



**Cookham:
Neighbourhood Plan
2021-2038**

**Local Green Space Assessment
May 2024**

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1. Introduction

This report presents an assessment of sites that have potential for designation as Local Green Spaces in the Cookham Neighbourhood Plan.

Local Green Spaces are those which are of importance and value to the local community and which the National Planning Policy Framework (NPPF) states can be designated, in Neighbourhood Plans, for protection from development, and where applications for development will be considered and determined in a way that is consistent with Green Belt policy.

Assessment commenced in late 2021 with the identification of a long list of potential sites. An initial assessment was undertaken in 2022 and further refined in 2023, presenting a short list of sites to be designated in the Neighbourhood Plan. This has been subject to consultation with landowners.

The sites recommended for designation in this report, and included in the submission version of the Neighbourhood Plan, have also been subject to wider consultation through the formal Regulation 14 consultation process.

2. Role and Purpose of Local Greenspace Designations

Planning Practice Guidance (PPG) highlights the importance of green infrastructure for communities, referencing benefits such as ‘enhanced well-being, outdoor recreation and access, enhanced biodiversity and landscapes, food and energy production, urban cooling and the management of flood risk’. Green infrastructure can drive economic growth and regeneration, reinforce and enhance local landscape character and contribute to a sense of place. It can also help to improve the health and well-being of a community, providing opportunities for residents and visitors to exercise, interact with one another, experience nature, and get involved in their community through activities like food growing and gardening, all of which bring physical and mental health benefits.

In their research project ‘Revaluing Parks and Green Spaces’, Fields in Trust, the independent charity working to secure the protection of parks and green spaces at both the local and national level, quantified the ‘Wellbeing Value’ of such spaces. They established that an individual would need to be compensated by £974 a year to replace the life satisfaction they would have gained from using their local park or green space. Equally, parks and greenspaces are estimated to save the NHS around £111 million per year based solely on a reduction in GP visits.¹

Such spaces are particularly important in light of the COVID-19 pandemic. With access to gyms, sports facilities, cafés, shops and other community facilities restricted, open spaces have become hugely important places where people can exercise and interact with one another in a socially distanced and safe environment². This is highlighted in recent guidance published by the Town and Country Planning Association (TCPA)³, which identifies ‘good green spaces in the right places’ as a key ingredient in the ‘20-minute neighbourhood’, being places where the community has access to the full range of services and facilities to support day-to-day life.

Equally, the Quality of Life Framework⁴ identifies access to places for leisure and recreation, and contact with nature, as being important determinants in the quality of a place and people’s quality of life, making health and wellbeing central to the way we plan for our communities. Furthermore, and with the requirement to demonstrate

¹ Fields in Trust – Revaluing Parks and Greenspaces: <https://www.fieldsintrust.org/research>

² LSE London Blog – Valuing London’s urban green space in a time of crisis – and in everyday life: <https://blogs.lse.ac.uk/lse-london/valuing-londons-urban-green-space-in-a-time-of-crisis-and-in-everyday-life/>

³ TCPA, March 2021, 20-Minute Neighbourhoods: Creating Healthier, Active, Prosperous Communities – An Introduction for Council Planners in England

⁴ The Quality of Life Foundation, March 2021, Quality of Life Framework (prepared with support from MHCLG, the TCPA, RTPI and others)

biodiversity net-gain on development sites through the Environment Act (2021)⁵ and publication of the Defra Biodiversity Metric⁶, Local Green Spaces might comprise locations where net gain can be delivered.

More recently, research published by the CPRE⁷ found that ‘the health and wellbeing benefits of local green spaces and their positive contribution to tackling the climate emergency are clear’. It reported that many spaces are designated for the social and recreational benefits, but others have wildlife and biodiversity value. It also found that their contribution to the character of place was also important.

Under the NPPF Neighbourhood Plans can designate Local Green Spaces which are of importance and value to the local community. The NPPF states⁸ that Local Green Spaces should only be designated where the green space is:

- a) *in reasonably close proximity to the community it services;*
- b) *demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) *local in character and is not an extensive tract of land.*

It is important to note that whilst designation affords the green space similar policy protection to Green Belt, it does not place any new restrictions nor obligations on landowners. Management of the land remains the responsibility of the landowner although, with the agreement of the landowner, there may be opportunities that can be explored which allow the local community to become more involved in the management of the space. Furthermore, designation does not confer any rights of access over what exists at present.

