



Local Green Space Toolkit Application

Site 13

Lynworth Green

1	General Information	Tick if relevant evidence provided
1.1	<p>Name and address of site</p> <p><i>Some sites have several names and all known names should be given</i></p>	
	<p>Site known locally as Lynworth Green and is the triangle of land bordered by Lynworth Place on 2 sides and Mendip Road on the third side.</p>	
1.2	<p>Site location plan</p> <p><i>The plan can be at any scale, but must show the location and boundaries of the site.</i></p> <p><i>Please indicate the scale.</i></p>	
1.3	<p>Organisation or individual proposing site for designation</p> <p><i>This will normally be a Town or Parish Council or a recognised community group</i></p>	
	<p>Oakley Regeneration Partnership</p>	
1.4	<p>Ownership of site if known</p> <p><i>Information on land ownership can be obtained from the Land Registry. Some land parcels are not registered however local people may know the owner.</i></p>	
	<p>Not known</p>	

1.5	Is the owner of the site aware of the potential designation? Do they support the designation? (Sites may be designated as Local Green Spaces, even if there are objections from the site owners)	
	See above	
1.6	Photographs of site	
	 <p>Aerial Photos from Google Images</p>	

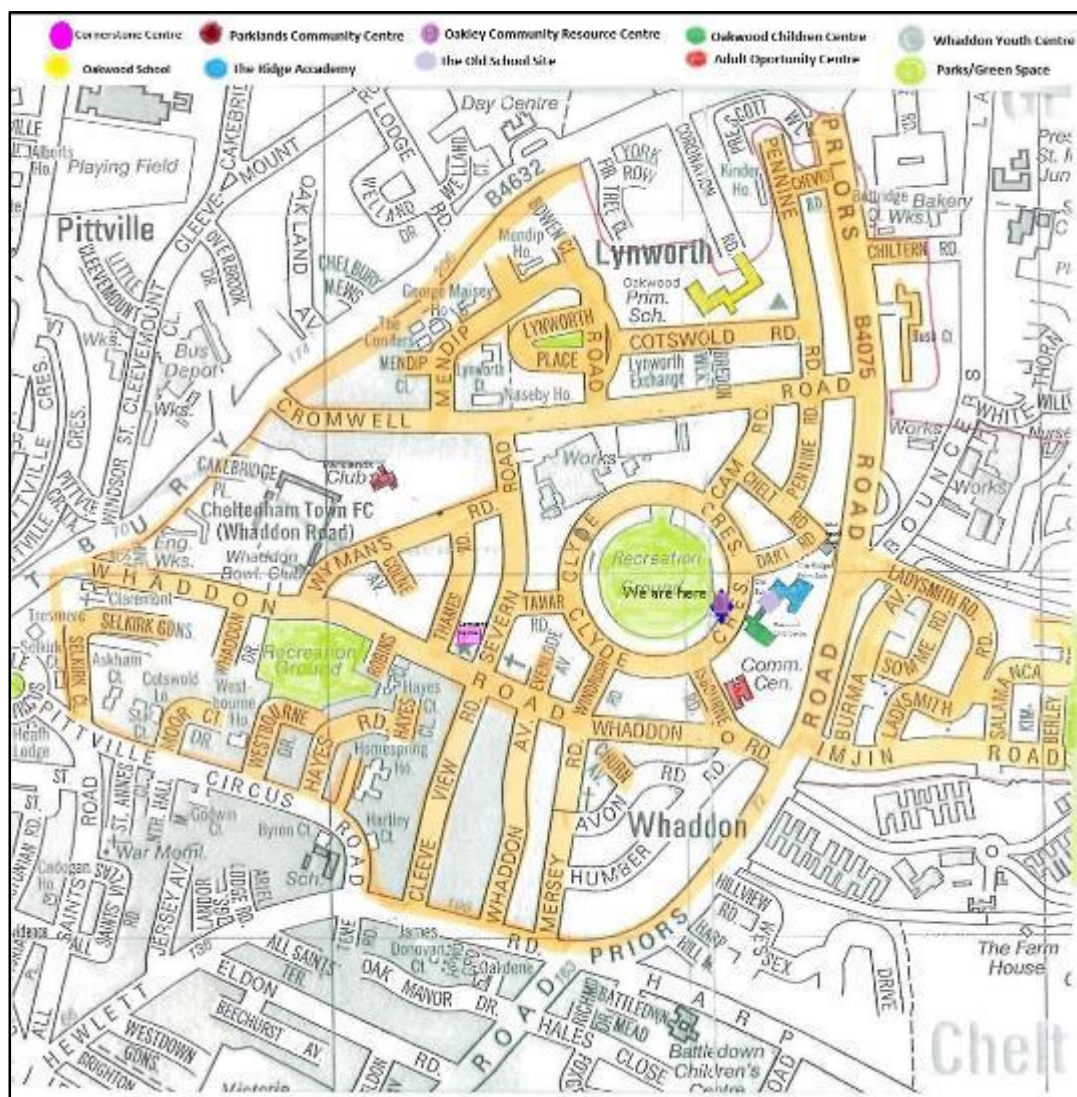
	 <p>Recent photo showing view of the green taken from outside the shops in Lynworth Exchange on Mendip Road</p>	
1.7	<p>Community served by the potential Local Green Space</p> <p><i>i.e. does the site serve the whole village/town or a particular geographic area or group of people?</i></p>	
	<p>The site will be used most frequently by residents living in the Lynworth area of the ward but because of the close proximity of the local primary school (Oakwood School on Cotswold Road which is off Mendip Road – approx. 3 minutes walk away) and a major employer in the area (Kohler Mira showers sited on Cromwell Road – approx. 3 minutes away) and the fact that there are several shops in Lynworth Exchange (the building facing the green) the footfall in this area is greatly increased and it is accessed by people from right across the ward or sometimes from further away.</p>	
2	<p>Planning History</p>	

