

# Runnymede 2030

## Local Green Space

### Assessment



**December 2017**

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## **1. Introduction**

- 1.1 Runnymede Borough Council recognises the benefits that green and open spaces have for the lives of people in the Borough and the value communities place upon them.
- 1.2 The Local Green Space (LGS) designation, introduced by the Government's National Planning Policy Framework (NPPF) in March 2012, offers a high degree of protection to areas of importance to the local community against new development, providing that they meet certain criteria.
- 1.3 Consideration has been given to the designation of LGSs as part of the preparation of the new Local Plan for the Borough.
- 1.4 This document sets out the Council's intended approach to identifying, assessing and making recommendations on sites that could be designated as LGSs within the Borough of Runnymede.

## 2. Policy Context

### National level

#### National Planning Policy Framework (NPPF)<sup>1</sup>

- 2.1 In March 2012 the Coalition Government, through the NPPF, introduced a new LGS designation. This designation allows local communities, through the Local Plan process, to identify sites which are important to them and which they believe should be given special protection.
- 2.2 The NPPF provides the LGS policy context. The role and purpose of LGSs are set out as follows:  
Paragraph 76: *'Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.'*
- 2.3 In paragraph 77 the NPPF states that the designation should only be used:
- *'Where the green space is in reasonable 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'.*
- 2.4 The NPPF also states, in paragraph 78, that *'Local Policy for managing developments within a Local Green Space should be consistent with policy for Green Belts.'*

#### Planning Practice Guidance (PPG)<sup>2</sup>

- 2.5 The national Planning Practice Guidance (PPG) was launched by the Government on 6<sup>th</sup> March 2014. It supports and provides further guidance on the policies contained within the NPPF.
- 2.6 The PPG states that *'Local Green Space designation will rarely be appropriate where the land has planning permission for development'*.
- 2.7 Additionally, *'If land is already protected by Green Belt policy..., then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.'*
- 2.8 It is against this policy background that sites in Runnymede have been assessed.

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<sup>1</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

<sup>2</sup> <http://planningguidance.communities.gov.uk/>

**Examples from other planning authorities**

2.9 Given that the LGS designation is a relatively new concept, there are only limited examples of how the assessment of proposed sites has been approached by other local authorities. Examples and guidance considered as part of this methodology include:

- Elmbridge Borough Council (Draft Methodology) (November 2015)<sup>3</sup>
- Bedford Borough Council (2015)<sup>4</sup>
- Open Space Society: Local Green Space Designation, Information Sheet No.20<sup>5</sup>

**Local level**

2.10 At a local level, there are currently no LGS designations within Runnymede.

2.11 The Council's adopted Local Plan dates from 2001. It is anticipated that the Council will adopt its new Local Plan in 2018/2019.

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<sup>3</sup> <http://www.elmbridge.gov.uk/planning/policy/evidencebase.htm>

<sup>4</sup> <http://edrms.bedford.gov.uk/OpenDocument.aspx?id=P7IXQwN7qIPiH%2b21jG1%2bTQ%3d%3d&name=Local%20Green%20Space%20Selection%20Methodology.pdf>

<sup>5</sup> <http://www.oss.org.uk/wp-content/uploads/2016/04/C20-Local-Green-Space-Designation.pdf>

### **3. The Identification and Assessment of Potential Local Green Space**

#### **The identification of potential Local Green Space**

- 3.1 This section outlines the process the Council undertook to search for, identify, and where appropriate, make recommendations to designate LGS's in the Borough.
- 3.2 The Government has not set out a standard methodology or template for the assessment of sites nominated for consideration as LGS. The methodology outlined in this section has therefore been prepared by the Council to accord with the NPPF.
- 3.3 A draft methodology was prepared in November 2015 which set out the process for submitting potential sites to the Council for consideration and identified the criteria by which the Planning Policy and Strategy team proposed to assess sites for designation as a LGS in the new Local Plan.
- 3.4 The Council undertook a public consultation which asked for the submission of potential sites and comments on the methodology over a four week period. All individuals in the 'specific groups' of 'Interest Group/Community Group/Resident Association', 'Education' and 'Private Individual' on the planning policy consultation database were contacted and informed of the consultation. Planning officers considered these 'specific groups' to be the most appropriate for this consultation. The consultation was also publicised using the Council's website and social media.
- 3.5 The draft methodology that was consulted upon can be viewed in Appendix 2.
- 3.6 Responses to the draft methodology were considered, and the methodology amended where appropriate, as reflected in this document. Site submissions were assessed using the amended methodology. A table of representations made and the officer responses can be found in Appendix 3.
- 3.7 In total there were 70 sites submitted. A list of these can be found in Appendix 4.
- 3.8 An initial sieving process took place where sites that already held one of a listed number of statutory designations were taken out of consideration for LGS designation, as were sites which already had planning permission or which were considered to be an extensive tract of land. This initial sieving process can be found in Appendix 5 and took place in line with national policy, the relevant extracts of which are highlighted in the previous chapter of this document.
- 3.9 The remaining sites were then assessed against the Council's criteria as outlined in Chapter Four. The results of this assessment process can be found in Appendix 6.
- 3.10 A breakdown of the number of sites included in the sieving process can be found in Chapter Five.

- 3.11 Recommendations for LGS designation can be found in Chapter Five of this document.
- 3.12 The results and recommendations from this consultation will form part of the Open Space Study (OSS), an evidence base document. The OSS<sup>6</sup> has been on the Council's website since April 2016. Both the recommendations of the OSS and LGS reports will feed into the policy development work for the Local Plan.

### **Submission of additional sites for consideration of Local Green Space designation**

- 3.13 As part of the consultation events on the proposed new Local Plan, communities and other interested parties will have the opportunity to submit additional sites to the Council for consideration as potential LGS. The Council's LGS nomination proforma can be found at Appendix 7 of this document.
- 3.14 Prior to submitting sites for consideration, the Council kindly requests that you ensure that the site has not already been considered (see Appendix 4).
- 3.15 Please send all submissions to the Planning Policy and Strategy Team:

Email: [planningpolicy@runnymede.gov.uk](mailto:planningpolicy@runnymede.gov.uk)

Address: Policy and Strategy Team, Runnymede Borough Council, Civic Centre, Station Road, Addlestone, KT15 2AH.

- 3.16 Following the adoption of the Local Plan, the Council will only be able to consider new candidate sites for LGS designation when the Local Plan is reviewed. In line with Government advice, these reviews will occur at least every 5 years

### **The assessment of potential Local Green Space**

- 3.17 The scoring system used when assessing each submitted site is based upon the five main criteria set out in the PPG, which have been reproduced in paragraph 2.3 above, and expanded upon in Chapter Four of this document. In Chapter Four, each of the five criteria has been broken down in sub-criteria which are scored between nil/one (nil, i.e. the site did not meet any of the criteria in any way or one, i.e. the site met the criteria in a minimal way) and five points, where the site met a number of criteria, or an individual criterion strongly.
- 3.18 In designating a site as LGS, it is proposed that if a site achieves over 50% of the total available scoring, e.g. a score of at least 13 out of 25, then it would be recommended for designation. This is because it would need to score well against at least three sub-criteria. Alternatively, if a site scores a maximum of five against two sub-criteria, but does not score at least 13 overall, it will also be recommended for designation due to the site scoring so highly against those sub-criteria.

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<sup>6</sup> <https://www.runnymede.gov.uk/CHttpHandler.ashx?id=14704&p=0>

- 3.19 If a site scores below 13 and does not score five against two sub-criteria then it will not be recommended for designation, as the site is not considered to be meeting the requirements of the sub-criteria sufficiently to warrant designation.



## 4. Local Green Space Criteria

- 4.1 LGSs are to be designated by the Council through the Local Plan and, where relevant, Neighbourhood Forums through their own community-led Neighbourhood Development Plans.
- 4.2 Through the NPPF and PPG, the Government sets out the principles for LGS designations, including three key criteria that sites will need to meet to be considered as LGS. As aforementioned in Chapter Two, the three criteria are:
  1. Reasonably close proximity to the community it serves
  2. Demonstrably special to the local community
  3. Local in character, not an extensive tract of land.
- 4.3 In the sections below, the Council expands on how it will assess nominated sites against these three criteria and confirms the local interpretation of each. Consultation responses received on the draft methodology have been taken into account where appropriate in the drafting of this amended methodology.
- 4.4 In addition to this, the Council is minded to include a number of additional considerations when determining whether a site should be designated as a LGS. These have been grouped together at the end of this chapter.

### **1. Reasonably close proximity to the community it serves**

- 4.5 The NPPF states that LGS designation should only be used *'where the green space is in reasonably close proximity to the community it serves'*.
- 4.6 The PPG is clear that the proximity of a LGS designation to the community will depend on local circumstances. However neither the NPPF nor PPG prescribe exactly what 'reasonably close proximity' means.
- 4.7 The measurement usually applied when assessing the proximity of a community to a certain service/facility is the walking time or distance in metres e.g. five minutes walking or 300m (as set out in Natural England's Accessible Natural Greenspace Guidance - ANGSt<sup>7</sup>). Although this guidance has now been archived, it is considered to still be in conformity with guidance in the NPPF and planning officers are utilising what they believe to be a useful source of guidance. The Council used Geographical Information Systems to map the sites submitted and the ANGSt measurement. This map is shown in Appendix 1.
- 4.8 The map shown in Appendix 1 only shows the 23 sites submitted that made it through the initial sieving process and were deemed suitable to be assessed against the criteria and sub-criteria produced by planning officers. All the sites on the map in Appendix 1 are, in planning officers' judgements, reasonably close in proximity to the community they serve.

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<sup>7</sup>[http://webarchive.nationalarchives.gov.uk/20140605090108/http://www.naturalengland.org.uk/regions/east\\_of\\_england/ourwork/gi/accessiblenaturalgreenspacestandardangst.aspx](http://webarchive.nationalarchives.gov.uk/20140605090108/http://www.naturalengland.org.uk/regions/east_of_england/ourwork/gi/accessiblenaturalgreenspacestandardangst.aspx)

## **2. Demonstrably special to the local community**

- 4.9 The NPPF states that LGS designation should only be used '*where the green area is demonstrably special to a local community and holds a particular significance*'. The NPPF states five examples of this:
- Beauty
  - Historic Significance
  - Recreational Value
  - Tranquillity
  - Richness of wildlife.
- 4.10 The NPPF and PPG do not expand on what is meant by each of these examples. Therefore, the Council has produced additional points to consider in order to help assess sites against these sub- criteria which include what submitted sites will be assessed against and how they will be scored.
- 4.11 The Runnymede Local Plan Issues, Options and Preferred Approaches Document was the subject of consultation from Wednesday 6<sup>th</sup> July to Friday 26<sup>th</sup> August 2017. The Council received a small number of comments in relation to the Local Green Space Assessment. One representor commented that the examples of the sub-criteria, which are listed in the second bullet point of paragraph 77 of the NPPF, have been misinterpreted as a list of requirements by the Council. The Council has acknowledged these comments; however, in the absence of any other guidance it is considered that the examples given in national planning policy provide a suitable basis for devising assessment criteria.
- 4.12 The majority of the remaining comments received were focussed on specific criterion within the scoring assessment and have therefore been addressed under the relevant heading.