Where sites are designated as Local Green Space in a Neighbourhood Plan, new development will only be allowed within those spaces where very special circumstances can be demonstrated in accordance with the National Planning Policy Framework and which might include provision of essential utility infrastructure, such as drainage pipes or sewer tunnels, or where the proposal is supplementary to and supports the function of that green space, such as new changing rooms associated with sports pitches.

Further information on the Local Green Space designation is set out in Planning Practice Guidance, as included in the appendix to this summary report.

⁵ <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>

⁶ <http://publications.naturalengland.org.uk/publication/6049804846366720>

⁷ CPRE, The Countryside Charity, February 2022, Local Green Space: A tool for people and nature's wellbeing

⁸ Paragraph 102, MHCLG, July 2021, National Planning Policy Framework (Para 106 in the revised NPP as of December 2023)

3. Local Plan Policy Context

At the time of commencing the assessment of Local Green Spaces the new Borough Local Plan had been subject to Examination and modifications made to this in line with the Inspector's recommendations. These were consulted upon and representations being duly considered by the Inspector. The Local Plan was eventually adopted in February 2022.

At Policy IF3 the Local Plan designates Poundfield as Local Green Space. This is the only such designation within the Local Plan. However, it is recognised that Neighbourhood Plans may also designate such spaces.

In addition to Policy IF3, the Local Plan also seeks to protect other open spaces across the Borough. Policy IF4 states:

1. *Existing open space in the Borough will, where appropriate, be protected, maintained, and where possible, enhanced to increase capacity and make it more useable, attractive and accessible.*
2. *Development involving the loss of open space will only be granted permission where:*
 - a) *There is clear evidence, for example from the latest published Open Space Study, that the existing facility is no longer required to meet current or projected needs, including for biodiversity improvements/off-setting; or*
 - b) *The existing facility would be replaced by equivalent or improved provision in terms of quality and quantity in a suitable location within walking distance of the existing facility; or*
 - c) *The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.*

Supporting text in the Local Plan notes that open space is an important feature of the Borough, that both public and private open spaces underpin quality of life and well-being, being an essential component in the creation of sustainable and healthy communities.

The network of green space in Cookham is intrinsic to its quality of place, character and identity, and is considered to warrant strong protection. Against the policy context outlined above, the network of green spaces in Cookham has been considered, with nominations for designation considered against the criteria set out in national guidance.

4. Initial Site Assessment

Green spaces considered potentially suitable for designation by the Working Party are presented (Figure 1) and assessed in the tables on the following pages. The assessment follows the criteria set out in the NPPF as well as the following considerations:

- 1. Policy review:** this establishes whether a site benefits from existing environmental or historic designations, including: Area of Outstanding Natural Beauty (AONB), Country Parks, Local Nature Reserves, National Parks, RAMSAR, Sites of Special Scientific Interest (SSSI), Special Areas of Conservation (SAC), and Special Protection Areas (SPAs), Flood Zones 2 and 3, ancient woodland, Conservation Area or Scheduled Ancient Monument designations. If the site falls within a number of the above designations, the site is deemed to already be sufficiently protected and therefore does not warrant designation as a Local Green Space.
- 2. Protections through statute:** it is recognised that both allotments and school playing fields are protected under, respectively, the Allotments Act 1925 and Schedule 1 of the Academies Act 2010 and Section 77 of the School Standards and Framework Act 1998. This legislation places great weight against the disposal of allotments and school playing fields and that designation as Local Green Space is not necessary. In addition, Common Land, which is land that is subject to rights enjoyed by one or more persons (known as 'rights of common') that is privately owned, is registered and protected under the Commons Registration Act 1965 and the Commons Act 2006. Similarly, land owned by the National Trust is protected under Chapter vi of the National Trust Acts 1971, which states that "the National Trust was established for the general purposes of promoting the permanent preservation for the benefit of the nation of lands and tenements, including buildings, of beauty or historic interest, and as regards lands for the preservation, so far as practicable, or their natural aspect, features and animal and plant life". As such, Common Land, or that owned by the National Trust, does not need designated as Local Green Space.
- 3. Other considerations:** if, through observational analysis, there are clear design considerations, i.e., if the site is small or is well overlooked by surrounding properties, and which would limit the risk of development on such a site, it is not considered appropriate to designate the site. In addition, where a site is considered to have some very localised community value but would not necessarily be valued by the community as a whole, designation is not considered appropriate.