2.1	Is there currently a planning application for this site? If permitted, could part of the overall site still be used as a Green Open Space? for further information please contact Cheltenham Borough Council Planning Applications team	
	Not as far as we are aware	
2.2	Is the site allocated for development in the existing Development Plan, emerging Joint Core Strategy, Cheltenham Plan or a Neighbourhood Plan? If allocated, could part of the overall site still be used as a Green Open Space? For further information please contact Cheltenham Borough Council Planning Policy team	
	Not as far as we are aware	
3	Size, scale and “local nature” of proposed Local Green Space	
3.1	Area of proposed site	
	The site is relatively small being 105 metres in length and 46 metres wide tapering down to 21 metres at its narrowest point at the other end of the green.	
3.2	Is the site an “extensive tract of land”? <i>(Extensive tracts of land cannot be designated as Local Green Space)</i> <i>e.g. how large is it in comparison to other fields; groups of fields; areas of land in the vicinity etc.? Does the site “feel” extensive or more local in scale?</i>	
	No see above 3.1	
3.3	Is the proposed site “local in character”? <i>e.g. does the site feel as though it is part of the local area? And why? How does it connect physically, visually and socially to the local area? What is your evidence?</i>	
	Physical It is in the centre of the Lynworth part of Oakley ward, easily reached by residents there but also easily reached by road or footpath from any part of the ward and is within easy walking distance for all residents in Oakley.	

