





## CHECKLIST AND CRITERIA FOR LOCAL GREEN SPACE DESIGNATION

1	General Information	Tick if relevant evidence provided
1.1	Name and address of site <i>Some sites have several names and all known names should be given</i>	
	Circa development / Bloor Homes development on former Midwinter site southern green public space/ greenlink between Honeybourne line and Elmfield playing field	
1.2	Site location plan <i>The plan can be at any scale, but must show the location and boundaries of the site. Please indicate the scale.</i>	
	<p>Area coloured in green, taken from the planning application (final version), as this area is not yet on any maps that I have been able to access.</p> 	
1.3	Organisation or individual proposing site for designation <i>This will normally be a Town or Parish Council or a recognised community group</i>	
	St Paul's NCG	
1.4	Ownership of site if known <i>Information on land ownership can be obtained from the <a href="#">Land Registry</a>. Some land parcels are not registered however local people may know the owner.</i>	
	Bloor Homes. The site is still in the process of being developed. There are no plans by Cheltenham Borough Council to adopt this land once the	

	development of the site is completed. It is envisaged that it will be taken over by a management company on behalf of the owners of the new houses.	
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)	
	They are not aware, but the area is designated as public green space within the current planning permission.	
1.6	Photographs of site	
	 <p>View from the Honeybourne Line</p>  <p>Entrance to Elmfield Playing field</p>  <p>View from Elmfield entrance</p>	
1.7	Community served by the potential Local Green Space <i>i.e. does the site serve the whole village/town or a particular geographic area or group of people?</i>	
	As well as serving the residents of the new houses on the former Midwinter allotment site, this green space serves as a link between various local communities and local resources avoiding Swindon Road which is a busy road with narrow pavements. It enables communities from Elmfield, and Gardners Lane access to Leisure @ Cheltenham, Pittville park and the Prince of Wales stadium, as well as all the other areas afforded access via the Honeybourne line.	

	It links residents of St Paul's and further afield to Gardners Lane school and childrens centre, Midwinter allotments, the animal shelter and the co-op.	
2	<b>Planning History</b>	
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 <a href="#">Planning Applications</a> team	
	This site was granted planning permission in January 2012 for a housing development of 176 houses. This area is designated public green space within the current planning permission. The houses nearest this green space have been completed and recently occupied. The houses at the north end of the development are still being built.	
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 <a href="#">Planning Policy</a> team	
	No. See above	
3	<b>Size, scale and "local nature" of proposed Local Green Space</b>	
3.1	Area of proposed site	
3.2	Is the site an "extensive tract of land"? <i>(Extensive tracts of land cannot be designated as Local Green Space) 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	
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>	
	See 1.7	
4	<b>Need for Local Green Space</b>	
4.1	Is there a need for a local green space in this location? <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. Further information – Natural England (<a href="#">Accessible Natural Greenspace Standard</a>)</i>	
	A certain amount of green space was required within the housing development by Planning requirements. Provides an attractive traffic free route for pedestrians and cyclists. Avoids narrow pavements and busy traffic on Swindon Road	