## **Beauty**

- 4.13 The Council understands that the assessment of beauty is subject to an individual's view and recognises that different types of space have different characteristics that contribute to perception of beauty.
- 4.14 In order to reduce some aspects of this subjectivity, planning officers have assessed the inherent beauty of a site alongside the site's contribution to the wider area using the criteria contained in Table 1 below and the evidence submitted in the site submissions.
- 4.15 In the attributes below, officers have assumed general definitions of the following terms:
- Visual Attractiveness – with regard to the site's cleanliness, formal planting, visual interest
  - Natural Features - with regard to the natural features of the site, e.g. rivers, mature trees
  - Contribution to the setting of the area – with regard to the contribution that the open space makes to the character of the surrounding area.

<b>Score</b>	<b>Required Attributes</b>
1	Limited visual attractiveness, limited variety of natural features, provides a limited contribution to the setting of the local area
2	Good visual attractiveness, limited variety of natural features but of a good quality, provides a good contribution to the setting of the local area
3	Good visual attractiveness, variety of natural features of a good quality, provides a good contribution to the setting of the local area
4	Very good visual attractiveness, good variety of natural features and of a good quality, provides a very good contribution to the setting of the local area
5	Excellent visual attractiveness, excellent variety of natural features and of good quality, provides an excellent contribution the setting of the local area

Table 1: Beauty Criteria

## **Historic Significance**

- 4.16 The criteria will assess the submitted sites to see whether they - in part or in whole - have a local or national historical significance. Please note that the PPG defines ‘setting’ in relation to heritage assets as *‘the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not’*. Furthermore *‘the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places’*.
- 4.17 The historic significance criteria and sub-criteria can be found in Table 2 and 3 respectively.
- 4.18 As mentioned previously, a small number of comments were received by members of the public during the Issues, Options and Preferred Approaches Consultation in relation to the historic significance criteria of the Local Green Space Assessment, which have been considered by the Council. Consequently, the historic significance criteria have been reviewed and as a result additions have been made to the sub-criteria as set out in the table below (see last two bullet points which have been added in red).
- 4.19 Historical information has been obtained by officers through a desk based assessment.

<b>Score</b>	<b>Required Attributes</b>
0	The site meets none of the sub-criteria
1	The site meets one of the sub-criteria
2	The site meets two of the sub-criteria
3	The site meets three of the sub-criteria
4	The site meets four of the sub-criteria
5	The site meets all of the sub-criteria

Table 2: Historic Significance Criteria

### **Historic Significance sub-criteria**

<b>Sub-criteria</b>
<ul style="list-style-type: none"> <li>• Site is located within an area of high archaeological potential</li> <li>• Site makes a positive contribution to the setting of a locally listed building</li> <li>• Site makes a positive contribution to the setting of a nationally listed building</li> <li>• Site makes a positive contribution to the setting of a scheduled ancient monument</li> <li>• Site makes a positive contribution to the setting of a conservation area</li> <li>• Site has played an important role in the historic development of the local area</li> <li>• Site has previously held or continues to hold historic events which are significant to the local community</li> </ul>

Table 3: Historic Significance Sub-Criteria

## **Recreational Value**

4.20 The criteria to assess the recreational value of a site are set out in Table 4. Recreational information has been obtained from the Council's OSS<sup>8</sup> and from evidence submitted during the LGS consultation period. Informal uses have been considered to be activities such as walking, dog walking and use of play areas. Formal uses have been considered to be organised activities such as cricket and use of facilities such as football pitches and tennis courts.

<b>Score</b>	<b>Required attributes</b>
0	Site has no public access and is therefore considered to have no/very limited recreational value.
1	Site is accessible to the public if an entrance fee is first paid/or site is privately accessible to a limited group of people. Recreational value varies from site to site.
2	Public access but no evidence submitted of informal or formal use, no notable recreation facilities, and no information provided/evidence of frequent use
3	Public access, evidence of good range of informal uses, some limited facilities and/or information provided on/evidence of reasonably frequent use
4	Public access, evidence of good range of informal and formal uses, good facilities (fair condition and range) and/or information on/evidence of frequent use
5	Public access, evidence of a good range of informal and formal uses, excellent facilities (good/excellent condition and range) and information on/evidence of frequent use

Table 4: Recreational Value Criteria

<sup>8</sup> <https://www.runnymede.gov.uk/CHttpHandler.ashx?id=14704&p=0>

**Richness of wildlife**

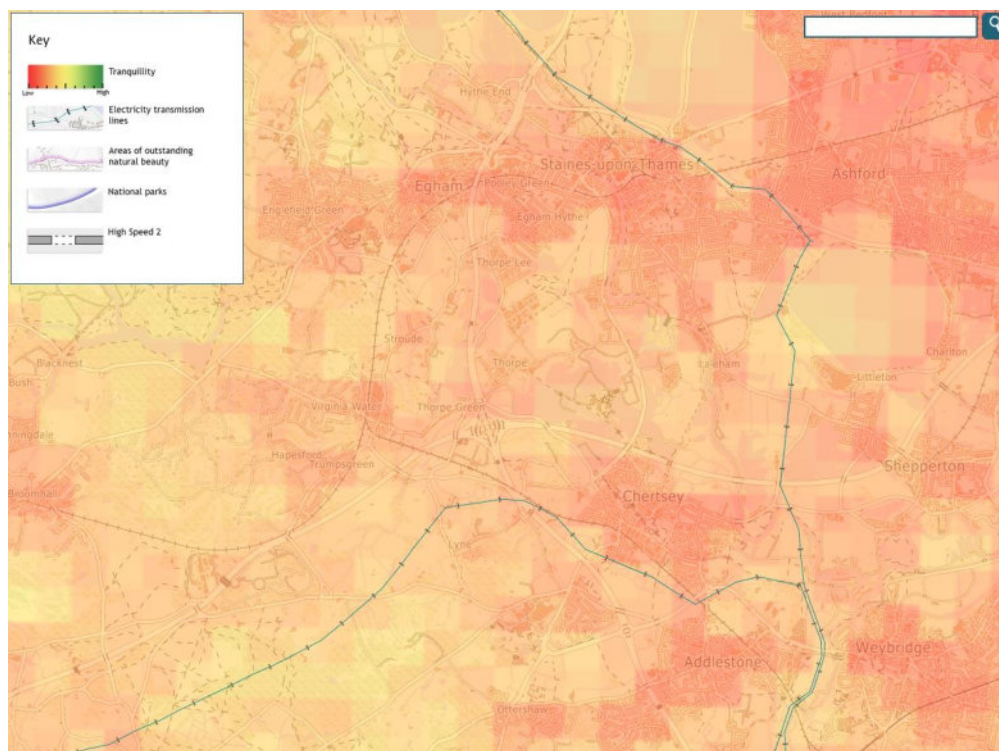
4.21 The criteria to assess the richness of wildlife of a site are set out in Table 5. Please note that there is no nil score for this criterion as it is assumed that all of the Borough's open spaces will support wildlife to some degree. Information for this set of criteria will be partly obtained by officers through a desk based assessment and from evidence submitted during the LGS consultation period. 'Close proximity' has been considered in this context as being adjacent and/or opposite to a designated site of wildlife importance.

<b>Score</b>	<b>Required attributes</b>
1	None or limited evidence submitted in relation to wildlife observed on the site, and the open space is not in, or in close proximity to any designated area of ecological significance. There is however an assumed level of wildlife value to the site (habitats or species).
2	Good evidence submitted in relation to wildlife observed on the site but open space is not in or in close proximity to any designated area of ecological significance.
3	Good level of evidence submitted in relation to wildlife observed on the site, and open space is located in close proximity to, or is designated as, an area of local ecological significance i.e. Site of Nature Conservation Importance or Local Nature Reserve.
4	Good level of evidence submitted in relation to wildlife observed on the site, and site is located in close proximity to a site of national significance i.e. Site of Special Scientific Interest
5	Good level of evidence submitted in relation to wildlife on the site, and site is located in close proximity to a site of international importance i.e. Special Protection Area or RAMSAR site.

Table 5: Richness of wildlife

## Tranquillity

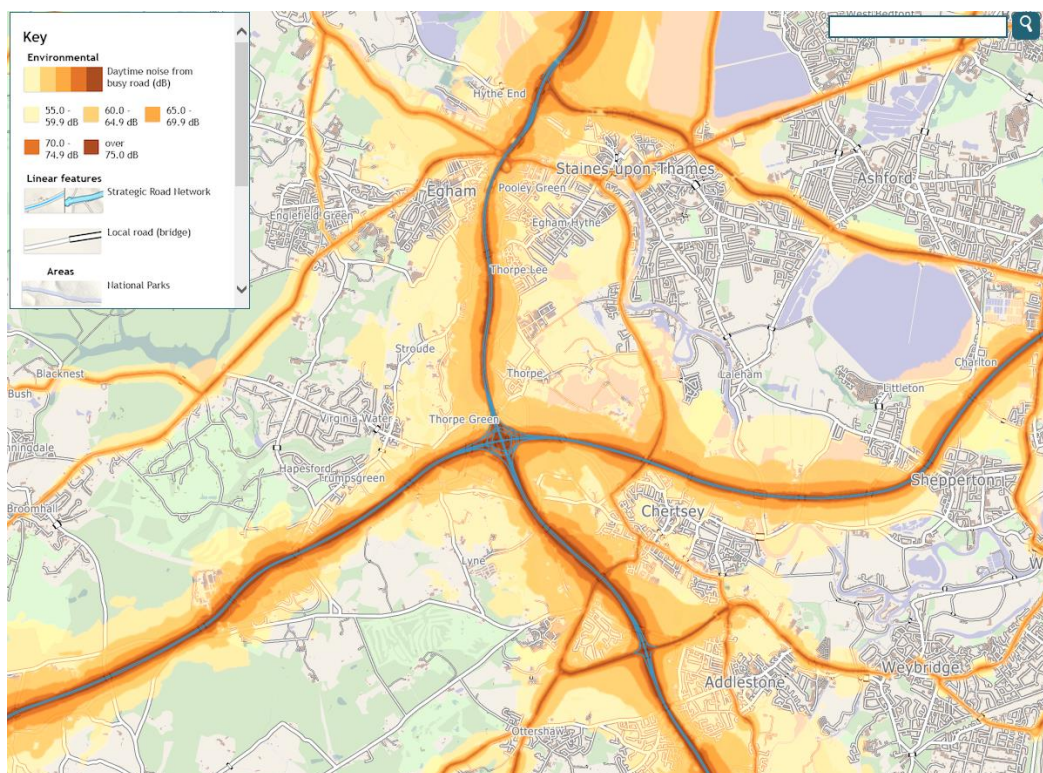
- 4.22 As defined by Campaign to Protect Rural England (CPRE) *'tranquillity is a quality of calm that people experience in places full of the sights and sounds of nature'*. CPRE goes on to state that that *'the more "ordinary" countryside'* is an obvious perception of tranquil whilst *'parks and gardens can be vital oases of tranquillity in busy towns and cities'*.
- 4.23 Tranquil areas are perhaps best defined as areas with the characteristics most likely to induce a state of tranquillity for people who are there. However, the issue with this approach is that, just as beauty is in the eye of the beholder, people will find tranquillity in ways and places that may be more or less specific to them.
- 4.24 It is important to note that CPRE has produced a range of interactive maps relating to tranquillity<sup>9</sup>. Two separate maps included below show tranquillity of the Borough on Map 1 and road noise across the Borough on Map 2. Both maps identify that Runnymede, in general, is not a very tranquil place. This is shown by the red and yellow shading correlating to the scale. Map 2 shows that the road noise from the M25 and M3 have a significant impact on towns and villages within the Borough.
- 4.25 A degree of remoteness is expected in areas that are tranquil although this is unlikely to be the case in Runnymede. Major roads (as seen on the map) alongside the Borough's proximity to London Heathrow Airport play a role in reducing tranquillity in most parts of Runnymede. This is reflected in the criteria as it seeks to value the contribution that a site makes in an otherwise built up area. It is for this reason that the tranquillity sub criteria have been produced and sites have been assessed in context of the points above. The tranquillity sub criteria can be found in Table 6.