	<p>Visual</p> <p>The green is part of a housing development from the 1940's/1950's and adds to the character and pleasant open aspect of that development where care has been taken to create an open environment with wide grass verges and green areas. It is the largest green area on the development and it the natural centre of the Lynworth housing estate as it was conceived by the developers being surrounded by housing with a row of shops at one end. It has the visual appearance and feel of a 'village green'. See Appendix 1 resident comments that it 'looks very attractive – like an old village' and that 'to build on it would make it overcrowded.'</p> <p>Social</p> <p>Regularly used by local residents those children play there and also used by dog walkers. The Green is in close proximity to the local primary school, Oakwood, so is a natural gathering point for children and families as they come and go and also has footfall from local residents coming and going from the shop, and employees on their to the nearby factory, Kohler Mira.</p>	
4	Need for Local Green Space	
4.1	<p>Is there a need for a local green space in this location?</p> <p><i>e.g. is there a shortage of accessible greenspace in the area? Is there a village needs survey or parish plan that provides evidence of that need.</i></p> <p><i>Further information – Natural England (Accessible Natural Greenspace Standard)</i></p>	
	<p>The green serves the community of Oakley, which is an area of multiple high deprivation with lower than average income, poorer health compared to other wards. Car ownership is lower compared to other parts of Cheltenham. Statistical evidence supporting this can be found from MAIDEN or the census. The health benefits of having easy access to green spaces are well known and if this space was lost some of the local residents would not be easily able to reach other open spaces such as Clyde Crescent Doorstep Green or Whaddon Recreation Park. This is of particular significance for the very young and the elderly in the area.</p> <p>There is sheltered housing at one end of the green with many of the flats facing out onto it and there are further sheltered schemes just a little further away on Mendip Road. See Appendix 4 – email from the Senior Neighbourhood Housing Officer, Cheltenham Borough Homes, supporting the protection of this green space because the elderly residents nearby would struggle to get to any other green space on the ward. Anecdotal evidence from Oakley Neighbourhood Project and Cheltenham Borough Homes, two organisations working in this area, suggests that the residents of these schemes are not able to attend events held in other parts of the ward such as the Oakley Community Resource Centre on the</p>	

	<p>edge of Clyde Crescent Doorstep Green unless transport is laid on for them. Removing this green space would greatly limit their access to a green space.</p> <p>For families with young children a safe local space where children can play is of great importance. See Appendix 4 where the Senior Housing Officer notes that ‘Families living close can allow their children to play on the green and be within eye sight and supervision.’ Families on their way to and from the shops or the school will make use of this space, but in addition, although it is not fenced off because the roads around it are quiet and relatively safe; many families will feel comfortable with their children meeting friends there and playing there. The successful open access play scheme which was run there for several years by Oakley Neighbourhood Project is evidence that families were, and still are, happy to allow their children to play on this green space. The positive impact on the development of primary age children of outdoor play and the benefit of socialising with their peers is well recognised.</p>	
5	<p>Evidence to show that “the green space is in reasonably close proximity to the community it serves”</p> <p><i>Please indicate what evidence you have provided against each point.</i></p>	
5.1	<p>How far is the site from the community it serves?</p> <p>Is the site within 2km of the local community?</p> <p><i>Possible evidence – a map to show that distance</i></p>	
	<p>The site is centrally located to the community it serves with housing around it and shops, a school and businesses nearby. See map in 5.2 to gain an impression of where it sits within the community.</p>	
5.2	<p>Are there any barriers to the local community accessing the site from their homes?</p> <p><i>e.g. railway line; main road</i></p> <p><i>Possible evidence – a map to show any potential barriers and how those can be overcome.</i></p>	
	<p>A map of Oakley ward is below. The ward has Prestbury Road running along one of its boundaries and two other relatively busy roads dissect it: Priors Road which separates the estate of Priors from the rest of the ward while Whaddon Road runs</p>	

through the middle of the ward. The ward consists of three housing estates, each built as separate developments as the need for housing increased, namely Lynworth, Whaddon and Priors. Socially, each of the three estates has a separate entity and residents of each estate are likely to access activities, events and the amenities in their own area in preference to anything elsewhere on the ward although the ward is relatively small and most parts could be considered accessible to everyone living there. The exceptions to this are younger children (primary age and below) and the elderly who because of either their age or health are not physically able to access all parts of the ward. It should also be noted that the major roads on the estate form natural barriers. People using Lynworth Green will tend to either live very locally to it (not having to cross any of the roads named above) or will have another reason for coming into the Lynworth area (to access the shops, their place of employment or the school).



