



Recommendations Report  
Local Green Space Designations  
Planning Policy and Environment & Design Team

**Keynsham**

## Contents

Town Council	Site Name	Page No.
Keynsham	Abbotts Wood	6
Keynsham	Green spaces of Arundel and Raglan Walks off Queens Road	8
Keynsham	Avon Road Green Space	9
Keynsham	Broadlands Playing Fields	11
Keynsham	Chandos Road by the entrance gates to Somerdale	13
Keynsham	Chalfield Close play area off Courtenay Road	14
Keynsham	Conway Green	15
Keynsham	Courtlands	16
Keynsham	Cranmore Avenue	17
Keynsham	Downfield Playing Field and Playground	18
Keynsham	Land west of Ellsbridge House	20
Keynsham	Fox and Hounds Green Space	22
Keynsham	Acacia Court	24
Keynsham	Birch Court	26
Keynsham	Elm Court	28
Keynsham	Fir Court	30
Keynsham	Lilac Court	32
Keynsham	Lime Court	34
Keynsham	Pine Court	36
Keynsham	Teriot Playing Field and Playground	38
Keynsham	Hawkswell Road (Rugby Field Land)	40
Keynsham	Hawthorns Lane	42
Keynsham	Kelston Playing Field	43
Keynsham	Keynsham Town Cricket Field/Manor Road Playing Fields	45
Keynsham	Laburnham and Oak Tree Walks	47
Keynsham	Manor Wood Community Woodland	48
Keynsham	Old Vicarage Green	51
Keynsham	Park Road Playing Field	53
Keynsham	Ashton Way	55
Keynsham	Sherwood Green Space	57
Keynsham	Keynsham Allotments	58
Keynsham	The Labbotts	60
Keynsham	The Paddock	62
Keynsham	Walnut Grove	64
Keynsham	Windrush Green	65
Keynsham	Winscombe Green	66
Keynsham	Land west of St John's Court/East of Millward Road	67
Keynsham	Nature Reserve on the Keynsham Hams	69
Keynsham	Land east of Breeches Gate	71
Keynsham	Teriot and Cherwell Road	73

## Introduction

The Local Green Space designation was introduced in national policy (NPPF, 2012 para 76-78). The policy enables local communities through Local Plans and Neighbourhood Plans to identify, for special protection green spaces of particular importance to the local community. Designating sites as “Local Green Space” will rule out development other than in “very special circumstances”, however, it is proposed to include a specific caveat in the Placemaking Plan policy so that only development that would not conflict with the reasons for designating the land as a Local Green Space would not be permitted (unless there are very special circumstances demonstrated). This caveat will allow development where it is compatible with the use of the land as a Local Green Space – such as sports related development, café or allotment sheds.

### **National policy within the NPPF states that to be eligible Local Green Spaces must be:**

- In reasonably close proximity to the community it serves
- Demonstrably special to a local community and hold a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife
- Local in character and not an extensive tract of land

National Policy makes clear that blanket designation of all green space is not appropriate. Proposed designations must be supported by evidence that the green area is special to the local community. There are a number of specific exceptions, where designating a local green space would not appropriate:

- **Education sites** – Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making. The NPPF makes it clear that Local Green Space designations should be capable of enduring beyond the end of the plan period (para 76). The NPPF (para 72) also states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities and states that local planning authorities should give great weight on the need for Schools and Colleges to expand or alter. Therefore, B&NES will be taking the approach that most schools and college playing fields will not be designated. Because of this, local green space designations within school ground including playing fields are very unlikely to be suitable for designation.
- **Highway Land/Verges** - Land adjoining the highway is subject to permitted development rights and may need to be utilised or reconfigured for highway works and is therefore not suitable for designation.
- **Sites with planning permission** – A green space within a site with extant planning permission (within the red line) cannot be designated until the development is complete e.g. green spaces the Somerdale site would not be eligible for designation at this stage. Green space within strategic allocations which have not been built out cannot be designated at this stage. Once the strategic allocations have been built out and during the next Plan review the potential green spaces can be nominated for designation.

Land cannot be excluded because there is an existing planning designation, although national guidance recommends that the bar is higher for land within the Green Belt/AONB or

with another national designation i.e. the added value of the designation needs to be demonstrated over and above the existing designation. On this basis it is very unlikely that land within the Green Belt/AONB or within a nationally designated Historic Park & Garden would be suitable for designation.

## Process

The process to date is outlined below:

Stage	Task	Notes
Placemaking Plan Issues & Options Consultation [Nov 2014 -Jan 2015]	Public and stakeholders asked to nominate Local Green Spaces for designation in the Placemaking Plan.	
Officer Assessment of Nominated spaces [April – July 2015]	Officer site visits, research, digitising maps and application assessment. Feedback of initial officer assessment to the LDF Steering Group for discussion and early steer in July 2015.	Interim Recommendations issued to LDF Steering Group for discussion in July 2015.
Finalise nominations for inclusion in the Placemaking Plan [August – November 2015]	Consideration of comments and steer from LDF Steering Group across a number of meetings and resultant finalising of assessment process/reports and mapping to inform Cabinet consideration of Draft Placemaking Plan in December 2015. (Note – resultant site assessments collated in this Report)  Identify and notify all landowners of community nomination for designation (including formal notification to Property Services/Parks) providing an opportunity for comment.	Summary report issued to LDF Steering Group and discussions with the LDF Group took place in September and November.

## Methodology


As the local green space designation is linked to community value, which must be demonstrated, it was decided that community nominations would be sought. An application form was prepared to make sure that an adequate level of information could be gathered. A guidance note setting out the methodology and exemptions was also prepared (please see appendix 1). Each of the sites nominated for designation was then assessed against the 3

NPPF criteria and the other exceptions were considered (as summarised in the Introduction) were also considered.


**This Report is a collation of the assessments of each the nominated spaces against the NPPF criteria based on the methodology set out in the guidance note, which were used to inform the recommendations in the Local Green Space Designations Recommendations Summary Report (2015).**

<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Abbotts Wood
<b>Site number:</b>	LGK1
<b>Landowner:</b>	B&NES and Woodland Trust
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Accessible woodland with paths and seating for people. There is also an ammonite sculpture in the site
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Outside the Housing Development Boundary</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	The site is close to the community that it serves
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<p><b>Recreational Value</b></p> <ul style="list-style-type: none"> <li>• The space is an important asset to the local community for recreational and ecological reasons. It provides recreational areas that are shaded through tree planting</li> <li>• The adjacent site is densely populated in a confine space and the residents of this estate appreciate the beauty of the woods throughout the seasons</li> <li>• Recreational activities supported by the space include: Walking, dog walking, photography and bird watching</li> <li>• Local schools use the space for under taking wildlife surveys</li> </ul> <p><b>Landscape Value</b></p> <ul style="list-style-type: none"> <li>• The woodland forms a boundary between the southern edge of the town and open Green Belt land. The visual attractiveness of this space is a huge asset for the town.</li> </ul> <p><b>Community Value</b></p>

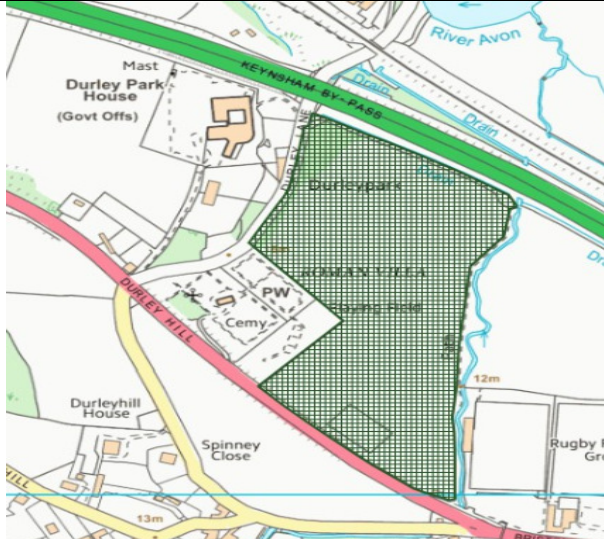
	<ul style="list-style-type: none"> <li>• There is a large ammonite (the town symbol) sculpture within the site</li> <li>• Friends of the woodland organise literature and art events including photography sessions.</li> <li>• Much of the woodland was planted by local people from Keynsham many years ago</li> </ul> <p><b>Tranquillity Value</b></p> <ul style="list-style-type: none"> <li>• This green space provides value to the local community in terms of providing ‘an oasis of calm’</li> </ul> <p><b>Richness of Wildlife Value</b></p> <ul style="list-style-type: none"> <li>• Abbots Wood is of particular local significance, in respect of its richness of wildlife</li> <li>• The proposed space is formally designated for its wildlife value The proposed space provides both natural and manmade habitats for birds and bats</li> <li>• The proposed space supports species of fauna or flora protected under the Wildlife &amp; Countryside Act 1981 (as amended), Countryside and Rights of Way Act 2000 or Habitat Regulations 2010, species and habitats listed on the Biodiversity Action Plan (BAP); or species and habitats listed by the Government as being of Principle Importance for Biological Diversity in Britain under Section 41 of the Natural Environment &amp; Rural Communities Act 2006 (Priority Species and Habitats) The proposed space functions as part of a wildlife corridor or green infrastructure enabling the dispersal and favourable status of species of flora and fauna</li> </ul>
<b>Local in character and not an extensive tract of land</b>	The woodland has a clearly defined boundary of hedgerows and footpaths and is a clearly contained site which is local in character
<b>Exceptions</b>	The site boundary must exclude the strategic housing allocations as shown in the adopted B&NES Core Strategy
<b>Landowner support/objection</b>	B&NES supports the proposed nomination
<b>Recommendation</b>	Designate as a Local Green Space Designation for its richness of wildlife and recreational value to the local community

