Barkham                          | LGS014A        | Hazebrouck Meadows (A), Biggs Lane and Commonfield Lane                                     |
| Barkham                          | LGS014B        | Hazebrouck Meadows (B), Biggs Lane and Commonfield Lane                                     |
| Barkham                          | LGS12A         | Elizabeth Park, The Junipers  |
| Barkham                          | LGS12B         | The Junipers  |
| Woodley / Earley                 | LGS007A        | Land south of Reading Road, Bulmershe (North)   |
| Woodley / Earley                 | LGS007B        | Land south of Reading Road, Bulmershe (South)   |
| Earley                           | LGS019         | Chalfont Woods and Chalfont Park, south of Chalfont Way                                     |
| Earley                           | LGS020         | Events Field, Kilnsea Drive   |
| Earley                           | LGS022         | Laurel Park, Marefield  |
| Earley                           | LGS023F        | Loddon Fields, Lower Earley Way   |
| Earley                           | LGS026         | Sol Joel Park, Church Road  |
| Earley / Sonning                 | LGS029         | Land south of the River Thames  |
| Earley                           | LGS038         | Maiden Erlegh Lake and Local Nature Reserve, Maiden Erlegh Park                             |
| Earley                           | LGS052         | Meadow Park, Meadow Road  |
| Earley                           | LGS053         | Redhatch Copse, Redhatch Drive  |
| Earley                           | LGS054         | Thames Water Reservoir (Hillside), Elm Lane   |
| Earley                           | LGS055         | Lower Earley Meadows (Riverside Park) and Woodlands (A), Wokingham Road and Danehill        |
| Earley                           | LGS056         | Lower Earley Meadows (Riverside Park) and Woodlands (B), Wokingham Road and Danehill        |
| Finchampstead                    | LGS060         | Warren Wood Country Park, Warren Lane   |
| Finchampstead                    | LGS063         | Burnmoor Meadow, Longwater Road   |
| Finchampstead                    | LGS064         | California Country Park and Longmoor Bog, Nine Mile Ride                                    |
| Finchampstead                    | LGS066         | Shepperlands Farm, Park Lane  |
| Finchampstead                    | LGS070         | Finchampstead Memorial Park, The Village  |

| <b>Town / Parish</b> | <b>Site reference</b> | <b>Site name</b>   |
|----------------------|-----------------------|--|
| Finchampstead        | LGS073                | FBC / Gorse Ride playing fields, Gorse Ride North                        |
| Finchampstead        | LGS076                | Woodmoor Play Area, Woodmoor   |
| Finchampstead        | LGS078                | The Moors, Waverley Way  |
| Hurst                | LGS104                | Dinton Pastures  |
| Ruscombe             | LGS079                | Ruscombe Wood and Pond, Castle End Road                                  |
| Ruscombe             | LGS080                | Ruscombe Ponds (A), Castle End Road                                      |
| Ruscombe             | LGS081                | Ruscombe Ponds (B)   |
| Ruscombe             | LGS084                | Church Green, Southbury Lane   |
| Ruscombe             | LGS086                | Pennfields Park, Pennfields  |
| Shinfield            | LGS025                | Pearman's Copse, Ryhill Way  |
| Twyford              | LGS094                | Open area adjacent to Colleton Drive, Colleton Drive                     |
| Twyford              | LGS095                | Twyford Parish Council Burial Ground and Millennium Garden, Station Road |
| Twyford              | LGS097B               | Orchard Estate open space, Orchard Estate                                |
| Twyford              | LGS031                | Malvern Way open space, Malvern Way                                      |
| Twyford              | LGS042                | King George V Field, Loddon Hall Road                                    |
| Twyford              | LGS043                | Stanlake Meadows, Waltham Road   |
| Twyford              | LGS093                | Hurst Park, Hurst Park Road  |
| Twyford / Hurst      | LGS089                | Broad Hinton open space, Broad Hinton                                    |
| Winnersh             | LGS034                | Winnersh Meadows, Williamson Close                                       |
| Winnersh             | LGS035                | Bearwood Recreation Ground, Bearwood Road                                |
| Winnersh             | LGS050                | Land surrounding the west of Old Forest Road (North), Old Forest         |
| Winnersh             | LGS050                | Land surrounding the west of Old Forest Road (South), Old Forest         |
| Wokingham            | LGS001                | Elms Field, Wellington Road  |
| Wokingham            | LGS002                | Howard Palmer Gardens, Cockpit Path                                      |
| Wokingham            | LGS004                | Barkham Road Recreation Ground, Latimer Road                             |
| Wokingham            | LGS003                | Langborough Recreation Ground, Gipsy Lane                                |
| Wokingham            | LGS005                | King George V Playing Field, Goodchild Road                              |
| Wokingham            | LGS008                | Fox Hill, Woosehill  |
| Wokingham            | LGS010A;<br>LGS010B   | Joel Park and Holt Copse   |