Map 1:  
Tranquillity  
map of  
Runnymede

<sup>9</sup> [http://maps.cpre.org.uk/tranquillity\\_map.html](http://maps.cpre.org.uk/tranquillity_map.html)

# Runnymede Borough Council Local Green Space Assessment



Map 2: Road noise in Runnymede

Score	Required Attributes
1	Major and constant disturbance. The site is heavily affected by a main road and/or by neighbouring uses with regular disturbance. Total lack of self-containment and screening.
2	Frequent disturbance. The site has some disturbance by a main and/or multiple roads and/or by neighbouring uses with regular disturbance. Limited self-containment and screening.
3	Some disturbance. The site is located on a major and/or minor road with some neighbouring uses causing disturbance. Limited self-containment and screening. Scale of site may mean there are some undisturbed parts.
4	Limited disturbance in at least part of the site, e.g. site is located within residential area with low levels of noise and visual intrusion from associated residential or recreational activities. Degree of self-containment and screening limit noise disturbance in site.
5	No notable sources of disturbance. No visual or audible intrusion. High degree of self-containment limit noise and disturbance on site.

Table 6: Tranquillity Criteria



### **3. Local in character and not an extensive tract of land**

- 3.16 The NPPF states that the LGS designation should only be used where the land is not an extensive tract of land. The PPG states that *'blanket designation of open countryside adjacent to settlements will not be appropriate'*.
- 3.17 Consideration will be given to the contribution the site makes to the visual amenity of the street scene and the physical form and layout of the settlement. It is considered that to warrant designation, a site will be largely self-contained with clearly defined edges and occupies a proportionate area of land within the settlement area.
- 3.18 As a guideline, the Council will not seek to designate any land which is larger than 15ha. Any sites larger than this will be automatically excluded during the initial 'sieving' process at the start of the assessment. The approach that has been taken is that LGS sites should have 'clear definable boundaries'. Officers have not considered those sites that would generally be considered 'tracts of land' or where the boundaries were ambiguous. This included sites such as vast open areas of Green Belt that had been suggested for designation.
- 3.19 The PPG states that *'there is no lower size limit for Local Green Space'*: in consequence, the Council will apply no minimum threshold.

## **Other considerations**

### **Statutory Designations**

- 3.20 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 LGS. Planning officers are of the opinion that Green Belt policy provides sufficient protection for sites not covered by other designations, especially given that the NPPF confirms that Local Plan policies for managing development within a LGS should be consistent with Green Belt policy.
- 3.21 In addition, land covered by the following statutory designations will not be considered for potential designation as LGS as a legislative and policy framework to protect them already exists and affords sites a higher level of protection.
- Historic Parks & Gardens
  - Ramsar sites
  - Site of Special Scientific Interests
  - Special Protected Areas
  - Suitable Accessible Natural Greenspaces
  - Town and Village Greens.

### **Sites with planning permission**

- 3.22 In line with guidance in the PPG, the Council will not consider land that has planning permission for development for designation as LGS. The only exception to this would be where planning permission is no longer capable of being implemented or if the development would be compatible with the reasons for the designation.
- 3.23 In addition, the Council's 2001 Local Plan<sup>10</sup> designates a number of sites as reserve housing sites. These sites have been assessed as being suitable for the provision of housing and are designated for this purpose. Accordingly, the Council considers that it would not be appropriate to designate these sites as LGS. Those reserve sites which have not already been developed are proposed to be taken forward as allocated sites in the emerging Local Plan.

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<sup>10</sup> <https://www.runnymede.gov.uk/CHttpHandler.ashx?id=4991&p=0>

## 5. Recommendations

- 5.1 The Council welcomes the nominations for LGS from local communities and other interested parties as part of the wider engagement in the plan making process. All sites submitted have been considered against the methodology outlined in this document.
- 5.2 Of the 70 sites submitted through the public consultation in November 2015, 47 sites were excluded from consideration as part of the sieving exercise.
- 5.3 23 sites submitted were suitable to be assessed against the NPPF-compliant criteria and sub-criteria produced by planning officers. Of these, it is recommended that five sites are designated as LGS.
- 5.4 Recommendations for LGS designations in the Borough of Runnymede as set out in the June 2016 LGSA are:
- Arboretum at Royal Holloway University of London
  - Chertsey Library Grounds
  - Gogmore Park Open Space
  - Hythe Park, Egham
  - St. Peter's Churchyard, Chertsey.
- 5.5 In addition to the sites listed above, following the amendment to the historic significance criteria which addressed points raised in representations made during the IOPA consultation, the following two sites are also recommended for LGS designation (the amended scores for each site following reassessment against the amended historic significance criteria can be viewed in appendix 6 (where scores have changed, this is shown in red)).
- Walnut Tree Gardens
  - Walton Leigh Recreation Ground
- 5.6 Furthermore, since the first version of the LGSA was published, the Council has progressed its Local Plan. As part of the Council's spatial strategy, it is proposed to return the village of Thorpe to the settlement. Sites located within the proposed Thorpe Urban Area, which were submitted during the LGS consultation in November 2015, have been reviewed against the assessment criteria and it is recommended that the following site is also designated as a LGS:
- Frank Muir Memorial Field
- 5.7 It should be noted that formal designation of these LGS sites will only take place through the adoption of the new Local Plan.
- 5.8 Should a landowner provide a compelling reason(s) through the Local Plan process as to why their site should not be designated as a LGS, this will be considered by the Council. Where the Council agrees with the arguments advanced, the site will not be designated. This is in line with paragraph: 019 Reference ID: 37-019-20140306, (revision date 06/03/2014) from the Planning Practice Guidance.

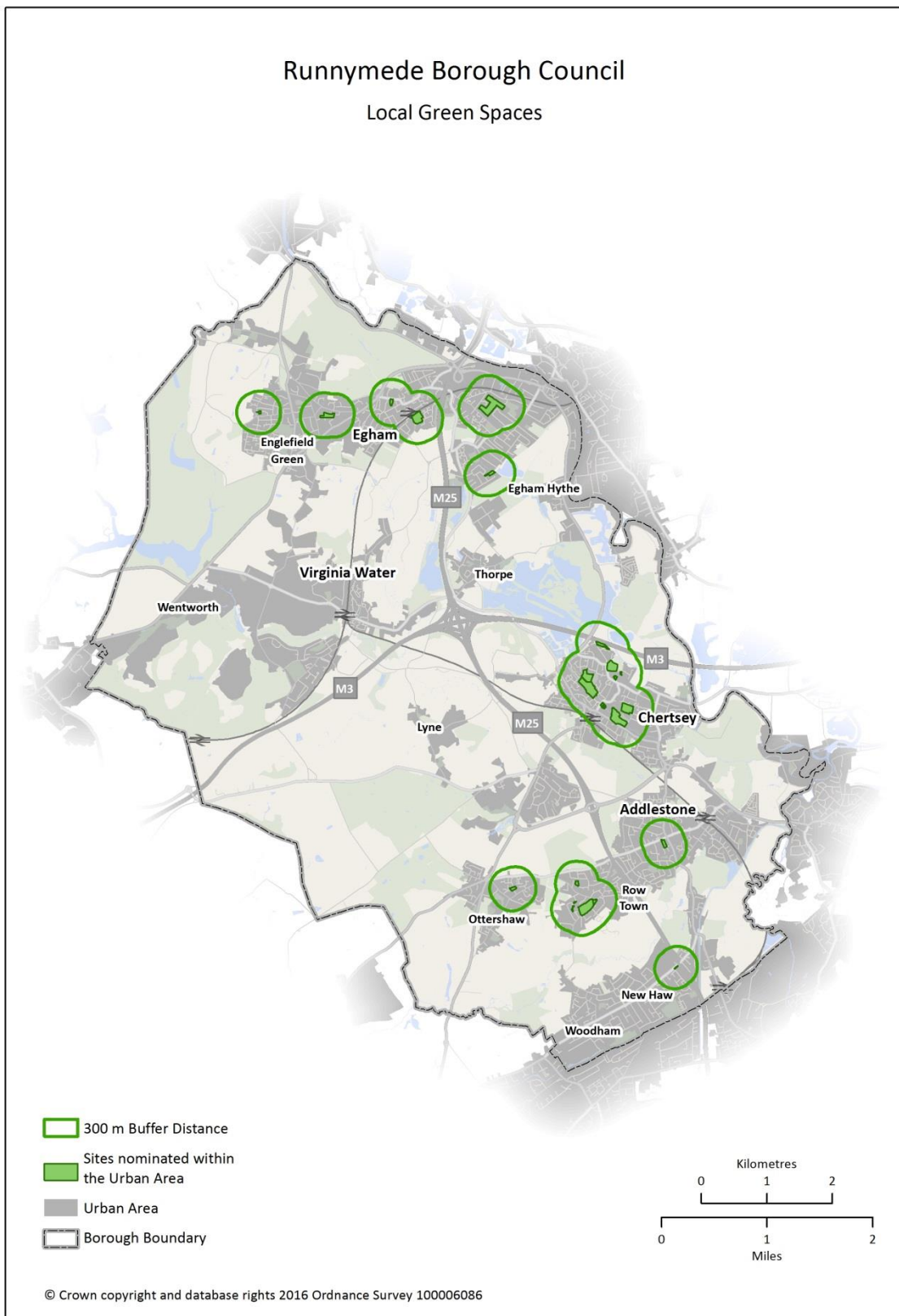
5.9 In this regard, during the course of the IOPA consultation, a representation was received from the Church Warden on behalf of St Peters Church which raised the following concerns about the LGS designation of St Peters Churchyard:

- The Parochial Church Council voted unanimously against the proposed designation.
- The Bishop of Guildford's Registry stated that 'it would not be appropriate for the area as consecrated ground to form part of a formal local green space area'.
- The Parochial Church Council are currently carrying out an options appraisal to see how best to provide much needed additional facilities for the growing church community. Part of the appraisal is to consider extending the existing church hall as St Peter's has outgrown the existing facilities and are in need of an upgrade.
- St Peter's would not want to see the churchyard designated as LGS as the land is more than adequately protected from inappropriate development.
- The proposal of designation as a LGS would add a further layer of unnecessary bureaucracy and cost to the mission of the church and restrict potential benefits to the church and wider community.