<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Green spaces of Arundel and Raglan Walks off Queens Road
<b>Site number:</b>	LGKND2
<b>Landowner:</b>	Social Housing Provider
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Flat grassed walkway spaces with two mature trees in one area
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Within the Housing Development Boundary</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	The site is surrounded by housing
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<p><b>Character Value</b></p> <ul style="list-style-type: none"> <li>• These two spaces “feel” local in character and scale, in respect of the local community that the spaces serve</li> <li>• These green spaces are larger than other local estate green space areas of land in the vicinity. The spaces are clearly defined by pathways</li> <li>• The housing in this vicinity is fairly dense the green spaces connect physically, visually and socially and is valuable to the local community</li> </ul>
<b>Local in character and not an extensive tract of land</b>	Well contained and local in character
<b>Exceptions</b>	None
<b>Landowner support/objection</b>	Objection
<b>Recommendation</b>	Do not designate. The spaces appear to be two walkways to another green space. While there is reference to evidence of local use of the green space and community value, there has not been enough evidence provided which shows why the space is demonstrably special and therefore is inappropriate for designation





<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Avon Road Green Space
<b>Site number:</b>	LGK3
<b>Landowner:</b>	B&NES
<b>Nominated By:</b>	Keynsham Town Council
<b>Map*:</b>	 <p>*Northern green space</p>
<b>Description of green space:</b>	Sloping green space with trees
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Within the Housing Development Boundary</li> <li>• Keynsham Conservation Area</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	The site is adjacent to housing and retail
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<p><b>Community Value</b></p> <ul style="list-style-type: none"> <li>• This space “feels” local in character and scale, in respect of the local community that the space serve</li> <li>• The spaces is clearly defined by walls and railings</li> <li>• The park is at the top of a fairly steep hill and provides a safe resting place</li> <li>• The space is off a visual attractiveness for the local community.</li> <li>• It provides a safe place for elderly and disabled residents and members of the community to rest and relax</li> <li>• The proposed space encourages the local residents to socialise and part take of fresh air</li> <li>• Local young people have helped to tidy and brighten up this area with planting, maintenance of benches and painting of rusty signage</li> <li>• The space offers an area for quiet reflection and a place to escape from busy roads in the nearby town</li> </ul>
<b>Local in character and not an extensive tract of land</b>	Well contained site which is not an extensive tract of land


<b>Exceptions</b>	None
<b>Landowner support/objection</b>	B&NES supports this proposed nomination
<b>Recommendation</b>	Designate as a Local Green Space Designation for its community value to the local community


<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Broadlands Playing Field
<b>Site number:</b>	LGKND5
<b>Landowner:</b>	B&NES
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	School playing fields located in the Green Belt-site is not within the curtilage of the school
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Outside the Housing Development Boundary</li> <li>• Saved Local Plan Policy: SR.1A (Protection of playing fields and recreational open space)</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	The site is close to the community it serves
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<ul style="list-style-type: none"> <li>• The proposed space is larger than other areas of green space land in the vicinity. It is contained with clearly defined perimeter fences, hedges and a brook</li> <li>• The space is an important asset to the community and connects it physically, visually and socially to the local area</li> <li>• The space is within easy walking distance of the community it serves. Especially Broadlands Academy as</li> <li>• it serves as the school playing fields</li> <li>• This space is a not particularly visually attractive but is one of the very few wide open green spaces in the town of Keynsham</li> <li>• This green space is the sports fields to Broadlands Academy</li> <li>• This green spaces offers numerous football pitches for the use of local junior football teams</li> <li>• The grassed area and perimeter paths are used regularly by dog walkers</li> </ul>
<b>Local in character and not an extensive tract of land</b>	The site is not local in character
<b>Exceptions</b>	None

<b>Landowner support/objection</b>	B&NES would object to this proposed nomination as the site is within the Green Belt
<b>Recommendation</b>	This proposed local green space lies within the Green Belt, while there is reference to evidence of local use of the green space, community value, no justification as to what added benefit local green space designation would bring is added. In the absence of this this site is not recommended to be designated as a local green space designation


<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Chandos Road by the entrance gates to Somerdale
<b>Site number:</b>	LGKND6
<b>Landowner:</b>	Private Landowner
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Linear green spaces which provide the entrance to the former Somerdale Factory
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Outside the Housing Development Boundary</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	The site is close to housing
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<ul style="list-style-type: none"> <li>• It is located on the end of a No Through road within the Somerdale site between the bowls green and the tennis courts</li> <li>• The proposed space is not larger than other areas of land in the vicinity The proposed space is connected physically, visually and socially to the local area</li> <li>• The proposed space has historically through the years been used as a play area by children living in the houses built as part of the original chocolate factory site</li> </ul> <p><b>Recreational Value</b></p> <ul style="list-style-type: none"> <li>• The proposed space has been used by many children and families for recreational purposes over the years</li> <li>• Children regularly use it for activities such as playing cricket and football plus other outdoor games</li> </ul>
<b>Local in character and not an extensive tract of land</b>	Well contained and small site which is not an extensive tract of land
<b>Exceptions</b>	None
<b>Landowner support/objection</b>	Objection
<b>Recommendation</b>	Do not designate. The proposed local green space lies within the red line boundary of a site with outline planning permission which has not yet been built out – it has been exempted on this basis as inappropriate for designation in line with national guidance.


<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Chalfield Close play area off Courtenay Road
<b>Site number:</b>	LGK5
<b>Landowner:</b>	B&NES
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Well cared for, rather intimate play area in residential Close, with attractive planting and tree giving shade
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Within the Housing Development Boundary</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	Site is surrounded by housing
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<p><b>Community Value</b></p> <ul style="list-style-type: none"> <li>• The space is the hub of the community and within easy walking distance of the community it serves</li> <li>• It is very close to the community providing a green outdoor space for all of this estates residents</li> <li>• This space “feels” local in character and scale, in respect of the local community that the space serves</li> <li>• The green space is of similar size to other local estate green space areas of land in the vicinity</li> <li>• The spaces is clearly defined by pathways, fences and walls</li> <li>• Children’s play area provides opportunities for social interaction and the formation of friendships</li> </ul>
<b>Local in character and not an extensive tract of land</b>	Well contained and small site which is not an extensive tract of land
<b>Exceptions</b>	None
<b>Landowner support/objection</b>	
<b>Recommendation</b>	Designate as a Local Green Space Designation for its community value to the local community

<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Conway Green
<b>Site number:</b>	LGK6
<b>Landowner:</b>	B&NES
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Fairly large, green rectangular space with three trees
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Within the Housing Development Boundary</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	The site is surrounded by housing
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<ul style="list-style-type: none"> <li>• The space is the hub of the community and within easy walking distance of the community it serves</li> <li>• It is very close to the community providing a green outdoor space for all of this estates residents</li> <li>• This space “feels” local in character and scale, in respect of the local community that the space serves</li> <li>• The green space is of similar size to other local estate green space areas of land in the vicinity</li> <li>• The space offers an area for quiet reflection and a place to escape from the busy estate roads nearby</li> <li>• The proposed space encourages the local residents to socialise and part take of fresh air</li> </ul>
<b>Local in character and not an extensive tract of land</b>	Well contained and small site which is not an extensive tract of land
<b>Exceptions</b>	None
<b>Landowner support/objection</b>	
<b>Recommendation</b>	Designate as a Local Green Space Designation for its community value to the local community


<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Courtlands
<b>Site number:</b>	LGKND7
<b>Landowner:</b>	Private Landowner
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Small green space surrounded by housing. A small fence encloses part of the site and there are trees and hedgerows on the site
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Within the Housing Development Boundary</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> <li>• Site is subject to planning permission for redevelopment of three houses</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	The site is surrounded by housing
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	Site has planning permission to redevelop the site for housing and therefore this is not applicable
<b>Local in character and not an extensive tract of land</b>	N/A
<b>Exceptions</b>	N/A
<b>Landowner support/objection</b>	N/A
<b>Recommendation</b>	Do not designate. The proposed local green space lies within the red line boundary of a site with planning permission which has not yet been built out – it has been exempted on this basis as inappropriate for designation in line with national guidance




<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Cranmore Avenue
<b>Site number:</b>	LGKND8
<b>Landowner:</b>	Social Housing Provider
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Flat green space covered by grass between housing
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Within the Housing Development Boundary</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	The site is surrounded by housing
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	
<b>Local in character and not an extensive tract of land</b>	Small, well contained site
<b>Exceptions</b>	None
<b>Landowner support/objection</b>	Objection
<b>Recommendation</b>	Do not designate. While there is reference to evidence of local use of the green space and community value, there has not been enough evidence provided which shows why the space is demonstrably special and therefore is inappropriate for designation

<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Downfield Playing Field and Playground
<b>Site number:</b>	LGK7
<b>Landowner:</b>	B&NES
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Well used, green space with children's play structure
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Within the Housing Development Boundary</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	The site is surrounded by housing
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<p><b>Community Value:</b></p> <ul style="list-style-type: none"> <li>• The space “feel” local in character and scale, in respect of the local community that the space serves</li> <li>• The proposed space is larger than other local estate green space areas of land in the vicinity</li> <li>• The space has clearly defined edges of garden perimeter fences/walls</li> <li>• The space is in an area of dense housing and is the only significant green space within this area of the town</li> <li>• The space connects physically, visually and socially to the local estate. It is tucked away from the main road but overlooked by surrounding housing</li> <li>• The space is the hub of the community and within easy walking distance of the community it serves</li> <li>• It is very close to the community providing the green outdoor space for all estate residents</li> <li>• It provides a safe play area within a reasonable sized large playing field</li> <li>• The playing field area is suitable for informal sporting activities e.g. five a side football</li> <li>• This space is of particular importance to the local residents in terms of keeping their children physically active and offers social opportunities for all members of the family</li> </ul>
<b>Local in character and not an extensive tract</b>	Well contained and small site which is not an extensive tract of land


<b>of land</b>	
<b>Exceptions</b>	None
<b>Landowner support/objection</b>	
<b>Recommendation</b>	Designate as a Local Green Space Designation for its community value to the local community