<b>5</b>	<b>Evidence to show that “the green space is in reasonably close proximity to the community it serves”</b> <b>Please indicate what evidence you have provided against each point.</b>	
5.1	How far is the site from the community it serves? Is the site within 2km of the local community? <i>Possible evidence – a map to show that distance</i>	
	The site is immediately adjacent to the new houses on the site. It is also within 2 km of the communities it serves as a green corridor, St Pauls, Elmfield and Gardners' Lane	
5.2	Are there any barriers to the local community accessing the site from their homes? <i>e.g. railway line; main road</i> <i>Possible evidence – a map to show any potential barriers and how those can be overcome.</i>	
	Tommy Taylors Lane is mentioned as a barrier.	
<b>6</b>	<b>Evidence to show that the green area is “demonstrably special to a local community”</b> <b>Please indicate what evidence you have provided against each point.</b>	
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>	
	4 letters received from individuals. <i>“I would like to add my comments in respect of the Honeybourne line cycle path and the passage through to Elmfield park. I am an allotment tenant at the Midwinter site and for the past 12 years have used this route from my home in St.Pauls. When I was employed in Hatherley for 6 years I chose the Honeybourne line as my preferred route to get to work ,as a cyclist, although not as direct ,it was for me a lot safer and more pleasurable than using roads with commuting heavy traffic. I would almost everyday after work cycle to my plot via the old abandoned allotments. This meant I could get from the railway station to Midwinter without having to venture into the road and cycle home laden with veg also with minimal road use. It was an enormous difference whilst the new housing development was being built and the route was cut off from the Honeybourne .The shutting of the route resulted in my having a couple of very near accidents one where I was actually pushed from my bike (all at the Swindon road ) and stopped me from choosing to go at all to my plot because I couldn't face the heavy traffic. To visit the animal shelter or local co-op shop likewise. I look forward to any future enhancements to safe cycle paths in and around Cheltenham and specifically feel that the Pittville park cycle route could be joined to the Honeybourne path at the Prince of Wales via a safe road crossing”.</i>  <i>“As a former resident of Wymans Brook and organiser of a community allotment in Midwinter, I can confirm that this particular route to the Honeybourne line is</i>	

<p>both well used and highly valued by residents of Wymans Brook and allotment holders. It is important that the route itself is protected as a right of way and that it remains green to keep it as a pleasant route for the many people that use it.”</p> <p>best wishes, A</p> <p>I live in St Paul’s. I have an allotment at Midwinter and my youngest son used to attend Gardners Lane children’s centre when he was younger.</p> <p>“I have cycled or walked to my allotment at Midwinter via the Honeybourne line, the old allotment site and Elmfield playing field since I first took it on 9 years ago.</p> <p>This also was a route that I was also happy for my older son to take by bike from when he was still in primary school. I took my youngest son on his pushchair or bikeseat, or from the age of 2 or 3 he could use his own bike (starting off with one without pedals). We used this route when we went to the stay and play at Gardner’s Lane Children’s Centre.</p> <p>This made the allotment and the Children’s Centre very accessible for us as a family as it is quite a long walk for little legs but an easy bike ride. The children enjoyed riding their bikes. And I wouldn’t want to use the car for a journey as short as that.</p> <p>When Bloor Housing were given permission to develop the site they gave us assurances that we would still be able to use this route. Unfortunately once they started building they shut it off, probably for safety reasons.</p> <p>We then had to go along Swindon Road to get to the allotment. For the children this was far from ideal. The pavement along Swindon Road is very narrow so it’s not good to cycle along for the children’s safety or for the safety of other pedestrians. As adult and experienced cyclist, I didn’t like cycling along Swindon Road much. It is narrow (no room for cars to overtake bikes) and very busy.</p> <p>I admit that we visited our allotment less during this period and much less often as a family. I would end up going by myself, leaving the children at home with their father.</p> <p>Now that the houses have been built and it is re-opened it is much better! There is a little bit of mud you have to go across getting onto the old allotments from the Honeybourne - otherwise you have to bump up and down into the parking bay and back up onto the path. It would be nice if that could be paved over.</p> <p>I visit my allotment more often and my family can come with me. My son often brings his friends. It is nice for primary school age children to have routes they can cycle off road to build up their confidence.</p> <p>I often meet other people coming and going across this green area. I know a lot of other people from the allotments go this way. It is nice that it is opened up and overlooked by houses so it feels very safe. It looks like there is a bit more</p>	
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	<p>landscaping still to do, but it is nice that it is very green.</p> <p>It would be nice if this route was signposted so even more people knew about it.</p> <p>This piece of green space is very important to me and my family because it means we can walk and cycle away from the busy Swindon road and enjoy the nature and peace”</p> <p><i>“But it’s certainly an important access route to Midwinter ~ *****e lives in Pittville &amp; always walks to the allotment); there are also a couple of longstanding Midwinterites who live on the new development &amp; use it to access the allotments”</i></p>	
6.3	<p>Evidence of support from community leaders e.g. letters of support from Ward Members; County Councillors; MP etc. Further information on these contact details – <a href="#">Cheltenham Borough Council</a>, <a href="#">Gloucestershire County Council</a>, <a href="#">House of Commons</a></p>	
6.4	<p>Evidence of support from other groups e.g. letters of support from organisations such as Campaign to Protect Rural England; local amenity societies; local schools etc.</p>	
<b>7</b>	<p><b>Evidence to show that the green area “holds a particular local significance, for example because of its <u>beauty</u>,” (if applicable) <i>Please indicate what evidence you have provided against each point.</i></b></p>	
7.1	<p><b>Is this criteria relevant to this site ?</b></p>	
	<p><b>YES / NO</b></p>	
7.2	<p>Describe why the community feels that the site has a particular local significance for its beauty.</p>	
7.3	<p>Site visibility e.g. <i>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? e.g. Area of Outstanding Natural Beauty; Conservation Area; Special Landscape Area Further information – <a href="#">Cheltenham Borough Council</a>; <a href="#">Natural England</a>;</p>	
7.5	<p>Is the site (or the type of site) specifically mentioned in any relevant landscape character assessments or similar documents? e.g. Cotswolds AONB landscape character assessment. Further information – <a href="#">Cheltenham Borough Council</a>; <a href="#">Natural England</a>; <a href="#">Cotswolds Conservation Board</a></p>	