5.10 The Council has considered all of the points made in the representation and considers that given that St Peter's Church has a desire to use part of the area to the rear of the Church for much needed additional facilities for the community. Given these intentions to provide facilities to benefit local people, it is no longer recommended that St. Peter's Churchyard be designated as a Local Green Space.

## 6. Appendices

### Appendix 1: Proximity to community map



## Appendix 2: Draft methodology from Local Green Space consultation, November 2015

### Methodology

- 1.1 This section outlines the process the Council will undertake to search for, identify and if appropriate designate LGS's in the Borough.

#### Step 1 Preparation of the assessment methodology

- 1.2 This methodology expands on main principles in the NPPF to provide a consistent methodology for identifying LGS's. The NPPF provides the background policy on LGS designation and provides some guiding principles but it leaves the local authority, in partnership with local communities, to determine how to designate and implement the LGS's at a local level. This methodology has been prepared to explain the process that the Council will follow when considering potential sites for designation as LGS in Runnymede Borough, building on national policy and guidance.

#### Step 2 Consultation on potential sites and methodology

- 1.3 The Council will undertake a consultation to the public which will ask for the submission of potential sites. The consultation will last for a 4 week period.
- 1.4 This document includes a proforma which should be completed for any site submitted and which is appended to this document.
- 1.5 All individuals, on the planning policy consultation database will be contacted and informed of the consultation.
- 1.6 The consultation will also be publicised using the Council's website and social media.
- 1.7 The NPPF makes it clear that '*Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them*'. As such the onus is on the group or individual submitting a site for consideration to demonstrate why they think a site should be designated.
- 1.8 The Council is happy to receive any comments on the methodology.

#### Step 3 Assessment of potential sites

- 1.9 Having obtained information and evidence on potential sites the Policy and Strategy team must then assess their suitability for designation as a LGS.
- 1.10 The proposed criteria for undertaking this assessment are outlined below and will follow the guiding principles in paragraph 77 of the NPPF and additional guidance provided in the PPG.
- 1.11 Criteria:

Criteria	Reason for criteria
1. Does the site already have planning permission for an incompatible alternative use or is it allocated or likely to be allocated for an incompatible	<i>The PPG is clear that Local Green Space designation will rarely be appropriate where the land has planning permission for development.</i>  <i>Sites with existing planning permission or a draft allocation will not be considered appropriate; no further consideration will be given.</i>

<p>alternative use?</p>	<p><i>Exception could be where the development would be compatible with the Local Green Space designation OR where it is demonstrated that the planning permission or proposed allocation is no longer capable of being implemented.</i></p> <p><b>The Council will gather evidence for this part of the criteria.</b></p>
<p>2. Is the site reasonably close to the community they serve?</p>	<p><i>The NPPF states that to be designated as a Local Green Space the site should be reasonably close to the community they serve.</i></p> <p><i>The PPG is clear that the proximity of a Local Green Space designation to the community will depend on local circumstances.</i></p> <p><b>The Council will gather evidence for this part of the criteria. The Council will make a judgement on a 'reasonably close' walking distance on a site by site basis.</b></p>
<p>3. Is the site local in character and not an extensive tract of land?</p>	<p><i>The NPPF states that the Local Green Space designation should only be used where the land is not an extensive tract of land.</i></p> <p><i>Blanket designation of open countryside adjacent to settlements will not be appropriate.</i></p> <p><b>The Council will gather evidence for this part of the criteria.</b></p>
<p>4. Can the site be shown to be demonstrably special to a local community?</p>	<p><b>The Council requires evidence from the public consultation as to why that site and/or area is of particular significance to the local community and why it should hold an additional protection compared to other areas of open space across the Borough.</b></p> <p><u>Beauty (For example: local character, landscape, flora and fauna)</u></p> <hr/> <p><u>Historic significance (For example: conservation area, high archaeological importance and listed buildings)</u></p>

	<hr/> <p><u>Recreational value (For example: type of activity, facilities and events)</u></p> <hr/> <p><u>Tranquillity (For example: pollution, noise and natural environment)</u></p> <hr/> <p><u>Richness of wildlife (For example: ecological designation, SNCI, SSSI, SAC and any evidence of wildlife)</u></p> <hr/> <p><u>Other Reasons:</u>  <b>The Council will make a judgement on any submission including other reasons on a site by site basis.</b></p>
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1.12 For all site submissions the Council requires evidence as to why a site and/or area is of particular significance to the local community and why it should be given additional protection compared to other areas of open space across the Borough. This evidence could include, for example, photographic evidence or details of how the community has used the space over a period of time e.g. community events.

1.13 The proposed criteria will then be applied to assess sites and a judgement made by officers to determine which sites will be allocated as LGS through the Local Plan Process.



- 1.14 Failure for site submitters to provide comprehensive information to the Council to support a potential LGS site may lead to the site not being considered any further.
- 1.15 Following guidance from the PPG, please remember that submission of any Green Belt sites will be rejected unless there is a clear explanation given to an additional local benefit that would be gained by designation as LGS.

## Appendix 3: Table of comments related to the public consultation on the draft methodology and officer responses

Respondent Number	Respondent Name	Comments related to the public consultation on the draft methodology in November 2015	Site submitted for consideration for Local Green Space designation	Officer Response
001	Barry Pitt	Notes the phrase 'very special circumstances' same as to build on the green belt. Will answer in detail at a later date.		Noted. No response needed.
002	Graham and Joyce Wood	Feels strongly about the local green spaces and is concerned with the green belt being developed to satisfy government targets.  Particularly concerned with Ottershaw for the future regarding Heathrow development.		Concerns noted. No response needed.
003	Hurst Lane Residents Association	Would like clarification on what the difference is between Local Green Space and Green Belt.		Explanation that Green Belts serve a strategic purpose whilst Local Green Spaces have a local function.
004	Jim Nichol	2 Pieces of correspondence received:  1 –There are several green areas around Ottershaw which would like protecting but some may already be designated as LGS. Is a list available of these areas?  2 –Resident Associations will applaud this opportunity to help RBC protect the rural nature of the community. Understands that LGS designation should provide strongest possible protection offered to date, assumption all areas need support now?		Runnymede Borough Council encourages all submissions and will be reviewing each submission on a site by site basis. Confirmation that there are currently no LGS designations within the Borough of Runnymede.
005	Jean Parry	Four pieces of correspondence received: 1- Letter stating: Every household should be made aware of this and other consultations either by letter or email. Request that officers revise the publication and distribution of this Consultation to the whole Borough.  Request that the consultation period is extended until the first week of January as the closing date is so close to Christmas.  Cannot find any reference to 'draft allocation' for Criteria Item 1 in the PPG, suggestion that this needs rewording.  Criteria Item 2 – would be helpful if examples from PPG were given.  Criteria Item 4 – examples should be better described.  Proforma – Actual names and addresses may not been known by the general public should instead say 'location'  Proforma – should be two versions of this form, one for online completion and on for manual completion.  2- Requested that invitations to the LGS consultation sent to all of those listed on an attached spreadsheet which are residents who objected to the development plans for planning application <a href="#">RU.14/1721</a> <sup>11</sup> as respondent is certain those would want to send submissions for this land in to be considered as potential Local Green Space designation.  3- Letter stating: Understood that Local Green Spaces will form part of the OSS It is understood that site submitted for consideration for Local Green Space designation, will be assessed by the Council and then sent to the OSS – Open Space Society – for comments, agreements and approval.	Byfleet Road Basingstoke Canal– See proforma	<u>Consultation response</u> Concerns noted.  The LGS consultation is a non-statutory public consultation. A database containing the addresses of people who have signed up to receive information about Planning Policy including the process of the new Local Plan. It is this database that the Council utilises for both statutory and non-statutory consultation events. Community and Residents' associations are registered on this database that disseminate to a wider audience and were also informed through the Community Planning Panel. Even for statutory Local Plan consultations the Government does not require Councils to contact every resident in the Borough and therefore for this consultation it would not be a reasonable or proportionate response.  The length of each consultation on the Local Plan and its supporting evidence varies between four and eight weeks depending on the number of issues that are being asked of the public to consider and the complexity of the subject matter. Given that the LGS consultation is considering a single issue only, with only a small amount of material being consulted upon, five weeks allowance for comments is reasonable. The Policy and Strategy Team appreciates that the Christmas period can be a busy time, which is why Council officers ensured that the Consultation was completed by Friday 18 <sup>th</sup> December.  If anybody does miss the opportunity to submit a site for consideration during this current consultation, there will be further consultation events throughout the preparation of the new Local Plan where the public can submit details of sites.  <u>Methodology response</u> Criteria item 1 - The PPG is clear that Local Green Space designations will rarely be appropriate where the land already has planning permission for development or where it is allocated or proposed for development in the Local Plan. This is why the term 'draft allocation' has been used.  Criteria item 2 – The Policy and Strategy Team has since revised this part of the methodology.  Criteria item 4 (covering all comments) – Agreed. Officers have included clearer

<sup>11</sup> [http://planning.runnymede.gov.uk/Northgate/PlanningExplorer/Generic/StdDetails.aspx?PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=190487&XSLT=/Northgate/PlanningExplorer/SiteFiles/Skins/Runnymede\\_AA/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=/Northgate/PlanningExplorer/SiteFiles/Skins/Runnymede\\_AA/Menu/PL.xml&DAURI=PLANNING](http://planning.runnymede.gov.uk/Northgate/PlanningExplorer/Generic/StdDetails.aspx?PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=190487&XSLT=/Northgate/PlanningExplorer/SiteFiles/Skins/Runnymede_AA/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=/Northgate/PlanningExplorer/SiteFiles/Skins/Runnymede_AA/Menu/PL.xml&DAURI=PLANNING)