<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Land west of Ellsbridge House
<b>Site number:</b>	LGKND7
<b>Landowner:</b>	B&NES
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Enclosed green space which is over grown and there are some mature trees on the site
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Within the Housing Development Boundary</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> <li>• Tree Preservation Orders cover majority of site</li> <li>• Park and Garden of National Historic Importance</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	The site is close to housing
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<p><b>Community Value</b></p> <ul style="list-style-type: none"> <li>• The space is currently unused by the local community but warrants being designated as it is a green space that should be protected from any development</li> <li>• The proposed space is larger than other green spaces areas of land in the vicinity</li> <li>• It is the only piece of green space within a retail and industrial area</li> <li>• It has clearly defined edges being enclosed with an old stone walls and the perimeter is boarded by mature trees some that have protection orders on them?</li> <li>• The space if designated would provide an excellent area to be used by the nearby children's nursery and the local community</li> </ul>
<b>Local in character and not an extensive tract of land</b>	Well contained site which is not an extensive tract of land
<b>Exceptions</b>	None
<b>Landowner support/objection</b>	Objection
<b>Recommendation</b>	Do not designate as a Local Green Space Designation The proposed local green space is already designated as a Historic Park & Gardens and as already have this national

	level protection, the added benefit of this designation is negligible and as such this is not supported
--	---


<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Fox and Hounds Green Space
<b>Site number:</b>	LGK10
<b>Landowner:</b>	B&NES
<b>Nominated By:</b>	Keynsham Town Council
<b>Map*:</b>	 <p>*southern green space</p>
<b>Description of green space:</b>	Green space with mature trees and flowers along the banks
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Within the Housing Development Boundary</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> <li>• Site within the Keynsham Conservation Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	Well contained site which is not an extensive tract of land
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<p><b>Community Value</b></p> <ul style="list-style-type: none"> <li>• This space “feels” local in character and scale, in respect of the local community that the space serves</li> <li>• The spaces is clearly defined by pathways</li> <li>• This green space is steeply banked and creates a buffer from the flyover by pass road and the nearby housing estate up the hill</li> <li>• The space is within easy walking distance of the community it serves</li> <li>• It is close to town centre parking and provides an attractive green outdoor space for local estate residents and visitors to the Town</li> <li>• The space is a pleasant grass expanse planted with mature trees</li> <li>• The banks have recently been planted with thousands of spring flowering bulbs</li> <li>• It is not of particular beauty but is of a visual attractiveness for the local community</li> <li>• The space offers an area for quiet reflection and a place to escape from busy roads in the nearby town</li> </ul>
<b>Local in character and not an extensive tract</b>	Well contained site which is not an extensive tract of land

<b>of land</b>	
<b>Exceptions</b>	None
<b>Landowner support/objection</b>	Support
<b>Recommendation</b>	Designate as a Local Green Space Designation for its community value to the local community


<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Acacia Court
<b>Site number:</b>	LKG2
<b>Landowner:</b>	Private Landowner
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Series of very small and intimate green spaces in housing estate. Most have one or more trees giving shade and structure
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Within the Housing Development Boundary</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	Well contained site which is not an extensive tract of land
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<p><b>Amenity Value</b></p> <ul style="list-style-type: none"> <li>• These are numerous spaces that “feel” local in character and scale, in respect of the local community that the space serve</li> <li>• The green spaces are of similar sizes and are larger than other local estate green space areas of land in the vicinity</li> <li>• The spaces are clearly defined by pathways and garden boundaries</li> <li>• The spaces are within a large housing estate called the Federate</li> <li>• The housing is fairly dense the green spaces connect physically, visually and socially and is valuable to the local community</li> <li>• The spaces are within easy walking distance and is on the door step of the community</li> <li>• They are very close to the community providing a green outdoor space for all estate residents</li> <li>• The spaces are not of particular beauty but are of a visual attractiveness for the local community</li> <li>• The spaces are within the local housing estate and some of the properties have poor outlooks and are inward facing looking over other housing so these green spaces are valuable in breaking up this otherwise dense housing</li> <li>• The proposed spaces encourage the local residents to socialise and part take of fresh air</li> </ul>
<b>Local in character and</b>	Well contained site which is not an extensive tract of land




<b>not an extensive tract of land</b>	
<b>Exceptions</b>	None
<b>Landowner support/objection</b>	No comments received
<b>Recommendation</b>	Designate as a Local Green Space Designation for its amenity value to the local community

<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Birch Court
<b>Site number:</b>	LKG4
<b>Landowner:</b>	Private Landowner
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Series of very small and intimate green spaces in housing estate. Most have one or more trees giving shade and structure
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Within the Housing Development Boundary</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	Well contained site which is not an extensive tract of land
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<p><b>Amenity Value</b></p> <ul style="list-style-type: none"> <li>• These are numerous spaces that “feel” local in character and scale, in respect of the local community that the space serve</li> <li>• The green spaces are of similar sizes and are larger than other local estate green space areas of land in the vicinity</li> <li>• The spaces are clearly defined by pathways and garden boundaries</li> <li>• The spaces are within a large housing estate called the Federate</li> <li>• The housing is fairly dense the green spaces connect physically, visually and socially and is valuable to the local community</li> <li>• The spaces are within easy walking distance and is on the door step of the community</li> <li>• They are very close to the community providing a green outdoor space for all estate residents</li> <li>• The spaces are not of particular beauty but are of a visual attractiveness for the local community</li> <li>• The spaces are within the local housing estate and some of the properties have poor outlooks and are inward facing looking over other housing so these green spaces are valuable in breaking up this otherwise dense housing</li> <li>• The proposed spaces encourage the local residents to socialise and part take of fresh air</li> </ul>
<b>Local in character and not an extensive tract</b>	Well contained site which is not an extensive tract of land


<b>of land</b>	
<b>Exceptions</b>	None
<b>Landowner support/objection</b>	No comments received
<b>Recommendation</b>	Designate as a Local Green Space Designation for its amenity value to the local community

<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Elm Court
<b>Site number:</b>	LKG8
<b>Landowner:</b>	Private Landowner
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Series of very small and intimate green spaces in housing estate. Most have one or more trees giving shade and structure
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Within the Housing Development Boundary</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	Well contained site which is not an extensive tract of land
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<p><b>Amenity Value</b></p> <ul style="list-style-type: none"> <li>• These are numerous spaces that “feel” local in character and scale, in respect of the local community that the space serve</li> <li>• The green spaces are of similar sizes and are larger than other local estate green space areas of land in the vicinity</li> <li>• The spaces are clearly defined by pathways and garden boundaries</li> <li>• The spaces are within a large housing estate called the Federate</li> <li>• The housing is fairly dense the green spaces connect physically, visually and socially and is valuable to the local community</li> <li>• The spaces are within easy walking distance and is on the door step of the community</li> <li>• They are very close to the community providing a green outdoor space for all estate residents</li> <li>• The spaces are not of particular beauty but are of a visual attractiveness for the local community</li> <li>• The spaces are within the local housing estate and some of the properties have poor outlooks and are inward facing looking over other housing so these green spaces are valuable in breaking up this otherwise dense housing</li> <li>• The proposed spaces encourage the local residents to socialise and part take of fresh air</li> </ul>

<b>Local in character and not an extensive tract of land</b>	Well contained site which is not an extensive tract of land
<b>Exceptions</b>	None
<b>Landowner support/objection</b>	No comments received
<b>Recommendation</b>	Designate as a Local Green Space Designation for its amenity value to the local community


<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Fir Court
<b>Site number:</b>	LKG9
<b>Landowner:</b>	Private Landowner
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Series of very small and intimate green spaces in housing estate. Most have one or more trees giving shade and structure
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Within the Housing Development Boundary</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	Well contained site which is not an extensive tract of land
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<p><b>Amenity Value</b></p> <ul style="list-style-type: none"> <li>• These are numerous spaces that “feel” local in character and scale, in respect of the local community that the space serve</li> <li>• The green spaces are of similar sizes and are larger than other local estate green space areas of land in the vicinity</li> <li>• The spaces are clearly defined by pathways and garden boundaries</li> <li>• The spaces are within a large housing estate called the Federate</li> <li>• The housing is fairly dense the green spaces connect physically, visually and socially and is valuable to the local community</li> <li>• The spaces are within easy walking distance and is on the door step of the community</li> <li>• They are very close to the community providing a green outdoor space for all estate residents</li> <li>• The spaces are not of particular beauty but are of a visual attractiveness for the local community</li> <li>• The spaces are within the local housing estate and some of the properties have poor outlooks and are inward facing looking over other housing so these green spaces are valuable in breaking up this otherwise dense housing</li> <li>• The proposed spaces encourage the local residents to socialise and part take of fresh air</li> </ul>

<b>Local in character and not an extensive tract of land</b>	Well contained site which is not an extensive tract of land
<b>Exceptions</b>	None
<b>Landowner support/objection</b>	No comments received
<b>Recommendation</b>	Designate as a Local Green Space Designation for its amenity value to the local community


<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Lilac Court
<b>Site number:</b>	LKG15
<b>Landowner:</b>	Private Landowner
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Series of very small and intimate green spaces in housing estate. Most have one or more trees giving shade and structure
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Within the Housing Development Boundary</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	Well contained site which is not an extensive tract of land
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<p><b>Amenity Value</b></p> <ul style="list-style-type: none"> <li>• These are numerous spaces that “feel” local in character and scale, in respect of the local community that the space serve</li> <li>• The green spaces are of similar sizes and are larger than other local estate green space areas of land in the vicinity</li> <li>• The spaces are clearly defined by pathways and garden boundaries</li> <li>• The spaces are within a large housing estate called the Federate</li> <li>• The housing is fairly dense the green spaces connect physically, visually and socially and is valuable to the local community</li> <li>• The spaces are within easy walking distance and is on the door step of the community</li> <li>• They are very close to the community providing a green outdoor space for all estate residents</li> <li>• The spaces are not of particular beauty but are of a visual attractiveness for the local community</li> <li>• The spaces are within the local housing estate and some of the properties have poor outlooks and are inward facing looking over other housing so these green spaces are valuable in breaking up this otherwise dense housing</li> <li>• The proposed spaces encourage the local residents to socialise and part take of fresh air</li> </ul>