7.6	Does the site contribute to the setting of a historic building or other special feature?	
7.7	Is the site highlighted in literature or art? <i>e.g. is the site mentioned in a well-known poem or shown in a famous painting?</i>	
<b>8</b>	<b>Evidence to show that the green area “holds a particular local significance for example because of its <u>historic significance</u>” (if applicable)</b> <b><i>Please indicate what evidence you have provided against each point.</i></b>	
8.1	Is this criteria relevant to this site ?	
	<b>YES / NO</b>	
8.2	Are there any historic buildings or remains on the site? <i>e.g. listed buildings; scheduled ancient monuments ; registered parks and gardens; war memorials; other historic remains or structures.</i> <i>Further information – <a href="#">Cheltenham Borough Council</a>; <a href="#">English Heritage</a>; <a href="#">Gloucestershire Historic Environment Record</a>; <a href="#">Gloucestershire Archives</a>; local history society;</i>	
8.3	Are there any important historic landscape features on the site? <i>e.g. old hedgerows; ancient trees; historic ponds or historic garden features</i> <i>Further information – Cheltenham Borough Council; <a href="#">English Heritage</a>; <a href="#">Gloucestershire Historic Environment Record</a>; local history society</i>	
8.4	Did the site play an important role in the historic development of the village or town? <i>e.g. the old site of the town railway station; the old garden for the manor house etc.</i>	
8.5	Did any important historic events take place on the site?	
8.6	Do any historic rituals take place on the site? <i>e.g. well-dressing; maypole dancing etc.</i>	
<b>9</b>	<b>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)</b> <b><i>Please indicate what evidence you have provided against each point.</i></b>	
9.1	Is this criteria relevant to this site ?	
	<b>YES /NO</b>	

9.2	Is the site used for playing sport? <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> Further information – <a href="#">Sport England</a>	
9.3	Are the public able to physically access the site? <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> Further information – <a href="#">Gloucestershire County Council</a>	
	Full access for the public. Two of the letters from residents state that there was inconvenience, less safety and	
9.4	Is the site used by the local community for informal recreation? And since when? <i>e.g. dog walking; sledging; ball games etc</i>	
	Walking and cycling- Letters in Appendix 1 from residents describe their use of the area and confirm it is well used.	
<b>10</b>	<b>Evidence to show that the green area “holds a particular local significance, for example because of its <u>tranquillity</u>” (if applicable)</b> <b><i>Please indicate what evidence you have provided against each point.</i></b>	
<b>10.1</b>	<b>Is this criteria relevant to this site ?</b>	
	<b>YES / <u>NO</u></b>	
10.2	Do you consider the site to be tranquil? <i>e.g. are there any roads or busy areas close by?</i>	
	This site is tranquil relative to the alternative routes. It is in an urban area. But by linking to other green spaces and off road routes it provides part of a safe off road network for both people and wildlife	
10.3	Is the site within a recognised tranquil area? <i>e.g. within the <a href="#">Campaign to Protect Rural England</a>’s tranquillity maps</i>	
	No	
<b>11</b>	<b>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)</b> <b><i>Please indicate what evidence you have provided against each point.</i></b>	
<b>11.1</b>	<b>Is this criteria relevant to this site ?</b>	
	<b>YES / <u>NO</u></b>	
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> Further information - <a href="#">Natural England</a> ; <a href="#">Gloucestershire Centre for Environmental Records</a>	