Respondent Number	Respondent Name	Comments related to the public consultation on the draft methodology in November 2015	Site submitted for consideration for Local Green Space designation	Officer Response
		<p>Why has the Policy and Strategy team not used the Criteria Definitions for the Runnymede Local Green Space consultation as published by the OSS (Open Space Society) in their Information Sheet C20, which are far clearer than those in RBC's Local Green Space document?</p> <p>It is extremely misleading to the general public to include criteria which are NOT required by the OSS, which may dissuade the public from submitting a site submission for consideration of Local Green Space designation.</p> <p>4 – Site Submission – see proforma</p>		<p>guidance in amended methodology.</p> <p><u>The proforma comments</u> Understood the public may not know the name and there is potential that a green area may not have a name. It is assumed that the public would provide a map showing the location of a site or provide a clear description of the location if the name of the open space is not known .It is possible to use maps and rMaps online to see where the address is.</p> <p>There is a word document of the proforma on the RBC website which can be used for both online and manual completion.</p> <p><u>OSS comments</u> OSS stands for Open Space Study which is where the Local Green Space document will be inserted. The 'Open Space Society' is simply an interest group that provides non-legislated guidelines for Local Green Space designations. The Open Space Study is not related to Open Space Society it is the Council who decide LGS designations.</p>
006	Kim Tuffin	<p>Area is beautiful and although small, hosts and sustains a lot of wildlife, rare trees and a small pond.</p> <p>The wildlife is looked after and taken care of by the local community.</p> <p>There is a family of foxes, woodpeckers, small deer and squirrels all living quite happily.</p> <p>To let somebody build or develop it would be terrible</p>	Arboretum at the rear of Chestnut Drive bordering Harvest Road and Middle Hill	
007	Wendy Locker		<p>Englefield Green and surrounding woodlands</p> <p>Coopers Hill Playing Fields and Tennis Courts</p> <p>Kings Lane Open Space</p> <p>Land behind back of Northcroft Villas and Northcroft Close</p> <p>Walnut Tree Gardens</p> <p>Manorcroft Playing Fields</p>	
008	Charles Turner	<p>Various Small Scale green spaces in Virginia Water should be retained because of their aesthetic value.</p> <p>Some of the farmland that is not very productive could be used for affordable housing, such as those sites along Stroude Road.</p> <p>All open spaces in Virginia Water used for recreation should be retained for that purpose.</p>		Noted. No response needed. The Council is happy to consider such open spaces but asks that clearer information is provided on location and merits of the sites of interest.
009	Monica Whynot	Is told it is protected as there are breeding Slow Worms there, also gym equipment provided by RBC	Field View/Hythe Park, Egham	

Respondent Number	Respondent Name	Comments related to the public consultation on the draft methodology in November 2015	Site submitted for consideration for Local Green Space designation	Officer Response
010	Hannah Lane	Two pieces of correspondence received:  1 – Email to confirm a telephone call where the Policy and Strategy team was asked if the respondent could refer to Surrey Wildlife Trust Surveys containing wildlife information. It was confirmed that the Policy and Strategy team could look at these surveys should any respondent refer to them.  2- Site submission – see proforma	Chaworth Copse – see proforma Ottershaw Chase – see proforma Timber Hill – see proforma Ether Hill – see proforma Memorial Fields – see proforma Palmer Crescent – see proforma	Confirmation that Policy and Strategy Team would look at the Surrey Wildlife Trust Surveys if these were referred to in site submission proforma, if appropriate.
011	Annie Wade		Homewood Park – see proforma  Walton Leigh Recreation Ground – see proforma  Sawpit Green – junction of Hare Hill, Row Town and Ongar Hill	
012	Mr R G Taylor		Timber Hill – see proforma	
013	Stacey Ottarell		Timber Hill – See proforma  Brox Lane Nursery – See proforma  Common Land behind BROX Road/Schools - See proforma	
014	Mrs C Harris		Timber Hill – see proforma	
015	Richard Miller		Row Hill Small Meadow Area – see proforma  Hare Hill Open Space – see proforma	
016	Mrs P Taylor		Timber Hill – see proforma	
017	Michael Everett		Marley Close Open Space – see proforma	
018	Kathy Miller		Rowhill Small Meadow – see proforma  Hare Hill Open Space – see proforma	
019	Kieran O'Keeffe	Unsure if publication can be regarded as a 'public consultation' as no-one the respondent had spoken to knew about the consultation.  Lack of information about all open spaces which currently have some protection and what protection consists of. Requested a list of open spaces in the previous local plan?  Commented that it was a very short timescale.		Concerns noted. See response to respondent #005.  Sites that are submitted for potential LGS designation can be any green area within the Borough. A list of Open Spaces in the Borough can be found in the Open Space Study 2010 and subsequently the Open Space Study 2016 on the RBC Planning Policy webpages. Additionally, rMaps can be used to view these Open Spaces and other characteristics of Open Spaces such as SSSI, SNCI and SANGS.
020	Anthony Davis		Ongar hill Brick field/Marley Close Open Space – see proforma	
021	Mary Mein		Sawpit Green – see proforma	
022	Sharon Bristow		Hare Hill Open Space – see proforma	

Respondent Number	Respondent Name	Comments related to the public consultation on the draft methodology in November 2015	Site submitted for consideration for Local Green Space designation	Officer Response
023	Tina Dallman		Air Forces Memorial – see proforma Field behind Northcroft Road – see proforma Englefield Green – see email Land either side of the A328 (adjacent to the Green) – see email	
024	Jane Snell		Air Forces Memorial – see proforma Coopers Hill Slopes – see proforma	
025	Elizabeth Slark		Ongar Hill Brick Field/Marley Close Open Space – see proforma	
026	Jane Broadbent		Air Forces Memorial – see proforma	
027	Shelley Lawson		Air Forces Memorial – see proforma	
028	Karl Marten Lindgren		Sent a proforma but attachment would not open.	Asked for proforma to be sent again as officer was not able to open it however received no further email.
029	Egham Residents Association		The Manorcrofts Playing Field Walnut Tree Gardens Milton Park Farm and Mrs Caddey's Field Egham Cricket Ground and the Sports Centre land in Vicarage Road The Manorcrofts School Playing Field Strode's College Playing Field Nobles Field	
030	Francesca Chiarelli		Field behind Northcroft Avenue/ King's Lane / Prospect Lane – see proforma	
031	Julie Last		Ottershaw Memorial Field – see proforma	
032	Marie Jewitt – Wilkerson		Air Force Memorial - see proforma The Green and surrounding woodland – see proforma Coopers Hill Recreational Ground – see proforma	
033	Bernard Agar		Land behind Northcroft Road – see proforma	

Respondent Number	Respondent Name	Comments related to the public consultation on the draft methodology in November 2015	Site submitted for consideration for Local Green Space designation	Officer Response
034	Mrs J Williams		The Fleetway and The Gower – see proforma Thorpe Green – see proforma Frank Muir – see proforma	
035	Deborah Clarke		Land between Byfleet Road and The Wey Navigation in New Haw	
036	Robert Humphries		Land between Byfleet Road and The Wey Navigation in New Haw	
037	Margaret Gates		Hare Hill – see proforma Strawberry Fields – see proforma Sawpit Green – see proforma Rowhill Small Meadow – see proforma	
038	John Dangerfield		Land between Byfleet Road and The Wey Navigation in New Haw – see proforma	
039	Mark Zipeure		Sawpit Green – see proforma Walton Leigh – see proforma	
040	Robert Buick		Air Forces Memorial – see proforma Englefield Green – see proforma The woods adjoining Bishopsgate Road, Castle Hill Road and the A328 – see proforma The woods adjoining Coopers Hill Lane and the A328 in Englefield Green – see proforma	
041	Nigel Hart		Timber Hill – see proforma	
042	The Chertsey Society		Abbey Green – see proforma Abbey Field – see proforma Paternoster Row – see proforma The Orchard Gardens – see proforma The Hollows – see proforma St. Ann's Hill – see proforma Monk's Grove – see proforma Staines Lane – see proforma Gogmoor Park – see proforma Bourneside Meadows – see proforma Chertsey Meads- see proforma	

Respondent Number	Respondent Name	Comments related to the public consultation on the draft methodology in November 2015	Site submitted for consideration for Local Green Space designation	Officer Response
			Tulk Field – see proforma Laleham Golf Course – see proforma St Peter's Churchyard – see proforma Library Grounds – see proforma Chertsey Recreational Ground – see proforma Chertsey Cricket Club - see proforma	
043	Linda Gillham		Thorpe Green – see proforma Ten Acre Field – see proforma Forty Acre Field – see proforma	
044	Sheila Binns		Chaworth Copse – see proforma Timber Hill – see proforma Ottershaw Memorial Fields – see proforma Ether Hill – see proforma Homewood and Queenwood - see proforma	
045	Elaine Gill		Riverside – off Temple Gardens – see proforma	
046	Rosemary Bentley	Only notified about the consultation by Englefield Green Village Residents Association (EGVRA) on the 16 <sup>th</sup> December. Do we think this is a true representation?		Concerns noted. See response to respondent #005.  Any information regarding the LGS consultation should have been sent prior to the 16 <sup>th</sup> December however appreciated that some residents' associations and community groups may meet at times that do not directly correlate with running consultations by the Council.  The Policy and Strategy team opened the consultation on the 13 <sup>th</sup> November. This means that the LGS consultation will have been open for five weeks when it closed at 5pm on Friday 18 <sup>th</sup> December. Advised to sign up to the Planning Policy Consultation Database to avoid missing out on future consultations.
047	Sue Bush		Hare Hill – see proforma	
048	Mark Zipeure on behalf of Maggie Sen		Sawpit Green – see proforma Walton Leigh – see proforma	
049	Peter Anderson		Chertsey South – Sandgates – see proforma	
050	Michael Lamb		The Air Forces Memorial – see proforma Coopers Hill Slopes – see proforma	
051	Nigel Davies		Airforces Memorial – see proforma	
052	Clare Occomere		Sawpit Green – see proforma	

Respondent Number	Respondent Name	Comments related to the public consultation on the draft methodology in November 2015	Site submitted for consideration for Local Green Space designation	Officer Response
053	Jayalaxshmi Mistry		<p>The Air Forces Memorial – see proforma</p> <p>Bond Street Allotments – see proforma</p> <p>The Green including adjoining woods – see proforma</p> <p>The field behind Northcroft Road, leading to The Sun pub – see proforma</p>	
054	Andrea Berardi		<p>Sayes Court (Addlestone) – see proforma</p> <p>Barrsbrook Farm and St. Anns (Chertsey) – see proforma</p> <p>Boshers, Wendover Road and Vicarage Road (Egham) - see proforma</p> <p>Bond Street and Kings Lane (Englefield Green) – see proforma</p> <p>Thorpe (Thorpe – see proforma</p> <p>Stroude Road (Virginia Water) – see proforma</p> <p>Woodham Lane and Pinewood (Woodham/ New Haw) – see proforma</p>	
055	Steve Henderson		Murray House Play Area – see proforma	
056	Bob McLellan		<p>Coppers Hill Coppice – see proforma</p> <p>Coopers Hill Slopes – see proforma</p> <p>Air Forces Memorial – see proforma</p> <p>Sports Ground and Tennis area by Coopers Hill Car Park – see proforma</p> <p>Land adjoining running along Coopers Hill Lane and Castle Hill and Bishopsgate Road – see proforma</p> <p>The junction of Coopers Hill Lane/Middle Hill – see proforma</p> <p>Corner plot off Bond Street and St Jude's Road – see proforma</p> <p>Runnymede Park – see proforma</p> <p>The plot of land to the right of Eastgate in Coopers Hill Lane –</p>	