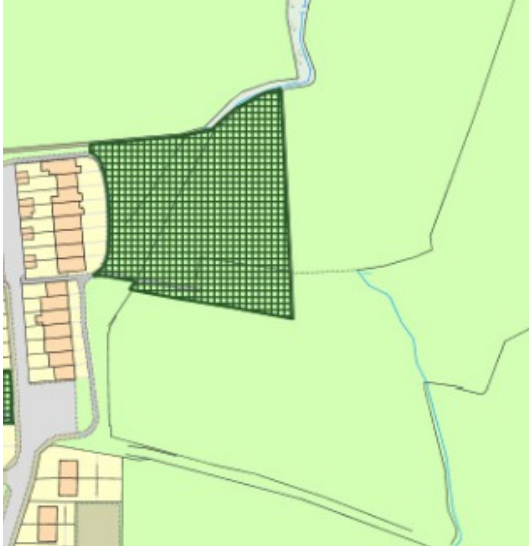
<b>Local in character and not an extensive tract of land</b>	Well contained site which is not an extensive tract of land
<b>Exceptions</b>	None
<b>Landowner support/objection</b>	No comments received
<b>Recommendation</b>	Designate as a Local Green Space Designation for its amenity value to the local community

<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Lime Court
<b>Site number:</b>	LKG16
<b>Landowner:</b>	Private Landowner
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Series of very small and intimate green spaces in housing estate. Most have one or more trees giving shade and structure
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Within the Housing Development Boundary</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	Well contained site which is not an extensive tract of land
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<p><b>Amenity Value</b></p> <ul style="list-style-type: none"> <li>• These are numerous spaces that “feel” local in character and scale, in respect of the local community that the space serve</li> <li>• The green spaces are of similar sizes and are larger than other local estate green space areas of land in the vicinity</li> <li>• The spaces are clearly defined by pathways and garden boundaries</li> <li>• The spaces are within a large housing estate called the Federate</li> <li>• The housing is fairly dense the green spaces connect physically, visually and socially and is valuable to the local community</li> <li>• The spaces are within easy walking distance and is on the door step of the community</li> <li>• They are very close to the community providing a green outdoor space for all estate residents</li> <li>• The spaces are not of particular beauty but are of a visual attractiveness for the local community</li> <li>• The spaces are within the local housing estate and some of the properties have poor outlooks and are inward facing looking over other housing so these green spaces are valuable in breaking up this otherwise dense housing</li> <li>• The proposed spaces encourage the local residents to socialise and part take of fresh air</li> </ul>

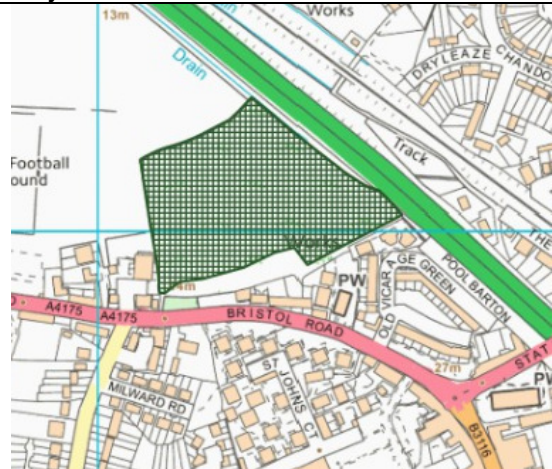
<b>Local in character and not an extensive tract of land</b>	Well contained site which is not an extensive tract of land
<b>Exceptions</b>	None
<b>Landowner support/objection</b>	No comments received
<b>Recommendation</b>	Designate as a Local Green Space Designation for its amenity value to the local community

<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Pine Court
<b>Site number:</b>	LKG21
<b>Landowner:</b>	Private Landowner
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Series of very small and intimate green spaces in housing estate. Most have one or more trees giving shade and structure
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Within the Housing Development Boundary</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	Well contained site which is not an extensive tract of land
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<p><b>Amenity Value</b></p> <ul style="list-style-type: none"> <li>• These are numerous spaces that “feel” local in character and scale, in respect of the local community that the space serve</li> <li>• The green spaces are of similar sizes and are larger than other local estate green space areas of land in the vicinity</li> <li>• The spaces are clearly defined by pathways and garden boundaries</li> <li>• The spaces are within a large housing estate called the Federate</li> <li>• The housing is fairly dense the green spaces connect physically, visually and socially and is valuable to the local community</li> <li>• The spaces are within easy walking distance and is on the door step of the community</li> <li>• They are very close to the community providing a green outdoor space for all estate residents</li> <li>• The spaces are not of particular beauty but are of a visual attractiveness for the local community</li> <li>• The spaces are within the local housing estate and some of the properties have poor outlooks and are inward facing looking over other housing so these green spaces are valuable in breaking up this otherwise dense housing</li> </ul>

	<ul style="list-style-type: none"> <li>The proposed spaces encourage the local residents to socialise and part take of fresh air</li> </ul>
<b>Local in character and not an extensive tract of land</b>	Well contained site which is not an extensive tract of land
<b>Exceptions</b>	None
<b>Landowner support/objection</b>	No comments received
<b>Recommendation</b>	Designate as a Local Green Space Designation for its amenity value to the local community

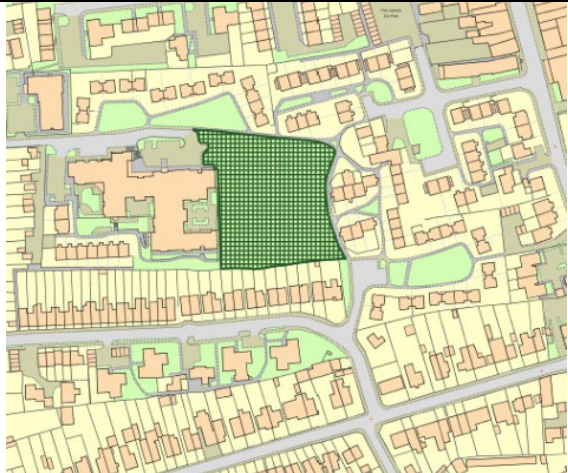
<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Teriot Playing Field and Playground
<b>Site number:</b>	LGK23
<b>Landowner:</b>	B&NES
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Small playing field and playground surrounded by good trees and hedgerows and with rural outlook and views to the Cotswolds
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Within the Housing Development Boundary</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	Well contained site which is not an extensive tract of land
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<p><b>Community Value</b></p> <ul style="list-style-type: none"> <li>• The spaces “feel” local in character and scale, in respect of the local community that the space serves</li> <li>• The proposed spaces are larger than other local estate green space areas of land in the vicinity</li> <li>• The housing is fairly dense the space connects physically, visually and socially and is valuable to the local community</li> <li>• The spaces are within easy walking distance and are on the door step of the community.</li> <li>• The spaces are very close to the community providing a green outdoor space for all estate residents</li> <li>• The spaces are not of particular beauty but are of a visual attractiveness for the local community as they are within the local housing estates where a lot of the properties are inward facing looking over other housing</li> </ul> <p><b>Recreational Value</b></p> <ul style="list-style-type: none"> <li>• It provides a safe play area within a reasonable sized playing field</li> <li>• The playing field area is suitable for informal sporting activities e.g. five a side football</li> <li>• The proposed space encourages the local residents to</li> </ul>


	<p>socialise and part take of fresh air</p> <p><b>Richness of Wildlife</b></p> <ul style="list-style-type: none"> <li>• The proposed space functions as part of a wildlife corridor/green infrastructure enabling the dispersal and favourable status of species of flora and fauna</li> <li>• The proposed space is close to Manor Road Community Woodland which is abundant with wildlife and supports some rare species of flora</li> </ul>
<b>Local in character and not an extensive tract of land</b>	Well contained site which is not an extensive tract of land
<b>Exceptions</b>	None
<b>Landowner support/objection</b>	
<b>Recommendation</b>	Designate as a Local Green Space Designation for its community, recreational and richness of wildlife value to the local community

<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Hawkswell Field (Rugby Club Land)
<b>Site number:</b>	LGK13
<b>Landowner:</b>	Private Landowner
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Green space adjacent to the Keynsham by-pass
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Outside the Housing Development Boundary</li> <li>• Green Belt</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	The site is on the edge of Keynsham and the community it serves
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<ul style="list-style-type: none"> <li>• The space is adjacent to Keynsham Rugby Club and the nearby housing estates of Old Vicarage Green and Trecothick Close</li> <li>• The railway line and embankment abut the land to the North East</li> <li>• This is a visually attractive space, and it complements the setting of nearby the housing and gardens.</li> <li>• The proposed space is of particular local significance, in This large expanse of grassed area is very popular with walkers and dog walkers and is used by the local Rugby Club</li> </ul> <p><b>Tranquillity Value</b></p> <ul style="list-style-type: none"> <li>• The Green spaces provides value to the local community in terms of providing ‘an oasis of calm’ and a space for quiet reflection</li> </ul>
<b>Local in character and not an extensive tract of land</b>	The site is an extensive tract of land however is not local in character
<b>Exceptions</b>	None
<b>Landowner support/objection</b>	Objection-Landowner would object to this proposed nomination as the site is within the Green Belt
<b>Recommendation</b>	This proposed local green space lies within the Green Belt, while there is reference to evidence of local use of the green space, community value, no justification as to what added benefit local green space designation would bring is added. In the absence of

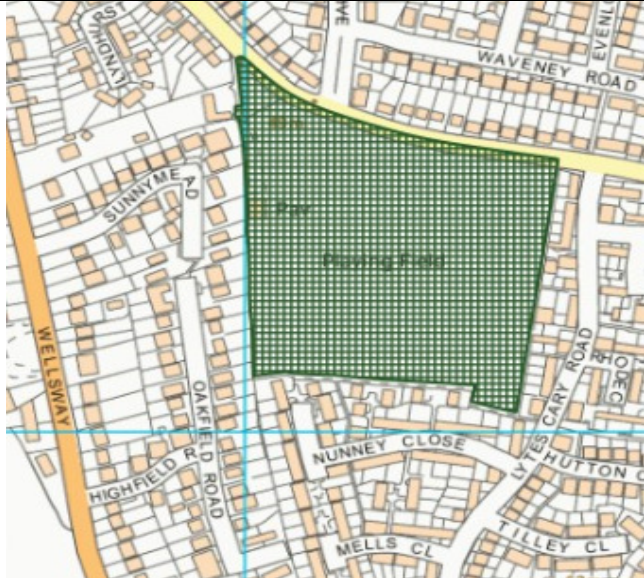


	this this site is not recommended to be designated as a local green space designation
--	---