| <b>Town / Parish</b> | <b>Site reference</b> | <b>Site name</b>  |
|----------------------|-----------------------|---|
| Wokingham            | LGS017                | Keephatch Park Nature Reserve, Diamond Jubilee Way  |
| Wokingham            | LGS018                | Cantley Park (North), Twyford Road  |
| Wokingham            | LGS018                | Cantley Park (South), Twyford Road  |
| Wokingham            | LGS033                | Leslie Sears Playing Field, Reeves Way  |
| Wokingham            | LGS036                | Viking Field, Tanners Row   |
| Wokingham            | LGS039                | Elizabeth Park, Pyke Close  |
| Wokingham            | LGS040                | Woosehill Meadows, Arthur Road  |
| Wokingham            | LGS047                | Lowther Road sports field and play area, Lowther Road   |
| Wokingham            | LGS048                | Emmbrook Walk, Emmbrook Road  |
| Wokingham            | LGS074                | Waverley Way open space, Nashgrove Lane   |
| Woodley              | LGS041                | Remaining part of Crescent Field, South Lake  |
| Woodley              | LGS105                | Ashenbury Park  |
| Woodley              | LGS106                | Aldermoors Nature Reserve, Alder Moors  |
| Woodley              | LGS107                | Vauxhall Park   |
| Woodley              | LGS108                | South Lake  |
| Woodley              | LGS109                | Malone Park   |
| Woodley              | LGS110                | Woodford Park and the Memorial Recreation Ground (also known as Coronation Fields), Woodford Park |
| Woodley              | LGS111                | Sandford Park   |
| Woodley              | LGS113                | Redwood Play Area, Redwood  |
| Woodley              | LGS115                | Area between Mohawk Way and Old Colemans Moor Road  |
| Woodley              | LGS120                | Mortimer Meadows (North)  |
| Woodley              | LGS120                | Mortimer Meadows (South)  |
| Woodley              | LGS114                | Park between Masters Close and Marathon Close   |



**Map 1: Proposed Local Green Space designations**





- 4.4. A list of those areas of green space that are not recommended for designation are contained in **Appendix 4**.

#### Next Steps

- 4.5. Moving forwards, the council will review all representations received commenting on this topic paper. If appropriate, and where necessary in response to the representations, the assessment will be revisited. An amended Plan will be prepared and consulted under the next stage of the local plan process (Regulation 19), which will include the proposed spatial strategy and a full suite of planning policies. This version of the local plan will be submitted to government for independent examination.
- 4.6. In the event that additional areas are promoted for Local Green Space, the council will consider these moving forward. To assist this process, community representatives are encouraged to undertake a shadow assessment using the criteria outlined in **Section 3** of this paper.

## Appendix 1: Site Assessments

Please see separate document titled Appendix 1 for site assessments.