Respondent Number	Respondent Name	Comments related to the public consultation on the draft methodology in November 2015	Site submitted for consideration for Local Green Space designation	Officer Response
			see proforma  The plot of land to the right of Coopers Hill Lodge – see proforma  The land adjacent to Byways at the junction of Barley Mow Road and St Jude's Road – see proforma	
057	Brian Barnes		Bourne Meadow – see proforma	
058	Steve Crane		Murray House Play Area – see proforma	
059	Margaret Harnden		Lakes Estate Green Space – see proforma  Warwick Avenue Playing Field – see proforma	
060	Bob Amon		Egham Cricket Club – see proforma	
061	Martin Watts		Sawpit Green – see proforma  Green Lawn Area (children's play area). End of malus drive. Row town – see proforma  Hare Hill Open Space – see proforma  Walton Leigh Recreation Ground – see proforma  Green Lawn Area with shrubs and tree on the corner of Malus Drive and Howards Lane. Row Town – see proforma	
062	Joan Cauldwell		Sandy Lands Home Farm, Wick Road/Blays Lane – see proforma	
063	Patricia Ezzard		Runnymede Open Space – Spratts Lane -see proforma	
064	John Gooderham		Timber Hill – see proforma	
065	Jean Nicholson		Murray Road Play Area – see proforma	
066	The Ottershaw Society		Chaworth Copse – See proforma  Ottershaw Chase – See proforma  Memorial Fields – see proforma	
067	John and Gaynor Williamson		Memorial Park – see proforma  Play Area, Palmer Crescent – see proforma  Hare Hill Open Space – see proforma	
068	Mike Stovold		Byfleet Road – see proforma	

Respondent Number	Respondent Name	Comments related to the public consultation on the draft methodology in November 2015	Site submitted for consideration for Local Green Space designation	Officer Response
069	Mike Twelftree		Walton Leigh Recreation Ground and Sawpit Green– see proforma  Hare Hill Open Space – see proforma  Marley Close Open Space – see proforma  Kingthorpe Gardens and land behind former public library, Church Road – see proforma	

**Appendix 4: Sites submitted during Local Green Space consultation**

Site Number	Site Name	Site Number	Site Name
01	Byfleet Road	36	Paternoster Row
02	Arboretum at the rear of Chestnut Drive bordering Harvest Road and Middle Hill	37	The Orchard Gardens
03	Englefield Green	38	The Hollows
04	Coopers Hill Playing Fields and Tennis Courts	39	St. Ann's Hill
05	Kings Lane Open Space	40	Monk's Grove
06	Land behind back of Northcroft Villas and Northcroft Close	41	Staines Lane Open Space
07	Walnut Tree Gardens	42	Gogmoor Park Open Space
08	Manorcroft Playing Fields	43	Bourneside Meadows
09	Field View – Hythe Park	44	Chertsey Meads
10	Chaworth Copse	45	Tulk Field (Free Prae Road Playing Field)
11	Ottershaw Chase	46	Laleham Golf Course
12	Timber Hill	47	St. Peter's Churchyard
13	Ether Hill	48	Chertsey Library Grounds
14	Memorial Fields	49	Chertsey Recreation Ground
15	Palmer Crescent	50	Chertsey Cricket Club
16	Homewood Park	51	Ten Acre Field
17	Walton Leigh Rec Ground	52	Forty Acre Field
18	Sawpit Green	53	Queenwood
19	Brox Lane Nursery	54	Riverside – off temple gardens
20	Common Land behind Brox Road/Schools	55	Sandgates
21	Row Hill Small Meadow	56	Bond Street Allotments
22	Hare Hill	57	Sayes Court Open Space
23	Marley Close	58	Barrsbrook Farm
24	Air Forces Memorial	59	Boshers Allotments
25	Coopers Hill Slopes	60	Thorpe
26	Milton Park Farm and Mrs Caddey's Field	61	Stroude Road
27	Egham Cricket Ground and Sports Centre	62	Woodham Lane and Pinewood
28	Strode's College Playing Field	63	Coopers Hill Coppice
29	Nobles Field	64	Runnymede Park
30	The Fleetway and the Gower	65	Lake Estates Open Space
31	Thorpe Green	66	Warwick Avenue Playing Fields
32	Frank Muir Open Space	67	Green Lawn Area, end of malus drive
33	Strawberry Fields	68	Malus Drive Open Space
34	Abbey Green	69	Sandylands Home Farm
35	Abbey Field	70	Kingthorpe Gardens

## Appendix 5: Initial sieving process assessment

Site Number	Site Name	Site Area	Statutory Designation	Planning Permission	Extensive Tract of Land	Comments
01	Byfleet Road	8.01ha		X		<ul style="list-style-type: none"> <li>Reserve Housing Site</li> </ul>
02	Arboretum at the rear of Chestnut Drive bordering Harvest Road and Middle Hill	1.13ha				<ul style="list-style-type: none"> <li>Continue to next stage of assessment process</li> </ul>
03	Englefield Green	12.30ha	X			<ul style="list-style-type: none"> <li>Village Green</li> <li>Green Belt</li> </ul>
04	Coopers Hill Playing Fields and Tennis Courts	4.04ha	X			<ul style="list-style-type: none"> <li>Green Belt</li> </ul>
05	Kings Lane Open Space	3.04ha	X			<ul style="list-style-type: none"> <li>Green Belt</li> </ul>
06	Land behind back of Northcroft Villas and Northcroft Close	3.50ha	X			<ul style="list-style-type: none"> <li>Green Belt</li> </ul>
07	Walnut Tree Gardens	0.34ha				<ul style="list-style-type: none"> <li>Continue to next stage of assessment process</li> </ul>
08	Manorcroft Playing Fields	2.12ha				<ul style="list-style-type: none"> <li>Continue to next stage of assessment process</li> </ul>
09	Field View – Hythe Park	4.63ha				<ul style="list-style-type: none"> <li>Continue to next stage of assessment process</li> </ul>
10	Chaworth Copse	2.71ha	X			<ul style="list-style-type: none"> <li>SANG (Suitable Alternative Natural Green Space)</li> <li>Green Belt</li> </ul>
11	Ottershaw Chase	11.52ha	X			<ul style="list-style-type: none"> <li>SANG (Suitable Alternative Natural Green Space)</li> <li>Green Belt</li> </ul>
12	Timber Hill	6.59ha	X			<ul style="list-style-type: none"> <li>SANG (Suitable Alternative Natural Green Space)</li> <li>Green Belt</li> </ul>
13	Ether Hill	5.30ha	X			<ul style="list-style-type: none"> <li>SANG (Suitable Alternative Natural Green Space)</li> <li>Green Belt</li> </ul>
14	Memorial Fields	6.12ha	X			<ul style="list-style-type: none"> <li>SANG (Suitable Alternative Natural Green Space)</li> <li>Green Belt</li> </ul>
15	Palmer Crescent	0.39ha				<ul style="list-style-type: none"> <li>Continue to next stage of assessment process</li> </ul>
16	Homewood Park	23.38ha	X			<ul style="list-style-type: none"> <li>SANG (Suitable Alternative Natural Green Space)</li> <li>Green Belt</li> </ul>
17	Walton Leigh Recreation Ground	3.15ha				<ul style="list-style-type: none"> <li>Continue to next stage of assessment process</li> </ul>
18	Sawpit Green	0.32ha				<ul style="list-style-type: none"> <li>Green Belt</li> </ul>
19	Brox Lane Nursery	7.04ha	X			<ul style="list-style-type: none"> <li>Green Belt</li> </ul>
20	Common Land behind Brox Road/Schools	1.39ha	X	X		<ul style="list-style-type: none"> <li>Green Belt</li> </ul>
21	Row Hill Small Meadow	0.05ha				<ul style="list-style-type: none"> <li>Continue to next stage of assessment process</li> </ul>
22	Hare Hill	13.45ha	X			<ul style="list-style-type: none"> <li>SANG (Suitable Alternative Natural Green Space)</li> <li>Green Belt</li> </ul>
23	Marley Close	0.31ha				<ul style="list-style-type: none"> <li>Continue to next stage of assessment process</li> </ul>
24	Air Forces Memorial	2.81ha	X			<ul style="list-style-type: none"> <li>Green Belt</li> </ul>
25	Coopers Hill Slopes		X			<ul style="list-style-type: none"> <li>SSSI</li> <li>Green Belt</li> </ul>
26	Milton Park Farm and Mrs Caddey's Field	18.49ha	X		X	<ul style="list-style-type: none"> <li>Green Belt</li> <li>Extensive tract of land</li> </ul>
27	Egham Cricket Ground and Sports Centre	3.48ha	X			<ul style="list-style-type: none"> <li>Green Belt</li> </ul>
28	Strode's College Playing Field	4.97ha	X			<ul style="list-style-type: none"> <li>Green Belt</li> </ul>
29	Nobles Field	5.92ha	X			<ul style="list-style-type: none"> <li>Green Belt</li> </ul>
30	The Fleetway and the Gower	0.12ha	X			<ul style="list-style-type: none"> <li><del>Green Belt</del> Continue to next stage of assessment process</li> </ul>
31	Thorpe Green	12.44ha	X			<ul style="list-style-type: none"> <li>Green Belt</li> </ul>