<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Hawthorns Lane
<b>Site number:</b>	LGK11
<b>Landowner:</b>	B&NES
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Medium sized flat green space surrounded by housing / nursing home. Some good mature trees in two main groups
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Within the Housing Development Boundary</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	Site is close to housing and the community it serves
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<p><b>Community Value</b></p> <ul style="list-style-type: none"> <li>• The space is the hub of the community and within easy walking distance of the community it serves</li> <li>• It is very close to the community providing a green outdoor space for all estate residents</li> <li>• It is adjacent to elderly person's large care home and so there is social care housing around its perimeter</li> <li>• This housing serves residents that have physical, mental and social problems</li> <li>• The space provides a safe places for the residents and their families to use for recreational purposes</li> <li>• The space is of particular local significance in respect of its recreational value</li> <li>• It provides a safe area especially for those that are elderly and with disabilities</li> <li>• The proposed space encourages the local residents to socialise and part take of fresh air</li> </ul>
<b>Local in character and not an extensive tract of land</b>	Well contained site which is not an extensive tract of land
<b>Exceptions</b>	None
<b>Landowner support/objection</b>	
<b>Recommendation</b>	Designate as a Local Green Space Designation for its community value to the local community

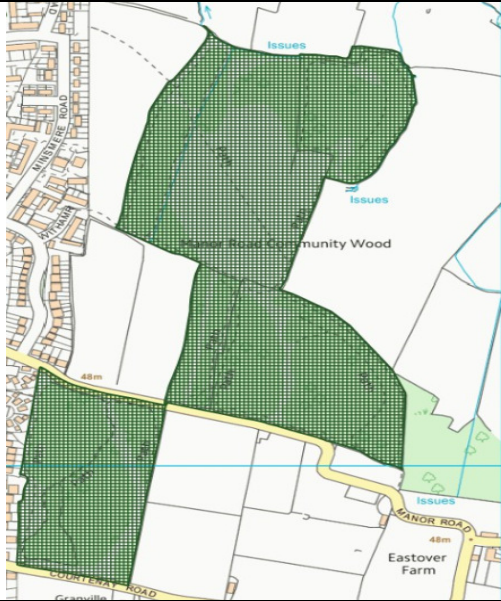
<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Kelston Playing Field
<b>Site number:</b>	LGK12
<b>Landowner:</b>	B&NES and Social Housing Provider
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Functional pitch and children's play structures play area. Surrounded by housing and with further playing fields and adjacent a school
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Within the Housing Development Boundary</li> <li>• Saved Local Plan Policy: SR.1A (Protection of playing fields and recreational open space)</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	Yes – the space is adjacent to housing
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<p><b>Community Value</b></p> <ul style="list-style-type: none"> <li>• The space “feels” local in character and scale, in respect of the local community that the space serves</li> <li>• The proposed space is larger than other local estate green space areas of land in the vicinity</li> <li>• The space has clearly defined edges of footpaths and garden perimeter fences/walls</li> <li>• The space is in an area of social housing, Many of the surrounding properties have an outlook onto this green area and hence it connects it physically, visually and socially to the local estate surrounding it</li> <li>• The space is the hub of the community and within easy walking distance of the community it serves</li> <li>• It is very close to the community providing a green outdoor space for all estate residents particularly those that are accommodated in flats that would not otherwise have an outdoor space</li> <li>• The space may offer areas for quiet reflection and a place to escape to for those housed in social flats</li> <li>• This space is of particular importance to the local residents</li> </ul>

	<p>some of which may be socially deprived due to their accommodation situation</p> <p><b>Recreational Value</b></p> <ul style="list-style-type: none"> <li>• The space is of particular local significance, in respect of its recreational value. It provides a safe play area within a large playing field</li> <li>• The large field area is suitable for informal sporting activities e.g. football</li> <li>• There is an onsite basketball net</li> <li>• Picnic benches are provided to encourage the local residents to socialise and part take of fresh air</li> <li>• To the east of the site waste land has been turned into a BMX track</li> </ul>
<b>Local in character and not an extensive tract of land</b>	Well contained site which is local in character
<b>Exceptions</b>	The land which has been granted planning permission to the east of the site will not be included within the site boundary
<b>Landowner support/objection</b>	Landowner support if the section with planning permission is excluded from the potential nomination
<b>Recommendation</b>	Designate as a Local Green Space Designation for its community and recreational value to the local community

<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Keynsham Town Cricket Field/Manor Road Playing Fields
<b>Site number:</b>	LGK13
<b>Landowner:</b>	B&NES
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Green space used as a cricket field and recreational ground
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Within the Housing Development Boundary</li> <li>• Saved Local Plan Policy: SR.1A (Protection of playing fields and recreational open space)</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	Yes – the space is adjacent to housing
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<p><b>Recreational Value</b></p> <ul style="list-style-type: none"> <li>• Recreational activities supported by the space include regular cricket matches and family events</li> <li>• The large grassed area is suitable for other family sport activities</li> <li>• The space is used by many families in the nearby community</li> <li>• The space is used by local schools, guides and scouting organisations and church groups for picnics.</li> <li>• There is a safe enclosed children’s playground within the space</li> </ul> <p><b>Tranquillity Value</b></p> <ul style="list-style-type: none"> <li>• The Green spaces provides value to the local community in terms of providing ‘an oasis of calm’ and a space for quiet reflection when sporting activities are not taking place</li> <li>• Families of use this large grassed areas for relaxing</li> </ul> <p><b>Landscape Value</b></p>

	<ul style="list-style-type: none"> <li>This is a visually attractive space, and it complements the setting of nearby the housing and gardens</li> </ul> <p><b>Richness of Wildlife</b></p> <ul style="list-style-type: none"> <li>The proposed space does not have an abundance of wildlife but the mature trees around the space provide habitats for local garden birds</li> </ul>
<b>Local in character and not an extensive tract of land</b>	Well contained site which is local in character
<b>Exceptions</b>	None
<b>Landowner support/objection</b>	
<b>Recomendation</b>	Designate as a Local Green Space Designation for its community and recreational value to the local community


<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Laburnham and Oak Tree Walks
<b>Site number:</b>	LGK18
<b>Landowner:</b>	Private Landowner
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Small green spaces with a few trees
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Within the Housing Development Boundary</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	Yes – the space is adjacent to housing
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<p><b>Amenity Value</b></p> <ul style="list-style-type: none"> <li>• These two spaces “feel” local in character and scale, in respect of the local community that the space serves</li> <li>• The spaces are clearly defined by pathways and garden boundaries</li> <li>• These spaces are within a large housing estate called the Federate</li> <li>• The housing is fairly dense the green spaces connect physically, visually and socially and is valuable to the local community</li> <li>• The spaces are within easy walking distance and is on the door step of the community</li> <li>• They are very close to the community providing a green outdoor space for all estate residents</li> <li>•</li> </ul>
<b>Local in character and not an extensive tract of land</b>	Well contained site which is local in character
<b>Exceptions</b>	None
<b>Landowner support/objection</b>	
<b>Recommendation</b>	Designate as a Local Green Space Designation for its amenity value to the local community

<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Manor Wood Community Woodland
<b>Site number:</b>	LGK17
<b>Landowner:</b>	B&NES
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Moderately large area of Community woodland on edge of Keynsham with long history of community activity from the start of planting until current time
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Outside the Housing Development Boundary</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	Yes – the space is adjacent to housing
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<p><b>Richness of Wildlife Value</b></p> <ul style="list-style-type: none"> <li>• The woodland has a clearly defined boundary of hedgerows, stone walls and footpaths</li> <li>• The space is an important asset to local community for recreational and ecological reasons. It provides recreational areas that are shaded through tree planting</li> <li>• The woodland lies within the Forest of Avon area. The Forest of Avon is an initiative that aims to create a greener and healthier environment for the future - right on people's doorsteps</li> <li>• The proposed space is formally designated for its wildlife value</li> <li>• In 2005, a 4 hectare wildflower meadow was sown and the site was declared a Local Nature Reserve</li> <li>• The proposed spaces provides both natural and manmade habitats for birds and bats</li> <li>• The proposed space supports species of fauna or flora protected under the Wildlife &amp; Countryside Act 1981 (as amended), Countryside and Rights of Way Act 2000 or Habitat Regulations 2010, species and habitats listed on the</li> </ul>




	<p>Biodiversity Action Plan (BAP); or species and habitats listed by the Government as being of Principle Importance for Biological Diversity in Britain under Section 41 of the Natural Environment &amp; Rural Communities Act 2006 (Priority Species and Habitats)</p> <ul style="list-style-type: none"> <li>• The proposed space functions as part of a wildlife corridor or green infrastructure enabling the dispersal and favourable status of species of flora and fauna</li> <li>• Slow worms habitats have been set up to provide a haven for when they are transported from the Somerdale site (their current habitat) which is being developed</li> </ul> <p><b>Recreational Value</b></p> <ul style="list-style-type: none"> <li>• The space is adjacent to the community it serves and is linked by short footpaths to the community it serves</li> <li>• Recreational activities supported by the space include: Walking, dog walking, photography, nature surveys and bird watching. Local schools use the space for under taking wildlife surveys</li> </ul> <p><b>Landscape Value</b></p> <ul style="list-style-type: none"> <li>• The woodland forms a boundary between the eastern edge of the town, the open Green Belt and nearby village of Saltford</li> <li>• The visual attractiveness of this space is a huge asset for the town</li> <li>• The hedgerows and stone walls have been insitu for many years</li> </ul> <p><b>Community Value</b></p> <ul style="list-style-type: none"> <li>• The woods in 2012 won an award for most outstanding area of nature conservation in the South West</li> <li>• The land is cared for by the Friends of Manor Road Woodland who are all volunteers that are passionate about this this beautiful area</li> <li>• Much of the woodland was planted by local people from Keynsham in past years</li> <li>• There is a thriving 'Friends' group who carry out monthly task days in the wood. The work includes stone wall building, bulb planting, footpath work, coppicing, pond clearance and pruning</li> </ul> <p><b>Tranquillity Value</b></p> <ul style="list-style-type: none"> <li>• This green space provides value to the local community in terms of providing 'an oasis of calm', as the estate roads and housing estates can be very busy</li> </ul>
<b>Local in character and not an extensive tract of land</b>	Well contained site which is local in character
<b>Exceptions</b>	None
<b>Landowner</b>	