Appendix 2a: Local Green Spaces – Town and Parish Council invitation letter

Tel: [REDACTED]  
Email: [REDACTED]  
Date: 21 May 2020  
My ref: LGS  
Your ref: -  
File ref: Town and Parish Council Invitation Letter



**WOKINGHAM  
BOROUGH COUNCIL**

By email only

\_\_\_\_\_  
Growth and Delivery Team  
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DX: 33506 - Wokingham

Dear Clerk,

**SUBJECT: Local Green Space Designations**

I am writing to ask for your assistance in identifying areas of green open space which are particularly important to your communities.

As you may be aware, the National Planning Policy Framework (NPPF) provides an opportunity for communities to identify green areas of particular importance to them and, for their importance to be recognised through being designated as Local Green Space through either a local plan or neighbourhood plan.

A number of areas have been promoted to the council in the past. These were duly considered, with eight areas proposed to be allocated as Local Green Space in the Draft Local Plan (published for consultation in February 2020).

I am now writing to all town and parish councils to invite you to identify and suggest other areas of green open space that you believe are particularly important to your communities.

The NPPF makes it clear that designation as Local Green Space will not be appropriate in all cases. Designation should only be used where the green space is:

- a) in reasonable close proximity to the community it serves;
- b) 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
- c) local in character and is not an extensive tract of land.

Parish and Town Councils will have a wealth of knowledge regarding their communities and I would therefore be grateful if you would give this matter your consideration and let us know details of any areas that you feel are demonstrably special to your communities. It would be helpful if you could clearly identify the areas you wish to be considered on a map and clearly set out information explaining the importance of each area to your communities.

Further information on Local Green Space and how the council has assessed past promotions is available in the Local Green Spaces Topic Paper published alongside the Draft Local Plan (please see link below).

Wokingham Borough Council - A Unitary Authority, Tel: (0118) 974 6000, [www.wokingham.gov.uk](http://www.wokingham.gov.uk)  
Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

I would encourage you to undertake a shadow assessment using the criteria outlined in Section 3 of the Topic Paper for any areas you wish to put forward.

<https://www.wokingham.gov.uk/planning-policy/planning-policy-information/draft-local-plan-consultation/?assetdet91f252ff-550d-4cfa-a838-92ef2cb5f83c=508785&categoryesct91f252ff-550d-4cfa-a838-92ef2cb5f83c=10723>

I would be grateful if you could please provide your suggested areas (or advise us that you have not identified any areas) by Thursday 18<sup>th</sup> June 2020.

Should you require any further information or have any queries, please do not hesitate to contact the Growth and Delivery Team by email to [LPU@wokingham.gov.uk](mailto:LPU@wokingham.gov.uk).

Yours sincerely,



Senior Planning Policy Officer  
Place and Growth  
Wokingham Borough Council

Page 2 of 2

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## Appendix 2b: Local Green Spaces – Local organisations invitation letter

Tel: [REDACTED]  
Email: [REDACTED]  
Date: 18 May 2020  
My ref: LGS  
Your ref: -  
File ref: Local organisation Invitation Letter



**WOKINGHAM  
BOROUGH COUNCIL**

By email only

Growth and Delivery Team  
Place and Growth  
P.O. Box 157  
Shute End, Wokingham  
Berkshire RG40 1WR  
Tel: (0118) 974 6000  
Minicom No: (0118) 974 6991  
DX: 33506 - Wokingham

Dear Sir or Madam,

### **SUBJECT: DRAFT Local Green Space Designations**

I am writing to ask for your assistance in identifying areas of green open space which are particularly important to your communities.

As you may be aware, the National Planning Policy Framework (NPPF) provides an opportunity for communities to identify green areas of particular importance to them and, for their importance to be recognised through being designated as Local Green Space through either a local plan or neighbourhood plan.

A number of areas have been promoted to the council in the past. These were duly considered, with eight areas proposed to be allocated as Local Green Space in the Draft Local Plan (published for consultation in February 2020).