6 Evidence to show that the green area is “demonstrably special to a local community”

	<i>Please indicate what evidence you have provided against each point.</i>	
6.1	Evidence of support from Parish or Town Council <i>e.g. letter of support; Council minutes</i>	
6.2	Evidence of support from other local community groups or individuals. <i>e.g. letters of support; petitions; surveys etc.</i>	
	<p>Residents' views on the green spaces in the area were sought by providing information on the spaces in the area at different points in the community (The Cornerstone Centre, Oakley Neighbourhood Project, Oakwood School and Cheltenham Borough Homes) and inviting residents to comment on the importance of the areas, usage and benefits. In addition, information was sent out in the local magazine, Oakley Live, inviting residents to ring with their comments and letters were delivered to the houses on Lynworth Place. Residents were also able to express their views at the Oakley Residents Association meeting.</p> <p>There were a couple of general comments at the meeting about the need for green space in a residential area:</p> <p>'Providing important green area in an area with lots of housing.'</p> <p>'This is a very built up and residential area – open space is needed to create a good balance'.</p> <p>In addition there were specific comments about Lynworth Green. A local resident commented that the green was important because it gave an open aspect to the area, was attractive and peaceful and tranquil as well as affording a nice view of the hills for local residents. He also felt it was used by birds when feeding (the resident recalled watching a flock of goldfinches there in the early morning).</p> <p>Another resident also commented that it made the area feel more open, was peaceful and tranquil and visually attractive.</p> <p><i>See Appendix 1. Comments from local residents</i></p> <p><i>See Appendix 2 Letter of support from Oakley Residents Association</i></p>	
6.3	Evidence of support from community leaders <i>e.g. letters of support from Ward Members; County Councillors; MP etc.</i>	

	Further information on these contact details – Cheltenham Borough Council , Gloucestershire County Council , House of Commons	
	<p>Cllr Colin Hay wrote to express his support saying that ‘Lynworth Green is at the centre of the estate and provides a much valued open space ‘ and that ‘Oakley itself is an area of deprivation with poor health outcomes for residents, any diminishing of open green space would have a significant effect on health and wellbeing in the ward’. See Appendix 3 Letter of support from County Councillor Colin Hay</p> <p>Amanda Wragg, Trustee of ORP wrote ‘ Consultation with the public and other organisations has shown how much these green spaces are appreciated by the local population and how crucial they are to health and well-being and general quality of life. Local people value them highly.’</p> <p>See Appendix 5 Letter of support from Trustee of ORP</p>	
6.4	<p>Evidence of support from other groups</p> <p><i>e.g. letters of support from organisations such as Campaign to Protect Rural England; local amenity societies; local schools etc.</i></p>	
	There has been support from Cheltenham Borough Homes, those sheltered housing scheme overlooks the green space. See Appendix 4.	
7	<p>Evidence to show that the green area “holds a particular local significance, for example because of its <u>beauty</u>,” (if applicable)</p> <p><i>Please indicate what evidence you have provided against each point.</i></p>	
7.1	Is this criteria relevant to this site ?	
	NO	
7.2	Describe why the community feels that the site has a particular local significance for its beauty.	

7.3	<p>Site visibility</p> <p><i>e.g. is it easy to see the site from a public place? Are there long-distance views of the site? Are there views of the site from any key locations?</i></p>	
7.4	<p>Is the site covered by any landscape or similar designations?</p> <p><i>e.g. Area of Outstanding Natural Beauty; Conservation Area; Special Landscape Area</i></p> <p><i>Further information – Cheltenham Borough Council; Natural England;</i></p>	
7.5	<p>Is the site (or the type of site) specifically mentioned in any relevant landscape character assessments or similar documents?</p> <p><i>e.g. Cotswolds AONB landscape character assessment. Further information – Cheltenham Borough Council; Natural England; Cotswolds Conservation Board</i></p>	
7.6	Does the site contribute to the setting of a historic building or other special feature?	
7.7	<p>Is the site highlighted in literature or art?</p> <p><i>e.g. is the site mentioned in a well-known poem or shown in a famous painting?</i></p>	
8	<p>Evidence to show that the green area “holds a particular local significance for example because of its <u>historic significance</u>” (if applicable)</p> <p><i>Please indicate what evidence you have provided against each point.</i></p>	
8.1	Is this criteria relevant to this site ?	