<b>support/objection</b>	
<b>Recommendation</b>	Designate as a Local Green Space Designation for its richness of wildlife, recreational value and Community value to the local community

<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Old Vicarage Green
<b>Site number:</b>	LKG19
<b>Landowner:</b>	B&NES and Residents Association
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Medium sized flat green space surrounded by housing and a nursing home. Some good mature trees in two main groups
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Within the Housing Development Boundary</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	Yes – the space is adjacent to housing
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<p><b>Community Value</b></p> <ul style="list-style-type: none"> <li>• This space “feels” local in character and scale, in respect of the local community that the space serves</li> <li>• The spaces is clearly defined by pathways and fencing and forms the centre green space for the residents of Old Vicarage Green. The rear of the houses are inward looking on to this green space</li> <li>• The space is the hub of this community and is within the community it serves</li> <li>• It is an essential green outdoor space for all the residents of Old Vicarage Green many of whom are retired</li> <li>• The space is of particular beauty and has won awards in the local and South West In Bloom competitions</li> <li>• The space is of particular local significance in respect of <ul style="list-style-type: none"> <li>• its recreational value</li> <li>• It provides a safe place for the local residents</li> </ul> </li> <li>• The proposed space encourages the local residents to socialise (regular barbeques) and part take of fresh air</li> <li>• The space offers an area for quiet reflection and a place to escape from busy roads in the nearby town</li> <li>• The residents have developed a tranquillity space in memory of one of the former residents</li> </ul>
<b>Local in character and not an extensive tract of land</b>	Well contained site which is local in character
<b>Exceptions</b>	None

<b>Landowner support/objection</b>	Objection from one member of the residents association
<b>Recommendation</b>	Designate as a Local Green Space Designation for Community value to the local community


<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Park Road Playing Field
<b>Site number:</b>	LGK20
<b>Landowner:</b>	B&NES
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Small secluded playing field surrounded by housing
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Within the Housing Development Boundary</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	Yes – the space is adjacent to housing
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<p><b>Recreational Value</b></p> <ul style="list-style-type: none"> <li>• The space “feels” local in character and scale, in respect of the local community that the space serves</li> <li>• The proposed space is larger than other local estate green space areas of land in the vicinity</li> <li>• The space has clearly defined edges of garden perimeter fences/walls</li> <li>• The space is the hub of the community and within easy walking distance of the community it serves.</li> <li>• It is very close to the community providing a green outdoor space for all estate residents</li> <li>• It provides a safes play area for young children within a large playing field</li> <li>• The large field area is suitable for informal sporting activities e.g. five a side football. There is an onsite basketball net and teenage recreational equipment</li> <li>• Benches are provided to encourage the local residents to socialise and part take of fresh air</li> </ul> <p><b>Visual Amenity</b></p> <ul style="list-style-type: none"> <li>• The space is not of particular beauty but is of a visual attractiveness for the local community. E.g. green space in a hard landscape</li> </ul> <p><b>Tranquillity Value</b></p>


	<ul style="list-style-type: none"> <li>• The space may offers an area for quiet reflection</li> </ul>
<b>Local in character and not an extensive tract of land</b>	Well contained site which is local in character
<b>Exceptions</b>	None
<b>Landowner support/objection</b>	
<b>Recommendation</b>	Designate as a Local Green Space Designation for its recreational value to the local community

<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Ashton Way
<b>Site number:</b>	LGKND3
<b>Landowner:</b>	B&NES and Private Landowner
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Moderately large green spaces around the buildings with some really good large trees which act as important foil for hardness of Ashton Way Car Park
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Within the Housing Development Boundary</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> <li>• Keynsham Retail Centre</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	The site is surrounded by retail and businesses
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<p><b>Amenity Value</b></p> <ul style="list-style-type: none"> <li>• This is a visually attractive space with several very mature trees that have TPO's. This green space is close to a very large car park and softens the otherwise hard landscaping in this area</li> </ul> <p><b>Recreational Value</b></p> <ul style="list-style-type: none"> <li>• Recreational activities supported by the space include regular meeting of Beavers, Cubs, Scouts and Explorers plus Rainbows, Brownies &amp; Guides. These two organisations offer recreational and social activities for over 150 young plus their families</li> <li>• The facilities are used for evening and weekend for numerous community and fund raising events</li> <li>• Sirona also use the facilities for day time adult care activities</li> </ul>
<b>Local in character and not an extensive tract of land</b>	Well contained site which is local in character
<b>Exceptions</b>	None
<b>Landowner support/objection</b>	
<b>Recommendation</b>	Do not designate. This is an excluded site. This site is a Placemaking Plan allocation and therefore is not suitable for


	allocation as a Local Green Space Designation
--	---




<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Sherwood Green Space
<b>Site number:</b>	LGKND10
<b>Landowner:</b>	Social Housing Provider
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Small green space in small housing estate
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Within the Housing Development Boundary</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	The site is close to housing
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<p><b>Community Value</b></p> <ul style="list-style-type: none"> <li>• It provides a safe places for elderly and disabled residents and members of the community requiring social care</li> <li>• The proposed space encourages the local residents to socialise and part take of fresh air</li> <li>• Local young people have helped to tidy and brighten up this area with planting, maintenance of benches and painting of rusty signage</li> </ul>
<b>Local in character and not an extensive tract of land</b>	Well contained site which is not an extensive tract of land
<b>Exceptions</b>	None
<b>Landowner support/objection</b>	Objection
<b>Recommendation</b>	While there is reference to evidence of local use of the green space and community value, there has not been enough evidence provided which shows why the space is demonstrably special and therefore is inappropriate for designation

<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Keynsham Allotments
<b>Site number:</b>	LGKND1
<b>Landowner:</b>	Private Landowner
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Well maintained allotments
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Outside the Housing Development Boundary</li> <li>• Saved Local Plan Policy: CF.8 (Allotments)</li> <li>• Protected Allotment (Draft Placemaking Plan Policy LCR8)</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	The site is close to housing
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<p><b>Community Value</b></p> <ul style="list-style-type: none"> <li>• There are 127 allotment plots on the site which serve the community of Keynsham</li> <li>• Each allotment is approximately 150 square yards in size and they are available exclusively to the residents of</li> <li>• Keynsham. The allotments are usually all let or have a very short waiting list</li> <li>• The Allotments are located on the edge of Green Belt land with countryside views to the South and West. The plots are all very well cared for</li> <li>• The Allotments were historically set up due to demand for space to grow fruit and vegetables by the residents of Keynsham</li> <li>• The Allotments provide a community space where people can exercise through gardening, growing fresh healthy produce in an outside environment</li> </ul> <p><b>Richness of Wildlife</b></p> <ul style="list-style-type: none"> <li>• Whilst not a specific wildlife reserve, the presence of the plants attracting pollinators (bees/butterflies) small trees and</li> </ul>


	bushes and native flora providing valued habitats, in particular for garden birds and small mammals
<b>Local in character and not an extensive tract of land</b>	Well contained site which is local in character
<b>Exceptions</b>	None
<b>Landowner support/objection</b>	
<b>Recommendation</b>	Do not designate. Nominated by the Town Council for its recreational value to the local community however the site is within the Green Belt and no additional information has been submitted on why it needs the additional protection

<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	The Labbotts
<b>Site number:</b>	LGKND10
<b>Landowner:</b>	B&NES
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Small green space with a few trees and a bench
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Within the Housing Development Boundary</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> <li>• Keynsham Retail Centre</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	The site is close to retail and businesses
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<p><b>Community Value</b></p> <ul style="list-style-type: none"> <li>• The space is clearly defined by pathways.</li> <li>• This green space is one of the very few green spaces within the heart of the town</li> <li>• It is close to town centre parking and provides green outdoor space for the local community and visitors to the Town</li> </ul> <p><b>Amenity Value</b></p> <ul style="list-style-type: none"> <li>• The space is a pleasant resting place with a garden area, trees and bench for resting on</li> <li>• It is not of particular beauty but is of a visual attractiveness for the local community amongst the rest of the hard landscaping in the locality</li> </ul>
<b>Local in character and not an extensive tract of land</b>	Well contained site which is local in character
<b>Exceptions</b>	None
<b>Landowner support/objection</b>	Objection from the landowner received
<b>Recommendation</b>	Do not designate. While there is reference to evidence of local use of the green space and community value, local green space designations need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs. This green space has been identified as


	being a location which may be suitable for re-development in the future. Therefore is not in accordance with the NPPF criteria and therefore is inappropriate for designation
--	---


<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	The Paddock
<b>Site number:</b>	
<b>Landowner:</b>	B&NES
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Pleasant, small, shady grass area with good trees
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Within the Housing Development Boundary</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> <li>• Site is within the Keynsham Conservation Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	The site is close to housing
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<p><b>Historic Significance</b></p> <ul style="list-style-type: none"> <li>• The paddock is in the Keynsham Conservation Area.</li> <li>• This is an important green space on the edge of the town and part of the setting of the church</li> <li>• The Paddock is bounded by stone walls with gates at either end. It is a small area lying to the east of the parish churchyard</li> <li>• It is an area of grass in which a number of memorial trees have been planted over the years</li> <li>• It augments the green of the adjacent churchyard and enhances the view of the church as you approach the High Street</li> <li>• The Paddock is adjoined to the church grounds and is approximately 100 metres from the north end of Keynsham high Street</li> </ul> <p><b>Community Value</b></p> <ul style="list-style-type: none"> <li>• The Paddock is special because of the memorial trees, it is used for open air services by the church and as an open space for the 'Butterflies-Haven' (autistic children's group) in the adjacent @one building</li> <li>• There are a number of memorial trees (planted by the Parks Department)</li> </ul>


	<p><b>Richness of Wildlife</b></p> <ul style="list-style-type: none"> <li>Whilst not a specific wildlife reserve, the presence of the trees and native flora provides a valued habitat, in particular for garden birds and possible a roost for bats</li> </ul>
<b>Local in character and not an extensive tract of land</b>	Small well contained site which is not an extensive tract of land
<b>Exceptions</b>	None
<b>Landowner support/objection</b>	
<b>Recommendation</b>	Designate as a Local Green Space Designation for its Historic significance, richness of wildlife and community value to the local community