11.3	<p>Are any important habitats or species found on the site?  <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>  <i>Further information - <a href="#">Natural England</a>; <a href="#">Gloucestershire Centre for Environmental Records</a>; <a href="#">National Biodiversity Network</a>; <a href="#">RSPB</a></i></p>	
11.4	<p>What other wildlife of interest has been found on the site?  <i>Further information - <a href="#">Natural England</a>; <a href="#">Gloucestershire Centre for Environmental Records</a>; <a href="#">National Biodiversity Network</a>;</i></p>	
	<p>This site has been green space for a long time. It was formerly allotments and before that a market garden. Before development there was a variety of insects, birds and invertebrates on the site, including slow worms</p> <p>As an urban green or wildlife corridor this will contribute to wildlife diversity in the adjacent areas (<a href="http://www.forestry.gov.uk/fr/urbangreenspace">http://www.forestry.gov.uk/fr/urbangreenspace</a> ) such as the Honeybourne line, Midwinter allotments and the Elmfield playing field which although a playing field, has a dense mature hedge of shrubs along its northern border.</p> <p>This is enhanced by the planting of hedges and shrubs at the boundaries and fruit trees, which have already brought birds and insects back into the area</p>	
11.5	<p>Is the site part of a long term study of wildlife by members of the local community?  <i>e.g. long-term monitoring of breeding birds.</i></p>	
12	<p><b>Evidence to show that the green area “holds a particular local significance, for <u>any other reason</u>”; (if applicable)</b>  <b><i>Please indicate what evidence you have provided against each point.</i></b></p>	
12.1	<p><b>Is this criteria relevant to this site ?</b></p> <p><b>YES / NO</b></p>	
12.2	<p>Are there any other reasons why the site has a particular local significance for the local community?</p> <p>This site is significant because it provides a traffic free route for a number of local communities connecting them with schools, leisure facilities and links to the Honeybourne line cycle path.  The alternative road route is a busy road, not wide enough for bikes and cars to share comfortably and with narrow pavements.</p> <p>This link will be further enhanced as a cycle route if the Big Local get enough funding to make up a path across Elmfield playing field from this entrance to the other entrances (as planned).</p> <p>As the neighbouring road Swindon Road is so busy, this route addresses the aims of the Cheltenham and Gloucester Sustainable Travel Programme by “making it easier and safer to travel by sustainable means <b>within urban centres and along key transport corridors</b> within and between each settlement” (</p>	

	<a href="http://www.gloucestershire.gov.uk/extra/CHttpHandler.ashx?id=50874&amp;p=0">http://www.gloucestershire.gov.uk/extra/CHttpHandler.ashx?id=50874&amp;p=0</a> ) If there is an attractive walking and cycling route this will help promote modal shift.	
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## Appendix 1

1. ----- Forwarded message -----

From: name supplied  
Date: 6 January 2015 at 11:38  
Subject: Honeybourne line  
To: Tess Beck

I would like to add my comments in respect of the Honeybourne line cycle path and the passage through to Elmfield park. I am an allotment tenant at the Midwinter site and for the past 12 years have used this route from my home in St.Pauls. When I was employed in Hatherly for 6 years I chose the Honeybourne line as my preferred route to get to work ,as a cyclist, although not as direct ,it was for me a lot safer and more pleasurable than using roads with commuting heavy traffic. I would almost everyday after work cycle to my plot via the old abandoned allotments. This meant I could get from the railway station to Midwinter without having to venture into the road and cycle home laden with veg also with minimal road use. It was an enormous difference whilst the new housing development was being built and the route was cut off from the Honeybourne .The shutting of the route resulted in my having a couple of very near accidents one where I was actually pushed from my bike (all at the Swindon road ) and stopped me from choosing to go at all to my plot because I couldn't face the heavy traffic. To visit the animal shelter or local co-op shop likewise.