I am now writing to your organisation, as you may have a particular interest in green spaces in the borough. I would therefore like to invite you to identify and suggest other areas of green open space that you believe are particularly important to your communities.

The NPPF makes it clear that designation as Local Green Space will not be appropriate in all cases. Designation should only be used where the green space is:

- a) in reasonable close proximity to the community it serves;
- b) 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
- c) local in character and is not an extensive tract of land.

As a local organisation, you will have a wealth of knowledge regarding your communities and I would therefore be grateful if you would give this matter your consideration and let us know details of any areas that you feel are demonstrably special to your communities. It would be helpful if you could clearly identify the areas you wish to be considered on a map and clearly set out information explaining the importance of each area to your communities.

Further information on Local Green Space and how the council has assessed past promotions is available in the Local Green Spaces Topic Paper published alongside the Draft Local Plan (please see link below).

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Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

I would encourage you to undertake a shadow assessment using the criteria outlined in Section 3 of the Topic Paper for any areas you wish to put forward.

<https://www.wokingham.gov.uk/planning-policy/planning-policy-information/draft-local-plan-consultation/?assetdet91f252ff-550d-4cfa-a838-92ef2cb5f83c=508785&categoryesct91f252ff-550d-4cfa-a838-92ef2cb5f83c=10723>

I would be grateful if you could please provide your suggested areas (or advise us that you have not identified any areas) by Thursday 18<sup>th</sup> June 2020.

Should you require any further information or have any queries, please do not hesitate to contact the Growth and Delivery Team by email to [LPU@wokingham.gov.uk](mailto:LPU@wokingham.gov.uk).

Yours sincerely,



Senior Planning Policy Officer  
Place and Growth  
Wokingham Borough Council

## Appendix 3: Local Green Space – Letter to landowners

Email: [REDACTED]  
Date: 31 March 2021  
My ref: Local Green Space nominations  
Your ref: -  
File ref: LGS letter to landowners



**WOKINGHAM  
BOROUGH COUNCIL**



Dear Sir or Madam,

### **SUBJECT: LOCAL GREEN SPACE NOMINATIONS**

I am writing to you as a landowner of green space that has been nominated for potential designation as a Local Green Space as part of the council's review of the local plan, the document that sets out the council's planning policies.

A map showing the nominated land is attached in Appendix 1 and a land registry plan of your holding is attached at Appendix 2,

#### What is a Local Green Space?

The designation of Local Green Space is a way for a community to identify and protect green areas that are of particular importance to them.

Successful designation would mean that planning policies for managing development on the site would be consistent with those for Green Belt. This means that development would only be allowed for defined uses and other forms of development would be deemed inappropriate and would not be approved except in very special circumstances.

#### What does nomination mean?

Nomination means that the green areas has been identified by the parish/town council or another group or person as being of particular importance to the community and as such they wish the council to designate the green area as a Local Green Space.

The council has not at this time formed a view as to whether any of the nominated green spaces are suitable for designation. Before we do this we wish to receive the views of landowners so these may be taken into account.

#### What are the rules governing Local Green Space?

Wokingham Borough Council - A Unitary Authority, Tel: (0118) 974 6000 [www.wokingham.gov.uk](http://www.wokingham.gov.uk)  
Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Local Green Space designations will not be appropriate in all cases. The government's planning policies set out in the National Planning Policy Framework (NPPF) states that Local Green Space designations 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.

Land does not need to be in public ownership or have public access to be potentially suitable as a Local Green Space. Successful designation does not convey any access rights over private land.

Additional advice is set out in the national Planning Practice Guide (PPG) "Open space, sports and recreation facilities, public rights of way and local green space". Links to this and the NPPF are below for your convenience.

NPPF <https://www.gov.uk/guidance/national-planning-policy-framework>

PPG <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

#### What are the next steps?

We would be grateful to receive any comments you wish to make by Friday 7 May 2021.