<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Walnut Grove
<b>Site number:</b>	LGK24
<b>Landowner:</b>	Private Landowner
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Community garden area
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Within the Housing Development Boundary</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	The site is close to housing
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<p><b>Community Value</b></p> <ul style="list-style-type: none"> <li>• This space “feels” local in character and scale, in respect of the local community that the space serves</li> <li>• The green space is of similar size to other local estate green space areas of land in the vicinity</li> <li>• The space is clearly defined by pathways</li> <li>• The space is part of a large housing estate called the Federate</li> <li>• The green space has outwards views across countryside to the West</li> <li>• The spaces is within easy walking distance and is on the door step of the community.</li> <li>• It is very close to the community providing a green outdoor space for all estate residents</li> <li>• Well maintained community garden which is looked after by the surrounding residents</li> </ul>
<b>Local in character and not an extensive tract of land</b>	Small well contained site which is not an extensive tract of land
<b>Exceptions</b>	None
<b>Landowner support/objection</b>	Small well contained site which is not an extensive tract of land
<b>Recommendation</b>	Designate as a Local Green Space Designation for its community value to the local community

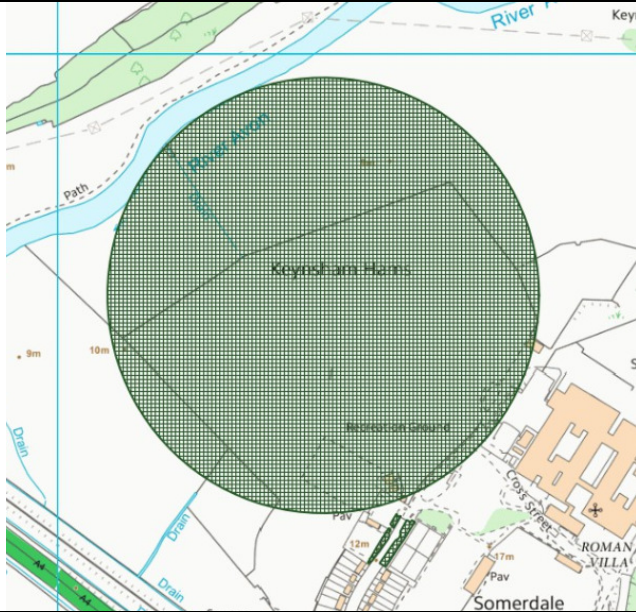


<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Windrush Green
<b>Site number:</b>	LGK26
<b>Landowner:</b>	B&NES
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Green space with trees and a large fallen tree left as play feature
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Within the Housing Development Boundary</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	The site is close to housing
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<p><b>Community Value</b></p> <ul style="list-style-type: none"> <li>• The space “feels” local in character and scale, in respect of the local community that the space serves</li> <li>• The only clearly defined edges are pathways</li> <li>• The space is within a large housing estate</li> <li>• The housing is fairly dense the space connects physically, visually and socially and is valuable to the local community</li> <li>• The space is within easy walking distance and is on the door step of the community</li> <li>• It is very close to the community providing a green outdoor space for all estate residents</li> <li>• The space is not of particular beauty but is of a visual attractiveness for the local community</li> <li>• The proposed space encourages the local residents to socialise and part take of fresh air</li> <li>• The space offers an area for quiet reflection and a place to escape from the busy estate roads</li> </ul>
<b>Local in character and not an extensive tract of land</b>	Small well contained site which is not an extensive tract of land
<b>Exceptions</b>	None
<b>Landowner support/objection</b>	Small well contained site which is not an extensive tract of land
<b>Recommendation</b>	Designate as a Local Green Space Designation for its community value to the local community


<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Winscombe Green
<b>Site number:</b>	LGK27
<b>Landowner:</b>	B&NES
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Functional grass kick-about and play area enclosed in housing
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Within the Housing Development Boundary</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	The site is close to housing
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<p><b>Community Value</b></p> <ul style="list-style-type: none"> <li>• The space “feels” local in character and scale, in respect of the local community that the space serves</li> <li>• The only clearly defined edges are pathways</li> <li>• The space is within a large housing estate</li> <li>• The housing is fairly dense the space connects physically, visually and socially and is valuable to the local community</li> <li>• The space is within easy walking distance and is on the door step of the community</li> </ul> <p><b>Recreational Value</b></p> <ul style="list-style-type: none"> <li>• The space is of particular local significance, in respect of its recreational value</li> <li>• It provides a safe play space within a large playing field.</li> <li>• The large area is suitable for informal sporting activities.</li> <li>• The space encourages local residents to socialise and part take of fresh air</li> </ul>
<b>Local in character and not an extensive tract of land</b>	Small well contained site which is not an extensive tract of land
<b>Exceptions</b>	None
<b>Landowner support/objection</b>	Small well contained site which is not an extensive tract of land
<b>Recommendation</b>	Designate as a Local Green Space Designation for its community and recreational value to the local community

<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Land west of St John's Court/East of Millward Road
<b>Site number:</b>	LGK14
<b>Landowner:</b>	B&NES
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Small green space with a path running through it
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Within the Housing Development Boundary</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	The site is close to housing
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<p><b>Community Value</b></p> <ul style="list-style-type: none"> <li>• The space “feels” local in character and scale, in respect of the local community that the space serves</li> <li>• The only clearly defined edges are pathways</li> <li>• The space is within a large housing estate</li> <li>• The housing is fairly dense the space connects physically, visually and socially and is valuable to the local community</li> <li>• The space is within easy walking distance and is on the door step of the community</li> </ul> <p><b>Recreational Value</b></p> <ul style="list-style-type: none"> <li>• The space is of particular local significance, in respect of its recreational value</li> <li>• It provides a safe play space within a large playing field.</li> <li>• The large area is suitable for informal sporting activities.</li> </ul> <p>The space encourages local residents to socialise and part take of fresh air</p>
<b>Local in character and not an extensive tract of land</b>	Small well contained site which is not an extensive tract of land
<b>Exceptions</b>	None
<b>Landowner support/objection</b>	Small well contained site which is not an extensive tract of land

<b>Recommendation</b>	Designate as a Local Green Space Designation for its community and recreational value to the local community
-----------------------	--


<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Nature Reserve on the Keynsham Hams
<b>Site number:</b>	LGKND32
<b>Landowner:</b>	Private landowners
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Site is a part of a strategic allocation
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Outside the Housing Development Boundary</li> <li>• Land is part of the B&amp;NES Core Strategy strategic allocation for Keynsham</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	N/A
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	N/A
<b>Local in character and not an extensive tract of land</b>	N/A
<b>Exceptions</b>	N/A
<b>Landowner support/objection</b>	N/A
<b>Recommendation</b>	Do not designate. Land on the Keynsham Hams is part of the Somerdale development, a scheme which has achieved planning permission. The southern part of the site has achieved full planning permission; the rest of the site (including the proposed nature reserve) has achieved outline permission. As such, the

	<p>consideration of designating Local Green Space in this locality needs to be undertaken within the context of the site allocation and requirements because, as the NPPG makes clear, Local Green Space designations need to be consistent with local planning for sustainable development in the area (Local Green Space designations should not be used in a way that undermines plan making)</p>
--	--

<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Land east of Breeches Gate
<b>Site number:</b>	LGKND11
<b>Landowner:</b>	Private Landowners
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Site is a part of a strategic allocation
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Outside the Housing Development Boundary</li> <li>• Land is part of the B&amp;NES Core Strategy strategic allocation for Keynsham</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	N/A
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	N/A
<b>Local in character and not an extensive tract of land</b>	N/A
<b>Exceptions</b>	N/A
<b>Landowner support/objection</b>	N/A
<b>Recommendation</b>	The land known locally as Breaches Gate forms part of Core Strategy Policy KE3A, a strategic site allocation for between 220-250 dwellings. KE3A requires a comprehensive masterplan to be

	<p>prepared through public consultation and agreed by the Council to ensure that the development is well integrated with neighbouring areas, and as a key requirement incorporates green infrastructure including public open space. As such, the consideration of designating Local Green Space in this locality needs to be undertaken within the context of the site allocation and requirements because, as the NPPG makes clear, Local Green Space designations need to be consistent with local planning for sustainable development in the area (Local Green Space designations should not be used in a way that undermines plan making)</p>
--	---



<b>Parish/Town Council:</b>	Keynsham
<b>Site name:</b>	Teriot and Cherwell Road
<b>Site number:</b>	LGK22
<b>Landowner:</b>	B&NES
<b>Nominated By:</b>	Keynsham Town Council
<b>Map:</b>	
<b>Description of green space:</b>	Small linear green spaces surrounded by housing
<b>Existing Planning Designations:</b>	<ul style="list-style-type: none"> <li>• Within the Housing Development Boundary</li> <li>• Site is within the Keynsham Neighbourhood Plan Area</li> </ul>
<b>In reasonably close proximity to the community it serves</b>	Well contained site which is not an extensive tract of land
<b>Demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife</b>	<p><b>Community Value</b></p> <ul style="list-style-type: none"> <li>• The spaces “feel” local in character and scale, in respect of the local community that the space serves</li> <li>• The proposed spaces are larger than other local estate green space areas of land in the vicinity</li> <li>• The housing is fairly dense the space connects physically, visually and socially and is valuable to the local community</li> <li>• The spaces are within easy walking distance and are on the door step of the community.</li> <li>• The spaces are very close to the community providing a green outdoor space for all estate residents</li> <li>• The spaces are not of particular beauty but are of a visual attractiveness for the local community as they are within the local housing estates where a lot of the properties are inward facing looking over other housing</li> </ul> <p><b>Recreational Value</b></p> <ul style="list-style-type: none"> <li>• It provides a safe play area within a reasonable sized playing field</li> </ul>

	<ul style="list-style-type: none"> <li>• The playing field area is suitable for informal sporting activities e.g. five a side football</li> <li>• The proposed space encourages the local residents to socialise and part take of fresh air</li> </ul> <p><b>Richness of Wildlife</b></p> <ul style="list-style-type: none"> <li>• The proposed space functions as part of a wildlife corridor/green infrastructure enabling the dispersal and favourable status of species of flora and fauna</li> <li>• The proposed space is close to Manor Road Community Woodland which is abundant with wildlife and supports some rare species of flora</li> </ul>
<b>Local in character and not an extensive tract of land</b>	Well contained site which is not an extensive tract of land
<b>Exceptions</b>	None
<b>Landowner support/objection</b>	
<b>Recommendation</b>	Designate as a Local Green Space Designation for its community, recreational and richness of wildlife value to the local community

## **Appendix 1: Local Green Space Designation Guidance Note**

The National Planning Policy Framework (NPPF) offers the opportunity for local communities to identify green areas of particular importance to them for special protection. Once designated these open spaces will not be developed except in very special circumstances. Any type of green space could be suitable for designation and may also include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis.