	YES	
8.2	<p>Are there any historic buildings or remains on the site?</p> <p><i>e.g. listed buildings; scheduled ancient monuments ; registered parks and gardens; war memorials; other historic remains or structures.</i></p> <p><i>Further information – Cheltenham Borough Council; English Heritage; Gloucestershire Historic Environment Record; Gloucestershire Archives; local history society;</i></p>	
	No	
8.3	<p>Are there any important historic landscape features on the site?</p> <p><i>e.g. old hedgerows; ancient trees; historic ponds or historic garden features</i></p> <p><i>Further information – Cheltenham Borough Council; English Heritage; Gloucestershire Historic Environment Record; local history society</i></p>	
	No	
8.4	<p>Did the site play an important role in the historic development of the village or town?</p> <p><i>e.g. the old site of the town railway station; the old garden for the manor house etc.</i></p>	
	The site is the central focus of the housing development started in the years after the second world war and finished in 1950, its presence adds to the character of this particular development.	
8.5	Did any important historic events take place on the site?	
	No	
8.6	<p>Do any historic rituals take place on the site?</p> <p><i>e.g. well-dressing; maypole dancing etc.</i></p>	
	No	

9	<p>Evidence to show that the green area “holds a particular local significance, for example because of its <u>recreational value</u> (including as a playing field)”, (if applicable)</p> <p><i>Please indicate what evidence you have provided against each point.</i></p>	
9.1	Is this criteria relevant to this site ?	
	YES	
9.2	<p>Is the site used for playing sport?</p> <p><i>If so what sport? How long has it been used for sports provision? Is this sports provision free or is a club membership required?</i></p> <p><i>Further information – Sport England</i></p>	
	Although not used for more formal sporting activities because its small size precludes this the site is well used by children playing ball games.	
9.3	<p>Are the public able to physically access the site?</p> <p><i>e.g. are there any public rights of way across the site? Or adjacent to the site? Has access been allowed on a discretionary basis? Is there public access to the whole site or only part? Is there good disabled access to the site? (A site can still be designated even if there is no public access.)</i></p> <p><i>Further information – Gloucestershire County Council</i></p>	
	There is good access to the site since it is reached easily by road or on foot and it is unfenced.	
9.4	<p>Is the site used by the local community for informal recreation? And since when?</p> <p><i>e.g. dog walking; sledging; ball games etc</i></p>	
	See 9.2. The site has also been used by organisations to deliver play activities because of its central location in the Lynworth part of the estate.	
10	<p>Evidence to show that the green area “holds a particular local significance, for example because of its <u>tranquillity</u>” (if applicable)</p>	

	<i>Please indicate what evidence you have provided against each point.</i>	
10.1	Is this criteria relevant to this site ?	
	NO	
10.2	Do you consider the site to be tranquil? <i>e.g. are there are any roads or busy areas close by?</i>	
10.3	Is the site within a recognised tranquil area? <i>e.g. within the Campaign to Protect Rural England's tranquillity maps</i>	
11	Evidence to show that the green area “holds a particular local significance, for example because of the <u>richness of its wildlife</u>”; (if applicable) <i>Please indicate what evidence you have provided against each point.</i>	
11.1	Is this criteria relevant to this site ?	
	YES	
11.2	Is the site formally designated for its wildlife value? <i>e.g. as a site of special scientific interest; a key wildlife site etc</i> <i>Further information - Natural England; Gloucestershire Centre for Environmental Records</i>	
	No but even a small green area such as this can help sustain and enrich urban wildlife particularly birdlife by providing a provide a source of food. See Appendices 1 and 2 where residents noted the use of the green area by house sparrows and goldfinches to feed.	