I look forward to any future enhancements to safe cycle paths in and around Cheltenham and specifically feel that the pitville park cycle route could be joined to the Honeybourne path at the Prince of Wales via a safe road crossing.

2. ----- Forwarded message -----

From: **Name supplied**  
Date: 8 January 2015 at 21:42  
Subject: Re: Open space between Marsh Lane & Midwinter Allotments  
To: Tess Beck

Dear Tess,

Thanks very much for this; I think the small area of land on the south of the development on what was formerly part of the Midwinter site is relatively safe as it's beneath overhead electricity cables ~ I think these are so expensive to move that it wouldn't be worth shifting them just to allow building on that little bit of land.

But it's certainly an important access route to Midwinter ~ one person who uses it for this purpose is Anne Vine (she lives in Pittville & always walks to the allotment); there are also a couple of longstanding Midwinterites who live on the new development & use it to access the allotments ~ don't know their surname, but they're John & Linda...

Best wishes,

M

3. ----- Forwarded message -----

From: **Name supplied**

Date: 19 January 2015 at 09:20

Subject: green space

To: Tess Beck

“As a former resident of Wymans Brook and organiser of a community allotment in Midwinter, I can confirm that this particular route to the Honeybourne line is both well used and highly valued by residents of Wymans Brook and allotment holders. It is important that the route itself is protected as a right of way and that it remains green to keep it as a pleasant route for the many people that use it.”

best wishes, A

4. Letter – name supplied 20.1.15

I live in St Paul's. I have an allotment at Midwinter and my youngest son used to attend Gardners Lane children's centre when he was younger.

I have cycled or walked to my allotment at Midwinter via the Honeybourne line, the old allotment site and Elmfield playing field since I first took it on 9 years ago.

This also was a route that I was also happy for my older son to take by bike from when he was still in primary school. I took my youngest son on his pushchair or bikeseat, or from the age of 2 or 3 he could use his own bike (starting off with one without pedals). We used this route when we went to the stay and play at Gardner's Lane Children's Centre.

This made the allotment and the Children's Centre very accessible for us as a family as it is quite a long walk for little legs but an easy bike ride. The children enjoyed riding their bikes. And I wouldn't want to use the car for a journey as short as that.

When Bloor Housing were given permission to develop the site they gave us assurances that we would still be able to use this route. Unfortunately once they started building they shut it off, probably for safety reasons.

We then had to go along Swindon Road to get to the allotment. For the children this was far from ideal. The pavement along Swindon Road is very narrow so it's not good to cycle along for the

children's safety or for the safety of other pedestrians. As adult and experienced cyclist, I didn't like cycling along Swindon Road much. It is narrow (no room for cars to overtake bikes) and very busy.

I admit that we visited our allotment less during this period and much less often as a family. I would end up going by myself, leaving the children at home with their father.

Now that the houses have been built and it is re-opened it is much better! There is a little bit of mud you have to go across getting onto the old allotments from the Honeybourne - otherwise you have to bump up and down into the parking bay and back up onto the path. It would be nice if that could be paved over.

I visit my allotment more often and my family can come with me. My son often brings his friends. It is nice for primary school age children to have routes they can cycle off road to build up their confidence.

I often meet other people coming and going across this green area. I know a lot of other people from the allotments go this way. It is nice that it is opened up and overlooked by houses so it feels very safe. It looks like there is a bit more landscaping still to do, but it is nice that it is very green.

It would be nice if this route was signposted so even more people knew about it.

This piece of green space is very important to me and my family because it means I can walk and cycle away from the busy Swindon road and enjoy the nature and peace.