Based on the outcomes of each assessment, recommendations have been made as to whether the nominated green space might be suitable for designation.

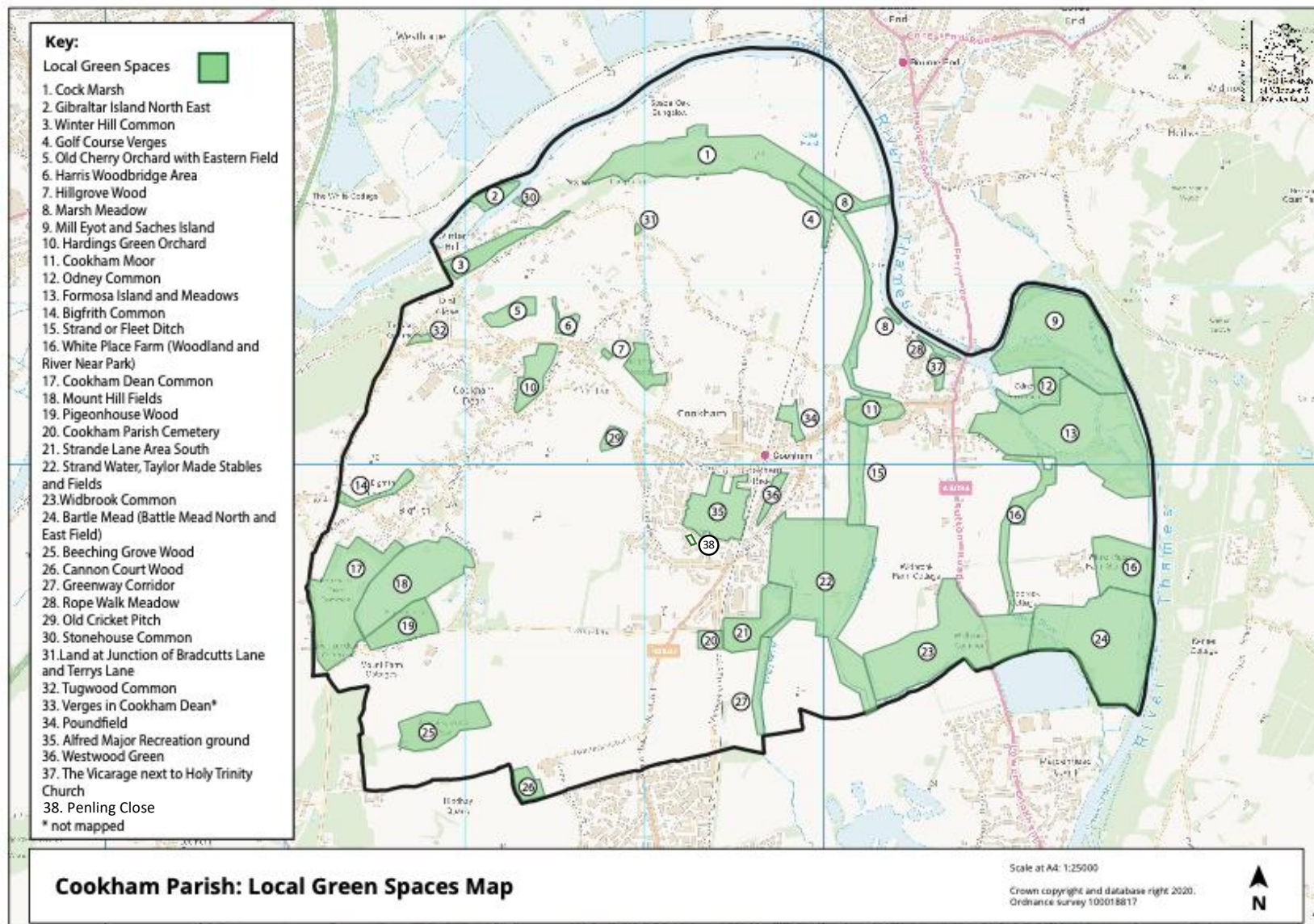


Figure 1: Map of potential Local Green Space designations reviewed in this report