## Runnymede Borough Council Local Green Space Assessment

Site Number	Site Name	Site Area	Statutory Designation	Planning Permission	Extensive Tract of Land	Comments
32	Frank Muir Open Space	4.25ha	X			<ul style="list-style-type: none"> <li>Green Belt Continue to next stage of assessment process</li> </ul>
33	Strawberry Fields		X			<ul style="list-style-type: none"> <li>SANG (Suitable Alternative Natural Green Space)</li> <li>Green Belt</li> </ul>
34	Abbey Green	0.0112ha				<ul style="list-style-type: none"> <li>Continue to next stage of assessment process</li> </ul>
35	Abbey Field	1.95ha	X			<ul style="list-style-type: none"> <li>Green Belt</li> </ul>
36	Paternoster Row	0.58ha	X			<ul style="list-style-type: none"> <li>Green Belt</li> </ul>
37	The Orchard Gardens	1.07ha	X			<ul style="list-style-type: none"> <li>Green Belt</li> </ul>
38	The Hollows	6.31ha	X			<ul style="list-style-type: none"> <li>Green Belt</li> </ul>
39	St. Ann's Hill	21.00ha	X		X	<ul style="list-style-type: none"> <li>SANG (Suitable Alternative Natural Green Space)</li> <li>Extensive tract of land</li> <li>Green Belt</li> </ul>
40	Monk's Grove		X			<ul style="list-style-type: none"> <li>Green Belt</li> </ul>
41	Staines Lane Open Space	0.68ha				<ul style="list-style-type: none"> <li>Continue to next stage of assessment process</li> </ul>
42	Gogmoor Park Open Space	3.89ha				<ul style="list-style-type: none"> <li>Continue to next stage of assessment process</li> </ul>
43	Bourneside Meadows	3.33ha				<ul style="list-style-type: none"> <li>Continue to next stage of assessment process</li> </ul>
44	Chertsey Meads	70.21ha	X		X	<ul style="list-style-type: none"> <li>Green Belt</li> <li>Extensive tract of land</li> </ul>
45	Tulk Field (Free Prae Road Playing Field)	2.07ha				<ul style="list-style-type: none"> <li>Continue to next stage of assessment process</li> </ul>
46	Laleham Golf Course	40.32ha	X		X	<ul style="list-style-type: none"> <li>Green Belt</li> </ul>
47	St. Peter's Churchyard	0.18ha				<ul style="list-style-type: none"> <li>Continue to next stage of assessment process</li> </ul>
48	Chertsey Library Grounds	0.36ha				<ul style="list-style-type: none"> <li>Continue to next stage of assessment process</li> </ul>
49	Chertsey Recreation Ground	3.22ha	X			<ul style="list-style-type: none"> <li>Green Belt</li> </ul>
50	Chertsey Cricket Club	1.89ha				<ul style="list-style-type: none"> <li>Green Belt</li> </ul>
51	Ten Acre Field	3.09ha	X			<ul style="list-style-type: none"> <li>Green Belt</li> </ul>
52	Forty Acre Field	11.41ha	X			<ul style="list-style-type: none"> <li>Green Belt</li> </ul>
53	Queenwood	4.30ha	X			<ul style="list-style-type: none"> <li>Green Belt</li> </ul>
54	Riverside – off temple gardens		X			<ul style="list-style-type: none"> <li>Green Belt</li> </ul>
55	Sandgates	4.82ha	X			<ul style="list-style-type: none"> <li>Green Belt</li> </ul>
56	Bond Street Allotments	0.13ha				<ul style="list-style-type: none"> <li>Continue to next stage of assessment process</li> </ul>
57	Sayes Court Open Space	0.07ha	X			<ul style="list-style-type: none"> <li>Green Belt</li> </ul>
58	Barrsbrook Farm	14.55ha	X			<ul style="list-style-type: none"> <li>Green Belt</li> </ul>
59	Boshers Allotments	1.33ha	X			<ul style="list-style-type: none"> <li>Green Belt</li> </ul>
60	Thorpe		X		X	<ul style="list-style-type: none"> <li>Green Belt</li> <li>Extensive tract of land</li> </ul>
61	Stroude Road	2.17ha	X			<ul style="list-style-type: none"> <li>Green Belt</li> </ul>
62	Woodham Lane and Pinewood	0.05ha	X			<ul style="list-style-type: none"> <li>Continue to next stage of assessment process</li> </ul>
63	Coopers Hill Coppice		X			<ul style="list-style-type: none"> <li>Green Belt</li> </ul>
64	Runnymede Park	28.82ha	X		X	<ul style="list-style-type: none"> <li>Green Belt</li> <li>Extensive tract of land</li> </ul>
65	Lake Estates Open Space		X			<ul style="list-style-type: none"> <li>Green Belt</li> </ul>
66	Warwick Avenue Playing Fields	0.47ha				<ul style="list-style-type: none"> <li>Continue to next stage of assessment process</li> </ul>

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Site Number	Site Name	Site Area	Statutory Designation	Planning Permission	Extensive Tract of Land	Comments
67	Green Lawn Area, end of Malus Drive	0.04ha				<ul style="list-style-type: none"> <li>Continue to next stage of assessment process</li> </ul>
68	Malus Drive Open Space	0.05ha				<ul style="list-style-type: none"> <li>Continue to next stage of assessment process</li> </ul>
69	Sandylands Home Farm	1.18ha	X			<ul style="list-style-type: none"> <li>Green Belt</li> </ul>
70	Kingthorpe Gardens	0.56ha				<ul style="list-style-type: none"> <li>Continue to next stage of assessment process</li> </ul>

### Appendix 6: Remaining sites assessment against criteria

Site Number	Site Name	Site Area	Is the site in reasonable proximity to the community it serves? Is it accessible?	Is the site demonstrably special to the local community?					Total Score	Recommendation
				Beauty	Historic	Recreational Value	Tranquillity	Richness in Wildlife		
02	Arboretum at the read of Chestnut Drive bordering Harvest Road and Middle Hill	1.13ha	Yes	5	1	3	5	2	16	Recommend for designation
07	Walnut Tree Gardens	0.34ha	Yes	3	24	2	3	1	413	<del>Do not designate</del> Recommend for designation
08	Manorcroft Playing Fields	2.12ha	Yes	2	01	3	2	1	89	Do not designate
09	Field View – Hythe Park	4.63ha	Yes	4	0	5	4	1	14	Recommend for designation
15	Palmer Crescent	0.39ha	Yes	2	01	3	3	1	910	Do not designate
17	Walton Leigh Recreation Ground	3.15ha	Yes	3	01	4	3	2	4213	<del>Do not designate</del> Recommend for designation
18	Sawpit Green	0.32ha	Yes	2	01	3	2	1	89	Do not designate
21	Row Hill Small Meadow	0.05ha	Yes	2	0	2	5	2	11	Do not designate
23	Marley Close	0.31ha	Yes	2	0	3	3	2	10	Do not designate
30	The Fleetway and The Gower	0.12ha	Yes	2	0	2	4	1	9	Do not designate
32	Frank Muir Memorial Field	4.25ha	Yes	4	0	5	2	2	13	Recommend for designation
34	Abbey Green	0.011ha	Yes	2	4	2	2	1	11	Do not designate
41	Staines Lane Open Space	0.68ha	Yes	2	0	2	1	1	6	Do not designate
42	Gogmore Park Open Space	3.89ha	Yes	4	0	5	4	1	14	Recommend for designation
43	Bournside Meadows	3.33ha	Yes	3	0	3	3	1	10	Do not designate
45	Tulk Field (Free Prae Road Playing Field)	2.07ha	Yes	2	0	2	4	1	9	Do not designate
47	St. Peter's Churchyard	0.18ha	Yes	3	45	2	5	1	4516	Recommend for designation
48	Chertsey Library Grounds	0.36ha	Yes	3	4	2	3	1	13	Recommend for designation
50	Chertsey Cricket Club	1.89ha	Yes	2	0	1	3	1	7	Do not designate
56	Bond Street Allotments	0.13ha	Yes	2	0	1	4	1	8	Do not designate
62	Woodham Lane and Pinewood	0.05ha	Yes	1	0	2	1	1	5	Do not designate
66	Warwick Avenue Playing Fields	0.47ha	Yes	2	0	3	3	1	9	Do not designate
67	Green Lawn Area, end of Malus Drive	0.04ha	Yes	1	0	2	2	1	6	Do not designate

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68	Malus Drive Open Space	0.05ha	Yes	1	0	3	2	1	7	Do not designate
70	Kingthorpe Gardens	0.56ha	Yes	3	0	3	3	1	10	Do not designate



**Appendix 7: Local Green Space pro-forma**

**Local Green Space Pro-forma**



2. Personal Details:

Name.....

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Address and  
Postcode.....

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.....

.....

Telephone

Number.....

Email

Address.....

3. Name, Address and Community served by Open Green being submitted:

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4. Site Characteristics:

- As explained in the Local Green Space (LGS) methodology all site submissions must be supported by evidence which explains clearly to the Council why that site should hold an additional protection compared to other areas of open space across the Borough.
- You may wish to include photographs or details of how the community has used the space over a period of time e.g. community events
- To meet the requirement of LGS designation a site should meet one or more of the following criteria:
  - be of local significance because of its beauty;
  - be of local significance because of its historic importance to the local community;
  - be of local significance because of its recreational value;
  - be of local significance because of the tranquillity it provides;
  - be of local significance because of the wildlife it is home to; or
- If the community thinks a site should be designated as a LGS for another reason please articulate why in this pro-forma.

To help in this assessment please complete the questions below providing evidence to support your answer.

a) How is the proposed space of particular local significance in respect of its beauty?

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b) How is the proposed space of particular importance in respect of its historic significance?

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c) How is the proposed space of particular local significance in respect of its recreational value?

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d) How is the proposed space of particular local significance in respect of its tranquillity?

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e) How is the proposed space of particular local significance in respect of its wildlife value?

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f) Are there any other reasons that you think the proposed space should be designated as a LGS?