11.3	<p>Are any important habitats or species found on the site?</p> <p><i>e.g. habitats and species listed in the UK priority habitats and species lists or Gloucestershire Biodiversity Action Plans or protected species or on the red/amber lists of birds of conservation concern.</i></p> <p><i>Further information - Natural England; Gloucestershire Centre for Environmental Records; National Biodiversity Network; RSPB</i></p>	
11.4	<p>What other wildlife of interest has been found on the site?</p> <p><i>Further information - Natural England; Gloucestershire Centre for Environmental Records; National Biodiversity Network;</i></p>	
	Site used by birds see 11.2.	
11.5	<p>Is the site part of a long term study of wildlife by members of the local community?</p> <p><i>e.g. long-term monitoring of breeding birds.</i></p>	
	no	
12	<p>Evidence to show that the green area “holds a particular local significance, for <u>any other reason</u>”; (if applicable)</p> <p><i>Please indicate what evidence you have provided against each point.</i></p>	
12.1	Is this criteria relevant to this site ?	
	YES	
12.2	Are there any other reasons why the site has a particular local significance for the local community?	
	It is the natural central focus point for that part of Oakley which is known as Lynworth see notes in section 3.3.	

Letters from residents

Dear Sirs,

I support in principle the green at Lymington Exchange, but lorries and cars outside the shop have churned up the small green outside the shop. The large green is used for ball games and to sit on but the top of the shop has been driven over.

It would be good if some protection could be implemented and the parking in the very narrow road sorted out.

Yours sincerely

[Redacted signature]

This green space is important because.....

Name of green space:- LYNWORTH GREEN

Your Details (optional) Name: [REDACTED]

Tel and/or email [REDACTED] Postcode [REDACTED]

Reason	Tick (as appropriate)	Comments
My children play here/ I play here	X	
It is used for sport –what sport and who by?	X	Hardly ever!
I walk around here with/without a dog	X	Flock of goldfinches (in early mornings) "toadstools" in autumn, but little else
It is important for wildlife – which animals/plants/trees have you seen?	✓✓	
It has history! (please explain)	X	No!
It is attractive visually	✓	Nice view of hills for Lynw. Court residents.
It is peaceful/tranquil	✓	
It makes the area feel open/gives sense of space/good views	✓	
Potential for growing food there	✓?	Could be!
Any other reason	✓	Develop it sensibly, and thus stop horrible depts.

This green space is important because.....

Name of green space:- Lynworth Green

Your Details (optional) Name: [REDACTED] Postcode [REDACTED]

Reason	Tick (as appropriate)	Comments
My children play here/ I play here		
It is used for sport –what sport and who by?		
I walk around here with/without a dog	✓	
It is important for wildlife – which animals/plants/trees have you seen?		don't know.
It has history! (please explain)	✓	terminus of old tram line I believe
It is attractive visually	✓	looks very attractive – like an old village
It is peaceful/tranquil	✓	yes a little traffic there. Has a feeling of a safe space.
It makes the area feel open/gives sense of space/good views	✓	I think that to build on it would make it overcrowded.
Potential for growing food there	✓	could do
Any other reason		

Appendix 2

Dear Sir

The green spaces at Priors Sportsfield/ Priors fields and at Lynworth Place

I am a Trustee of the Oakley Residents Association and am writing on behalf of that Association following a discussion at our last meeting on the 15th January. The meeting wanted me to pass onto you their comments on the green spaces listed above.

The residents were concerned at the possible loss of any of the green spaces in this ward. Many residents in the ward are on low incomes and do not have cars so would not be able to easily access green spaces which are further away. It was noted that the development at Starveall Farm meant that the residents were already losing access to another green space which would have been accessible to some residents.

There were also a number of comments made about the two green spaces being considered under the local green space survey.

Lynworth Green

There was concern that development on this green area would close up that area, destroying what is currently a pleasant open aspect on that estate. It was noted that such spaces, even though small, help give a feeling of openness and calm to an area and that conversely the loss of such space could have a negative impact on people's mental health and wellbeing. There was discussion about the use of the green space by children and residents felt that the space was used by wildlife (notably birds – including house sparrows and goldfinches).

Priors Sportsfield and Priors fields

There were a number of concerns about whether any further development higher up might result in further flooding lower down the estate. In 2007 there was flooding on several roads including Clyde Crescent, Whaddon Road, Thames Road and Wymans Road due to the inability for rain water run-off from the escarpment to be absorbed during heavy rain fall. There has been work on the Priors estate during the last year to put in catchment basins and rain gardens to help absorb run off. Phase 2 to this work will start soon. You should note that there is already a development planned on the old GCHQ site adjacent to Priors Fields and that there is concern that this will reduce the ability of the rain water to be absorbed. Residents reported that after the rain in the last few days the Sports field and other fields were very waterlogged.