LGS 01: Cock Marsh

| SITE DETAILS | |
|--|---|
| Description of site: | An area of marsh situated to the north of Cookham, which comprises common land with grazing livestock. |
| Quality and condition of site: | Good condition |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> Registered Common Land Cock Marsh SSSI (southern part of site) Green Belt Scheduled Ancient Monument situated on western half of site Flood Zones 2 and 3 Local Wildlife Site Owned by National Trust |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | No, Cock Marsh is situated approximately 1km from the built-up edge of Cookham. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | Cock Marsh, whilst contained to the north by the River Thames, is relatively extensive (totalling 46 acres). |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | The site provides a scenic point. |
| Historic significance? If so, say why: | The site contains four Tumuli (bronze age burials). |
| Recreational value? If so, say why: | The site is regularly visited by walkers and dog walkers. |
| Tranquillity? If so, say why: | n/a |
| Wildlife? If so, say why: | Species such as the rare brown galingale and striped lychnis moth have been sighted on-site. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | No: This site is designated Common Land and Green Belt, contains a Scheduled Ancient Monument and SSSI, is a Local Wildlife Site and is owned by the National Trust. The site also falls within Flood Zones 2 and 3. Based on the above, the site would therefore not benefit from being designated as a local green space as it is already protected through those policy designations. |

LGS 02: Gibraltar Island North East

| SITE DETAILS | |
|--|--|
| Description of site: | Rare unexploited inaccessible which includes wooded areas and grassland. |
| Quality and condition of site: | The site is in good condition with high-quality habitat which is inaccessible to the local community. |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> • Green Belt • Flood Zones 2 and 3 |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | Yes, Gibraltar Island (NE) is situated approximately 100m from Cookham Dean. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | Yes, the island is approximately 250m in length and is contained on all sides by the River Thames. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | N/A |
| Historic significance? If so, say why: | N/A |
| Recreational value? If so, say why: | N/A |
| Tranquillity? If so, say why: | N/A |
| Wildlife? If so, say why: | A rare and undisturbed habitat for birds and mammals (potentially inhabited by Otters). |
| Other values? If so, say what and why: | The site is unique as it provides an important riverside setting which preserved the original character of the River Thames. |
| CONCLUSION | |
| Does the site meet the criteria for designation? | Yes: The site is situated close to the built-up area of Cookham Dean, is compact and is valued for its unique significance as an undisturbed island of the River Thames and its richness of wildlife. Although situated within the Green Belt and Flood Zones 2 and 3, the site is clearly valued by the community for wider reasons. |

LGS 03: Winter Hill Common

| SITE DETAILS | |
|--|--|
| Description of site: | A dense woodland situated upon a steep chalk slope. |
| Quality and condition of site: | Average condition. National Trust is currently working to restore the site's biodiversity and resilience against diseases such as ash dieback. |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> • Green Belt • Owned by National Trust • Registered Common Land • Cookham Dean Conservation Area • Western section of site is designated ancient woodland • Designated Habitat Improvement Area by the National Trust |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | Yes, the site lies approximately 200m from the built-up area of Cookham Dean. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | Yes, Winter Hill Common comprises a thin tract of land that is contained by Winter Hill road and Gibraltar Lane. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | N/A |
| Historic significance? If so, say why: | N/A |
| Recreational value? If so, say why: | The site is very scenic and contains a popular vista point. |
| Tranquillity? If so, say why: | N/A |
| Wildlife? If so, say why: | Supports floral and faunal species. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | No: This site is designated Common Land and Green Belt and is owned by the National Trust. The western section of the site contains ancient woodland. Based on the above, the site would therefore not benefit from being designated as a local green space as it is already protected through those policy designations. |

LGS 04: Golf Course Verges

| SITE DETAILS | |
|--|---|
| Description of site: | Scrubland verges at the edge of the golf course (north and east to the railway) |
| Quality and condition of site: | Neglected scrubland. |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> Green Belt |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | No, the golf course verges are situated approximately 1km from the built-up edge of Cookham. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | Yes, the site is very compact, however it is relatively unclear where the boundaries to the site lie. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | N/A |
| Historic significance? If so, say why: | N/A |
| Recreational value? If so, say why: | Form the edge of the golf course. |
| Tranquillity? If so, say why: | N/A |
| Wildlife? If so, say why: | The site has notable potential for wildlife. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | No: This site is designated Green Belt. The site lies a considerable distance away from Cookham and does not have definite boundaries. Based on the above, the site should not be designated as a local green space as it does not fulfil all NPPF local green space criteria. |