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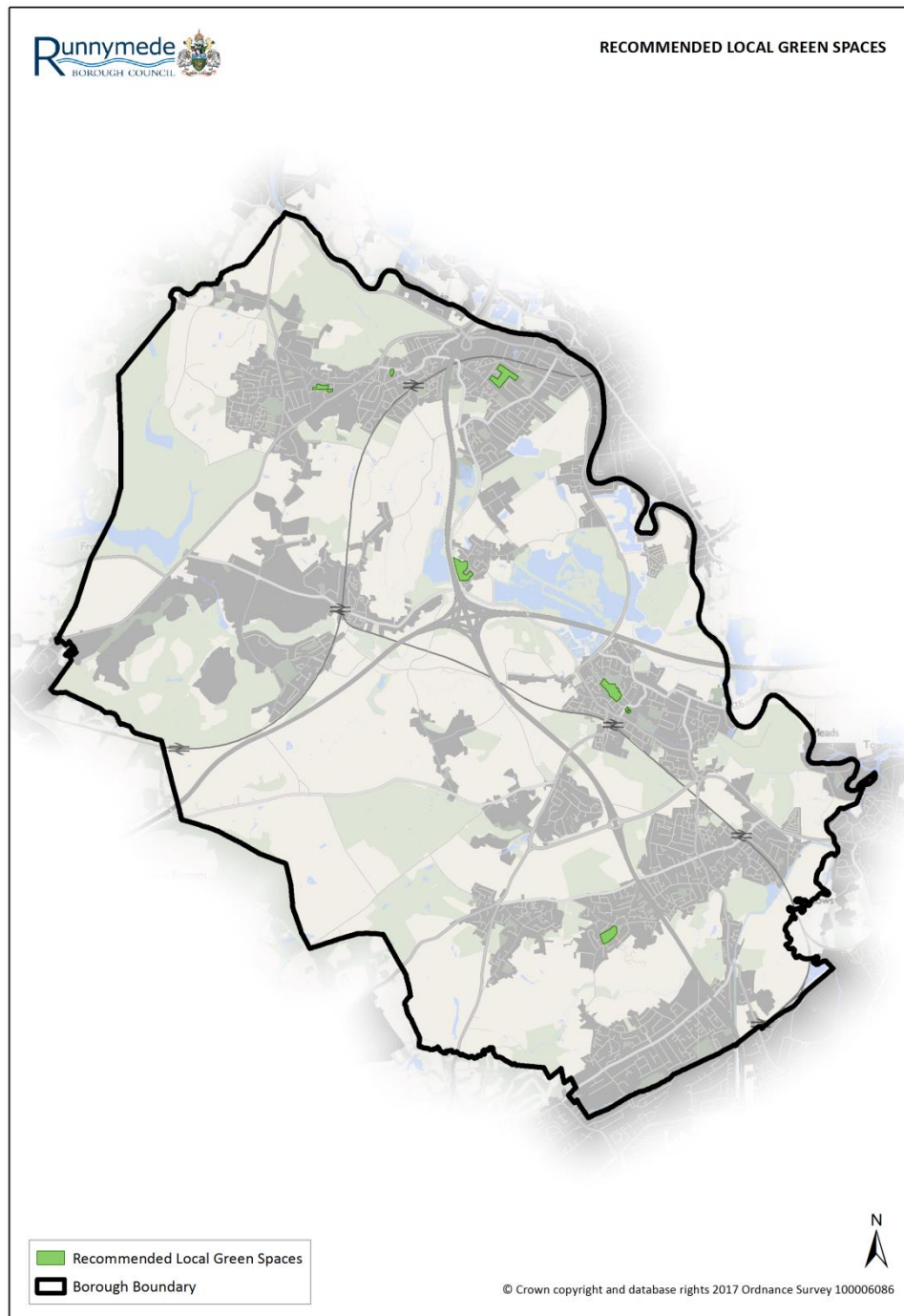
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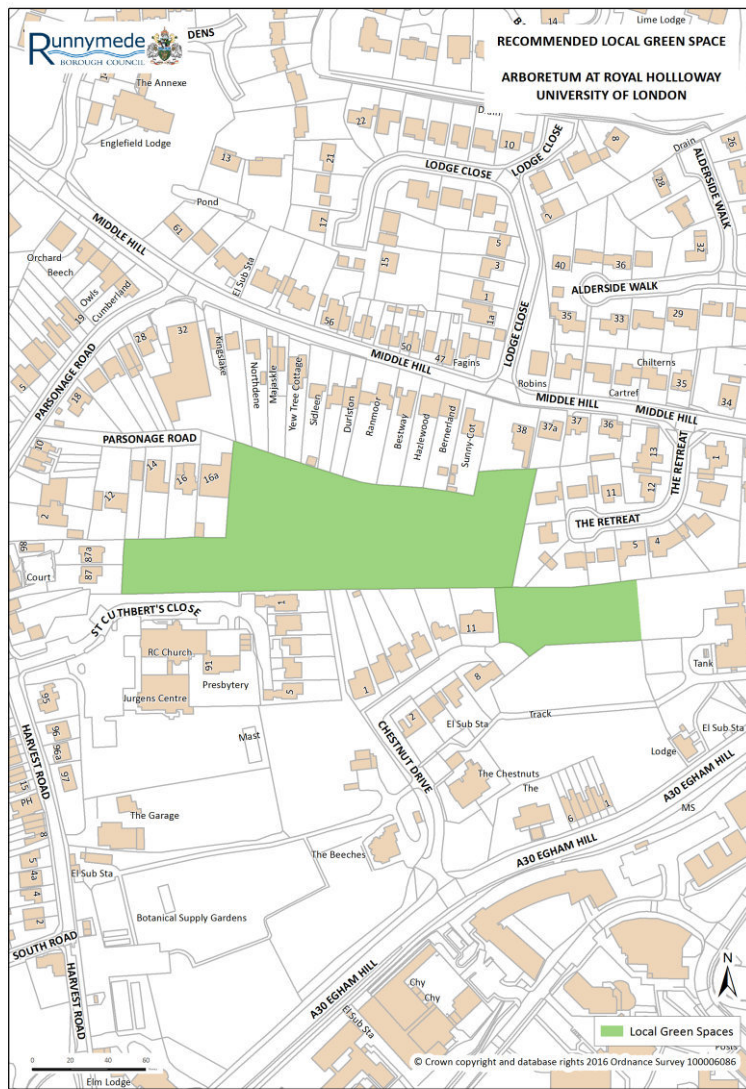
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When completed please either email the form to [planningpolicy@runnymede.gov.uk](mailto:planningpolicy@runnymede.gov.uk) or via post to Anna Murray, Policy and Strategy team, Runnymede Borough Council, Civic Centre, Station Road, Addlestone, Surrey, KT15 2AH.

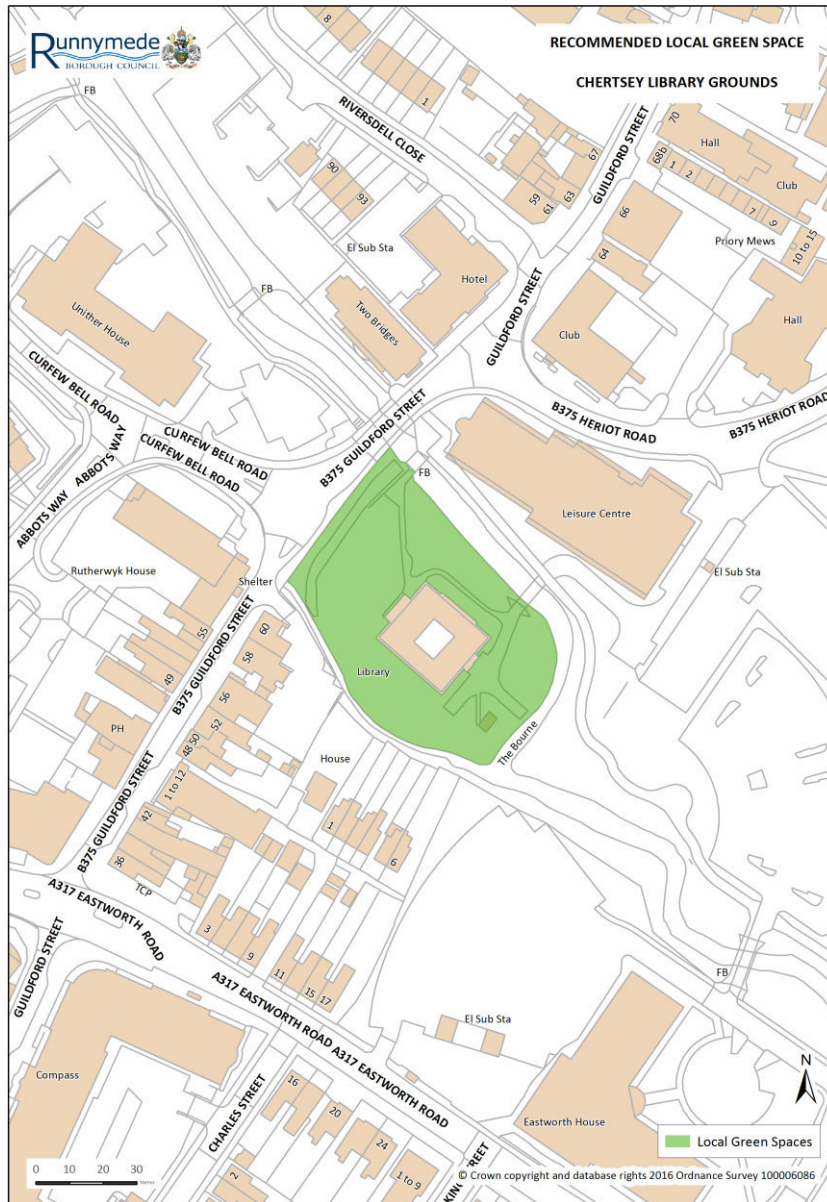
## Appendix 7: Recommended Local Green Spaces on a map of Runnymede



## Appendix 8: Recommended Local Green Space Number 1

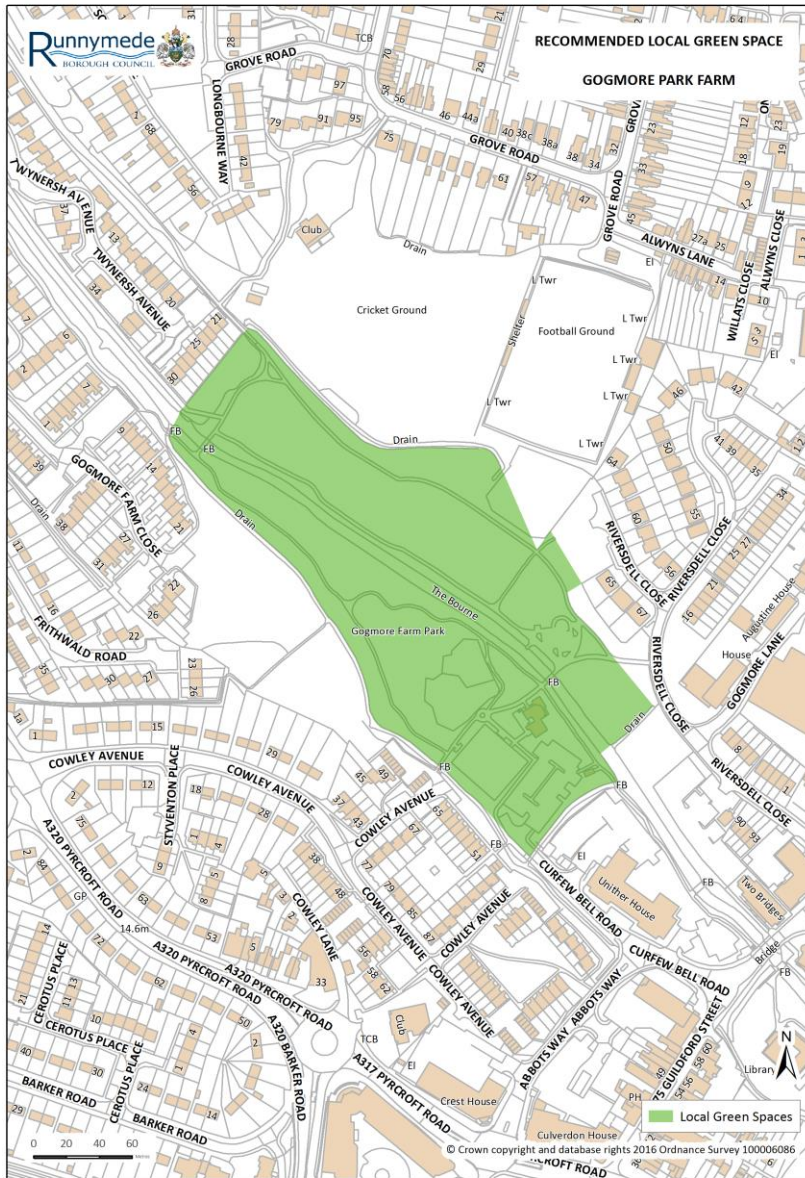


## Recommended Local Green Space Number 2





### Recommended Local Green Space Number 3



## Recommended Local Green Space Number 4



## Recommended Local Green Space Number 5




## Recommended Local Green Space Number 6



## Recommended Local Green Space Number 7





All enquiries about this paper should be directed to:

Policy & Strategy Team  
Planning Business Centre

Runnymede Borough Council  
The Civic Centre  
Station Road  
Addlestone  
Surrey KT15 2AH

Tel 01932 838383

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2017