Once we have received input from landowners, we will carefully consider the suitability of each of the nominated green area. A recommendation will be made to the council's Executive later this year which will be followed by a formal consultation on a draft local plan. Whilst the timing of this is not known in detail, we currently expect this to be in the early autumn.

Please do get in touch if you have any questions. Unfortunately, we are unable to meet in person due to the covid-19 restrictions, however please contact Ben Davis, the Project Lead either by email: [REDACTED] or [policyandplans@wokingham.gov.uk](mailto:policyandplans@wokingham.gov.uk).

Yours faithfully,

[REDACTED]

[REDACTED]

Growth and Delivery Manager  
Strategy and Commissioning: Place



Appendix 1: Map of nominated green area

Appendix 2: Land registry plan

#### Appendix 4: List of nominated areas not proposed for Local Green Space designation

| <b>Town/Parish</b>               | <b>Site reference</b> | <b>Site name</b>   |
|----------------------------------|-----------------------|--|
| Arborfield and Newland / Barkham | LGS044                | The Coombes, Land between Mole Road and Bearwood Road                                    |
| Earley                           | LGS006                | Field opposite the pavilion at Laurel Park   |
| Earley                           | LGS021                | The Wilderness area and Harris Gardens on the University of Reading, Whiteknights Campus |
| Earley                           | LGS024                | London Road (the green area between A4 and London Road)                                  |
| Earley                           | LGS028                | The Drive  |
| Earley                           | LGS057                | Rushey Way Green Route   |
| Earley                           | LGS058                | Radstock Lane  |
| Finchampstead                    | LGS059                | St James' Church and Conservation Area, Church Lane                                      |
| Finchampstead                    | LGS065                | Simon's Wood, Brooks Heath and The Ridges  |
| Finchampstead                    | LGS069                | Moor Green Lakes Nature Reserve, Lower Sandhurst Road                                    |
| Finchampstead                    | LGS072                | Sand Martins Golf Club, Finchampstead Road   |
| Finchampstead                    | LGS075                | Finchampstead Allotments, Longwater Road   |
| Finchampstead                    | LGS077                | Gorse Ride Woods Play Area, Whittle Close  |
| Ruscombe                         | LGS082                | New Road   |
| Ruscombe                         | LGS083                | Allotments, Church Lane  |
| Ruscombe                         | LGS085                | Crossroads at Stanlake Lane, New Road, Waltham Road, Ruscombe Land                       |
| Ruscombe                         | LGS087                | Land at London Road  |
| Ruscombe                         | LGS088                | Pennfields Green, land opposite 65 to 63 Pennfields                                      |
| Twyford                          | LGS090                | Hurst Road Allotments, Hurst Road  |
| Twyford                          | LGS091                | London Road Allotments, Loddon Hall Road   |
| Twyford                          | LGS092                | Springfield Park open space, Springfield Park  |
| Twyford                          | LGS096                | Twyford Bowling Club, Wargrave Road  |
| Twyford                          | LGS098                | Hermitage Drive open space, Hermitage Drive  |
| Twyford                          | LGS099                | Private amenity space at Chaseside Avenue, Chaseside Avenue                              |
| Twyford                          | LGS100                | Jarvis Drive open space, Jarvis Drive  |
| Winnersh                         | LGS037                | Winnersh Farms   |
| Wokingham                        | LGS032                | Redlands Farm Park, Evendons Lane  |
| Wokingham                        | LGS049                | Corfield Green   |
| Woodley                          | LGS112                | Hearn Road Play Area, Hearn Road   |
| Woodley                          | LGS114                | Park between Masters Close and Marathon Close  |
| Woodley                          | LGS116                | Land over the river from Loddon Park Estate  |
| Woodley                          | LGS117                | Open area at Wingate Road, Wingate Road  |
| Woodley                          | LGS118                | Green space at junction of Catalina Close and Mohawk Way                                 |
| Woodley                          | LGS121                | Land at Lysander Close   |