LGS 05: Old Cherry Orchard with Eastern Field

| SITE DETAILS | |
|--|--|
| Description of site: | A playing field, agricultural field and old orchard comprising grassland, farmland and old cherry trees. |
| Quality and condition of site: | Good quality |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> • Green Belt • Cookham Dean Conservation Area |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | Yes, the site lies 100m from Cookham Dean and is accessible via Startins Lane. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | Yes, the site is relatively compact and is contained to the east and west by lanes and to the north and south by dense tree lines. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | N/A |
| Historic significance? If so, say why: | The cherry orchard is locally significant as it is a present-day reminder of Cookham Dean's past as an area renowned for its many cherry orchards. |
| Recreational value? If so, say why: | The field adjacent to Startins Lane is used for recreational uses such as football practice. |
| Tranquillity? If so, say why: | N/A |
| Wildlife? If so, say why: | The old fruit trees are critical for some insect and bird species. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | Yes: The site is situated close to the built-up area of Cookham Dean, is compact and includes a remaining historic cherry orchard. Although situated within the Green Belt and Cookham Dean Conservation Area, the site is clearly valued by the community for historic, wildlife and recreational reasons. |

LGS 06: Harris Woodbridge Area

| SITE DETAILS | |
|--|--|
| Description of site: | Community wildlife garden and adjacent grassland. |
| Quality and condition of site: | Adequate condition. |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> • Green Belt • Cookham Dean Conservation Area |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | Yes, the site is approximately 100m from the built-up edge of Cookham Dean. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | Yes, the site is contained by lanes and dense tree lines along all boundaries. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | A natural setting close to Cookham Dean. |
| Historic significance? If so, say why: | N/A |
| Recreational value? If so, say why: | N/A |
| Tranquillity? If so, say why: | The site is setback from Dean Lane and is therefore a peaceful and scenic setting. |
| Wildlife? If so, say why: | Yes, supports a diverse array of floral and faunal species. Glow-worms have been sighted on the path verges. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | Yes: The site is situated close to the built-up area of Cookham Dean, is compact and includes a remaining historic cherry orchard. Although situated within the Green Belt and Cookham Dean Conservation Area, the site is clearly valued by the community for historic, wildlife and recreational reasons. |

LGS 07: Hillgrove Wood

| SITE DETAILS | |
|--|--|
| Description of site: | A small broadleaved woodland situated between Cookham and Cookham Dean. |
| Quality and condition of site: | A wild and neglected woodland pocket |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> • Green Belt • The whole site comprises ancient woodland • Cookham Dean Conservation Area |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | Yes, the site is situated adjacent to Bradcutts Lane and is approximately 100m from the built-up area of Cookham Dean. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | Yes, the site is a relatively small pocket of woodland that is contained to the south by Bradcutts Lane, an agricultural field to the west and by properties to the north and east. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | N/A |
| Historic significance? If so, say why: | N/A |
| Recreational value? If so, say why: | N/A |
| Tranquillity? If so, say why: | The site is very tranquil as it is setback from the road to the west and provides a peaceful and natural backdrop when walking up Bradcutts Lane. |
| Wildlife? If so, say why: | The woodland is an important nesting site for birds and mammals, with Kite and Buzzard nests visible on-site. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | No: This site is designated Green Belt and falls within the Cookham Dean Conservation Area. The entire site is also ancient woodland. The site would therefore not benefit from being designated as a local green space as it is already protected through those policy designations. |