Local Green Space:

- should only be designated when a Local or Neighbourhood Plan is prepared or reviewed;
- should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services; and
- must be capable of enduring beyond the end of the Plan period

National policy also states that designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land

The proposed designation of spaces must be based on evidence to demonstrate why the green area is demonstrably special to a local community and holds a particular local significance. Blanket designation of all/most green areas or open space within an area is not appropriate.

The following guidance reflects the local interpretation of national guidance and national planning policy.

Educational sites

School and college playing fields and grounds would not normally be suitable for designation. This is because national guidance states that the space designated as 'local green space' must be capable of enduring beyond the plan period. In order to address future needs for school places there may, on some school sites, be a need to reconfigure the arrangement of school buildings and playing fields. The NPPF states that local planning authorities should give great weight to the need to create, expand or alter schools. Therefore, given this priority educational sites (grounds and playing fields) would not normally be suitable for designation.

Highway land/roadside verges

Highway land/roadside verges would not normally be suitable for designation. This is because national guidance states that the local green space must be capable of enduring beyond the plan period. Land adjoining an existing highway is the subject of 'Permitted Development' rights, which could be used to bring forward development that may be contrary to a Local Green Space designation, but would not require planning permission to be granted. Highway land may also be utilised in bringing forward future highway/transport

schemes. Therefore, highway land/roadside verges would not normally be suitable for designation.

### **The B&NES 5 step process to designating Local Green Space**

#### **Step 1: All submissions to be received by 5pm on 27<sup>th</sup> February 2015**

Submissions sought from the Parish/Town Councils and from residents associations in Bath.

#### **Step 2: (March 2015)**

All results are logged and mapped onto an excel spreadsheet by B&NES and all relevant data contained within the submitted pro-forma is added. A desktop evaluation is undertaken to evaluate the sites to ensure that they met the NPPF criteria.

#### **Step 3: (April 2015)**

Information on the officer's evaluation is sent out to the relevant parties. If necessary, additional information and/or evidence can be requested with appropriate deadlines.

#### **Step 4: (June 2015)**

Landowners are contacted at this stage which is in accordance with Planning Guidance (para 19, Ref: 37-019-20140306). This will provide landowners with the opportunity to make comments prior to inclusion in the Draft Placemaking Plan.

#### **Step 5: (Autumn 2015)**

Recommendations are put into the Draft Placemaking Plan for consultation, everyone in the district will be given the opportunity to make comments.

Local Green Space Designation Pro-Forma

<b>Green Space reference:</b>	
<b>Parish/Ward:</b>	
<b>Address of site:</b>	
<b>Landowner if known:</b>	
<b>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)</b>	
<b>Planning history of the site (if known)</b>	
<b>Map of the site:</b>	<i>Please add a map with a red line boundary</i>

Every proposed space must meet the criteria 1-4 and at least one sub section of no.5 in table 1.

**Table 1:**

Criteria		Explanation of criteria / evidence prompts
1.	It will rarely be appropriate to designate spaces that are the subject of a planning permission for development.	<p>Is the space the subject of a planning permission for development?</p> <p><i>Prompts:</i></p> <p><i>“Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the planning permission or where planning permission is no longer capable of being implemented.”</i></p>
2.	It will not be appropriate to designate spaces that are allocated or proposed for development in the Local or Neighbourhood Plan, unless it can be shown that the Local Green Space could be incorporated within the site as part of the allocated development	<p>Is the space allocated or proposed to be allocated in a Local or Neighbourhood Plan?</p> <p><i>Prompts:</i></p> <ul style="list-style-type: none"> <li>• <i>The designation of Local Green Spaces should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.</i></li> <li>• <i>The National Planning Policy Guidance states that:</i></li> </ul> <p><i>“Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making. The space should be capable of enduring beyond the plan period.”</i></p>
3.	The space must not be an extensive tract of land and must be local in character	<p>Designated spaces would normally be contained with clearly defined edges.</p> <p><i>Prompts</i></p> <ul style="list-style-type: none"> <li>• <i>Why does the space or combination of adjoining spaces “feel” local in character and scale, in respect of the local community that the space serves?</i></li> <li>• <i>Is the proposed space larger than other areas of land in the vicinity? Is it contained with clearly defined edges?</i></li> <li>• <i>How does the space connect physically, visually and socially to the local area?</i></li> <li>• <i>Blanket designation of open countryside adjacent to settlements is not appropriate.</i></li> </ul>

4.	The space must be within close proximity to the community it serves	<ul style="list-style-type: none"> <li>• <i>The space would normally be within easy walking distance of the community it serves.</i></li> <li>• <i>How close is the space to the community it serves (articulate as distance not time) ?</i></li> </ul>
5.	The space must be demonstrably special to the local community (see example criteria below)	Blanket designation of all/most green areas or open space within an area is not appropriate. The space must be demonstrably special.
5a	The proposed space is of particular local significance because of its beauty	<ul style="list-style-type: none"> <li>• <i>This relates to the visual attractiveness of the space, and its contribution to townscape, landscape, character and/or setting of the settlement, which would normally be expected to be significant.</i></li> <li>• <i>How is the proposed space of particular local significance, in respect of its beauty?</i></li> <li>• <i>Is the space covered by other landscape or townscape designations? (e.g. Area of Outstanding Natural Beauty or Conservation Area)</i></li> <li>• <i>Does the space have a literature or art connection?</i></li> </ul>
5b	The proposed space is of particular local significance because of its historic significance	<ul style="list-style-type: none"> <li>• <i>How is the proposed space of particular local significance, in respect of its historic significance?</i></li> <li>• <i>Does the proposed space or elements of the space have local historical significance?</i></li> <li>• <i>Are there any historic buildings or structures in the space? (e.g. listed building or scheduled monuments)</i></li> <li>• <i>Are there any important historic landscape features on the space? (e.g. veteran trees or old hedgerows)</i></li> <li>• <i>Does the space have a historic literature or art connection?</i></li> </ul>
5c	The proposed space is of particular local significance because of its recreational value	<ul style="list-style-type: none"> <li>• <i>How is the proposed space of particular local significance, in respect of its recreational value?</i></li> <li>• <i>What variety of recreational activities does the space support? (e.g. the space is used for playing sport and/or informal recreation)</i></li> <li>• <i>National guidance states that there is no need to designate linear corridors as Local Green Space simply to protect rights of way, which are already protected under other legislation</i></li> </ul>
5d	The proposed space is of particular local significance because of its tranquillity	<ul style="list-style-type: none"> <li>• <i>Green spaces may also provide value to the local community in terms of providing 'an oasis of calm', perhaps in a busy town, or a space for quiet reflection. Why is the space considered to be tranquil?</i></li> <li>• <i>How is the proposed space of particular local significance, in respect of its tranquillity?</i></li> </ul>
5e	The proposed space is of particular local significance because of its richness of wildlife	<ul style="list-style-type: none"> <li>• <i>How is the proposed space of particular local significance, in respect of its richness of wildlife and is evidence available to demonstrate this?</i></li> <li>• <i>Is the proposed space formally designated for its wildlife value? (e.g. is it a SSSI, SNCI or Local Nature Reserve).</i></li> </ul>

		<ul style="list-style-type: none"> <li>• <i>Are any important habitats or species found in the space?</i></li> <li>• <i>Does the proposed space support species of fauna or flora protected under the Wildlife &amp; Countryside Act 1981 (as amended), Countryside and Rights of Way Act 2000 or Habitat Regulations 2010, species and habitats listed on the Biodiversity Action Plan (BAP); or species and habitats listed by the Government as being of Principle Importance for Biological Diversity in Britain under Section 41 of the Natural Environment &amp; Rural Communities Act 2006 (Priority Species and Habitats)</i></li> <li>• <i>Does the proposed space support species of birds listed on the Red, Amber or Green Lists of Species of Conservation Concern or notable assemblage of invertebrate?</i></li> <li>• <i>Does the proposed space support irreplaceable habitats such as ancient semi-natural woodland and veteran trees?</i></li> <li>• <i>Does the proposed space function as part of a wildlife corridor or green infrastructure enabling the dispersal and favourable status of species of flora and fauna?</i></li> </ul>
5f	<p>Are there any other reasons why the proposed space has a particular local significance for the local community?</p>	



## Alternatives to Local Green Space Designations

If during the process it becomes evident that the site is not appropriate for local green space designation, there are other options that can be investigated.

### **Agreements with land-owners**

It may be possible for local communities to reach either formal or informal agreements with the owner of the site to ensure access to the site for local people. This may be an appropriate option where the site owner has a long-term connection with the local area, for example the owner of a large historic estate. It may be possible for the land-owner to dedicate the site as "open access land".

<https://www.gov.uk/right-of-way-open-access-land/use-your-right-to-roam>

### **Community Purchase**

In some instances local communities have purchased important sites to ensure that they remain in community control in perpetuity. The ownership can lie with the Town or Parish Council or with a specific trust.

<https://www.gov.uk/government/get-involved/take-part/take-over-a-local-pub-shop-or-green-space-for-the-community>

### **Assets of Community Value**

The Community Right to Bid gives community groups a fairer chance to prepare and bid to buy community buildings and facilities that are important to them. This could include village shops, pubs or allotments. The right covers private as well as public assets. It is important to nominate land and buildings to be part of the register of „assets of community value“, which is held by the Local Authority (Cotswold District Council). If something on this register is offered for sale, the community then have up to six months to prepare a bid.

<http://mycommunityrights.org.uk/community-asset-transfer/>