There was discussion about the need to preserve access to the countryside and an acknowledgement that at the moment there was a natural green corridor with the sports field leading onto the fields which in turn lead onto the area of AONB beyond. It was felt that this was one of the few points of ready access onto open countryside from the estate and was well used by residents including dog walkers. The benefits to children of experiencing play in the open countryside with the opportunities it brought for activities such as den making were pointed out.

The residents were also concerned to protect wildlife in the area which provides a range of habitats including grassland, a stream, ancient hedgerows, mature trees. Wildlife sighted up there include larks, red kites, cuckoos, roman snails, badgers, foxes, deer, hares and bats.

I hope that when a decision is made about which green spaces receive additional protection, the above comments will be taken into consideration and the area of Priors Sports Field and the fields beyond like be afforded some additional protection from further development.

Yours faithfully

Name supplied

Appendix 3

Dear Steve

Local Green Space application for the green at Lynworth Place

I wish to support the application for Local Green Space status for the green at Lynworth Place. I am currently the County Councillor for All Saints and Oakley and Borough Councillor for Oakley, over the years I have got to know the views of the residents who live close to the green and can say that over the 10 years I have represented the area local residents' view have remained consistently supportive of the green.

Designed and built in the late 50's and early 60's the estate has an open feel to it, with small greens and wide verges by the larger roads. Lynworth green is at the centre of the estate and provides a much valued open space. It is well recognised that such areas do much for people's health and wellbeing – especially as there are a number of blocks of flats nearby.

Oakley itself is an area of deprivation with poor health outcome for residents, any diminishing of open green space would have a significant effect of health and wellbeing in the ward.

Establishing this space as Local Green Space has my full support.

Regards

Colin Hay 12th January 2015

As the senior neighbourhood housing officer managing properties in the location of the above, I would support that this remains and becomes a protected green area for the following reasons.

- 1) It is close to a sheltered scheme accommodating elderly and disabled residents, who would struggle to get other green open spaces in the area and for some that face onto the green they would lose the visual appearance of the green.
- 2) Previous consultation regarding this green spaces, referencing adding play equipment or skate park on site received overwhelming negative response from those living close to and looking onto the green, many of which are owner occupiers.
- 3) Families living close can allow their children to play on the green and be within eye sight and supervision

Name and email address supplied

Appendix 5

Dear Mr Jordan

Oakley Green Spaces Protection

I am writing as a trustee of Oakley Regeneration Partnership with respect to the protection of green spaces in the local area, following our local public consultation. Whilst all the green areas in Oakley are important to residents, many are already well protected as parks and recreational areas. We particularly therefore want to request protection for two that appear less protected, these being the area of Priors Park and Fields and the area of Lynworth Green.

Between them these spaces serve to provide informal and formalised recreational space; are areas of either historical or wildlife interest; and, are easily accessible to the public. In the case of Priors Fields this area provides a route through to the open countryside, which is particularly important to local people, many of whom do not have their own transport. It also serves as a bio-corridor and borders an Area of Outstanding Natural Beauty and we believe is significant in terms of flood protection (indeed SuDS have been retro-fitted nearby on Priors Farm Estate and more building in the area would exacerbate surface run-off problems).

In the wake of the decision to build on Starvehall Farm, which was another such area that provided access to open space for Oakley residents, we feel that Priors Park and Fields should be protected from any development other than allotments. We also believe that Lynworth Green affords a quiet, 'village green' space which is part of the history of the way that the estate developed and that any building on it would create a sense of over-crowdedness. Consultation with the public and other organisations has shown how

much these green spaces are appreciated by the local population and how crucial they are to health and well-being and general quality of life. Local people value them highly.

We have submitted relevant evidence and ask that these areas are protected as green spaces for future generations to use.

Yours sincerely

Name supplied