LGS 08: Marsh Meadow

| SITE DETAILS | |
|--|---|
| Description of site: | A field situated north of Cookham Moor which includes two ponds, a stream and the riverbank. The northern section of the site contains extensive fields and grassland. The southern section of the site contains Strand Water waterway. |
| Quality and condition of site: | The site is in adequate condition. |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> • Green Belt • Flood Zones 2 and 3 • The southern section falls within the Cookham High Street Conservation Area |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | Yes, the southern extent of the site is located approximately 200m north of the built-up area of Cookham. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | The site is relatively extensive as it follows the Strand Water southwards for approximately 400m. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | N/A |
| Historic significance? If so, say why: | N/A |
| Recreational value? If so, say why: | The site is popular with dog walkers and accommodates summer community events. |
| Tranquillity? If so, say why: | N/A |
| Wildlife? If so, say why: | The waterway supports a diverse aquatic ecosystem. The site also provides a nesting site for Sand Martins. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | No: This site is designated Green Belt and falls within Flood Zones 2 and 3. The southern section of the site is situated within the Cookham High Street Conservation Area. Due to the sinuous nature of the site boundary (along Strand Water), the site is considered relatively extensive and therefore does not fulfil the NPPF's local green space policy criteria. |

LGS 09: Mill Eyot and Saches Island

| SITE DETAILS | |
|--|--|
| Description of site: | A small island situated in the River Thames comprising grassland, waterways and a small woodland fragment. |
| Quality and condition of site: | |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> • Green Belt • Flood Zones 2 and 3 • The northwestern section of the site is ancient woodland • Local Wildlife Site |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | No, the site is fairly remote and is located approximately 500m from the built-up area of Cookham. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | The site is relatively large but not considered extensive as it is contained on all sides by the River Thames. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | The site is undisturbed and contains a broadleaved ancient woodland fragment. |
| Historic significance? If so, say why: | The site can be accessed via a Roman crossing and a fort built by Alfred the Great. |
| Recreational value? If so, say why: | The site is popular amongst dog walkers and hikers. |
| Tranquillity? If so, say why: | N/A |
| Wildlife? If so, say why: | The site contains rare flora and fauna (including wildflowers and pollinators) and is an important nesting site for birds. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | No: This site is designated Green Belt, a Local Wildlife Site and falls within Flood Zones 2 and 3. The northwestern section of the site is ancient woodland. The site would therefore not benefit from being designated as a local green space as it is already protected through those policy designations. |

LGS 10: Hardings Green Orchard

| SITE DETAILS | |
|--|---|
| Description of site: | An old fruit orchard with arable fields. |
| Quality and condition of site: | Adequate condition with some overgrown wild hedges. |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> • Green Belt • Cookham Dean Conservation Area |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | Yes, the site is situated within Cookham Dean and is approximately 50m from the built-up area. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | Yes, the site is relatively large but it is contained on all sides by rural lanes and is therefore separated from large agricultural fields to the south. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | N/A |
| Historic significance? If so, say why: | The orchard is locally significant as it is a present-day reminder of Cookham Dean's past as an area renowned for its many fruit orchards. |
| Recreational value? If so, say why: | N/A |
| Tranquillity? If so, say why: | The site is peaceful as dense tree lines maintain a degree of separation between the site and adjacent rural lanes. |
| Wildlife? If so, say why: | The site is relatively biodiverse, as it includes a traditional orchard, overgrown wild hedges and arable farmland. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | Yes: The site is situated close to the built-up area of Cookham Dean, is compact and includes a remaining historic orchard. Although situated within the Green Belt and Cookham Dean Conservation Area, the site is clearly valued by the community for historic, wildlife and tranquillity reasons. |

LGS 11: Cookham Moor

| SITE DETAILS | |
|--|---|
| Description of site: | An area of common land linking the east and west areas of Cookham. The site consists of grassland |
| Quality and condition of site: | Adequate condition, although there is some standing water as the site is prone to flooding. |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> • Registered Common Land • Green Belt • Cookham High Street Conservation Area • Flood Zones 2 and 3 • Owned by National Trust |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | Yes, the site is easily accessible via the B4447 (The Pound) and lies in the centre of Cookham. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | Yes, the site is compact and is contained to the north by Strand Water, a dense tree line to the south and existing development to the east and west. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | The site provides an aesthetic backdrop and entrance to Cookham when travelling along the B4447. |
| Historic significance? If so, say why: | N/A |
| Recreational value? If so, say why: | The site provides includes numerous informal walking routes. |
| Tranquillity? If so, say why: | N/A |
| Wildlife? If so, say why: | The site consists of natural grassland and wildflower species. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | No: This site is designated Green Belt and falls within the Cookham High Street Conservation Area and Flood Zones 2 and 3. The site is also registered common land and is owned by the National Trust. With the above in mind, the site would therefore not benefit from being designated as a local green space as it is already protected through those policy designations. |

LGS 12: Odney Common

| SITE DETAILS | |
|--|--|
| Description of site: | A tract of common land situated adjacent to Lulle Brook. |
| Quality and condition of site: | Good condition and well-maintained. |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> • Green Belt • Flood Zones 2 and 3 • Registered Common Land |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | Yes, the site is accessible via a footbridge from Cookham along Odney Lane. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | Yes, the site is a relatively thin tract of land that is contained by waterways (the River Thames and Lulle Brook) and is contained by a dense tree line. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | N/A |
| Historic significance? If so, say why: | N/A |
| Recreational value? If so, say why: | N/A |
| Tranquillity? If so, say why: | The site is situated on an island on the River Thames which creates a degree of separation from the main settlement. The site provides a peaceful backdrop for those walking along the pathway through the site. |
| Wildlife? If so, say why: | The site contains grasses and wildflowers which support local fauna. Otters and water vole also inhabit the site. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | No: This site is designated Green Belt and falls within Flood Zones 2 and 3. The site is also registered common land. With the above in mind, the site would therefore not benefit from being designated as a local green space as it is already protected through those policy designations. |

LGS 13: Formosa Island and Meadows

| SITE DETAILS | |
|--|---|
| Description of site: | A large open space which contains grassland and rare flora and fauna. The site is regarded as a very valuable site for riverside wildlife. |
| Quality and condition of site: | Good condition and well-maintained. |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> Flood Zones 2 and 3 Green Belt |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | No, the site is situated approximately 500m from the built-up edge of Cookham. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | Despite being relatively contained by the surrounding waterways, the site is extensive as it consists of multiple fields. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | The site is open and provides far-reaching views across the site. |
| Historic significance? If so, say why: | N/A |
| Recreational value? If so, say why: | The site contains numerous walking routes for local residents. |
| Tranquillity? If so, say why: | The site is situated on an island on the River Thames which creates a degree of separation from the main settlement. The site provides a peaceful backdrop for those walking along the pathway through the site. |
| Wildlife? If so, say why: | The site provides habitat for rare species such as the white legged damselfly, otter and watervole. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | No: This site is designated Green Belt and falls within Flood Zones 2 and 3. Due to its open and large form, the site is considered relatively extensive and therefore does not fulfil the NPPF's local green space policy criteria. |

LGS 14: Bigfrith Common

| SITE DETAILS | |
|--|--|
| Description of site: | A densely wooded tract of land with grassland and standing water. |
| Quality and condition of site: | Adequate condition, overgrown in places. |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> Registered Common Land Green Belt Owned by the National Trust Designated Habitat Improvement Area by the National Trust |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | Yes, the site lies approximately 50m from the built-up area of Bigfrith. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | Yes, the site consists of a thin tract of land that is contained to the south by Bigfrith Lane and agricultural fields to the north. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | N/A |
| Historic significance? If so, say why: | N/A |
| Recreational value? If so, say why: | N/A |
| Tranquillity? If so, say why: | N/A |
| Wildlife? If so, say why: | A significant green corridor which supports faunal and floral species. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | No: This site is designated Green Belt and is registered common land. The site is also owned by the National Trust. With the above in mind, the site would therefore not benefit from being designated as a local green space as it is already protected through those policy designations. |

LGS 15: Strand or Fleet Ditch

| SITE DETAILS | |
|--|---|
| Description of site: | A narrow waterway with adjacent strip of land south of The Pound. |
| Quality and condition of site: | Adequate condition. The site is prone to flooding. |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> • Flood Zones 2 and 3 • Green Belt • Northern part of site falls within the Cookham High Street Conservation Area |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | Yes, the site is located 100m away from the built-up edge of Cookham. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | Yes, the site comprises a narrow strip of land and waterway. The site is relatively contained on all sides by dense tree lines and existing development. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | N/A |
| Historic significance? If so, say why: | N/A |
| Recreational value? If so, say why: | The site is popular and frequently used by dog walkers. |
| Tranquillity? If so, say why: | The site is located away from roadways and development, providing a peaceful backdrop for those passing through. |
| Wildlife? If so, say why: | The site contains a waterway which supports various aquatic species. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | No: This site is designated Green Belt and falls within Flood Zones 2 and 3. With the above in mind, the site would therefore not benefit from being designated as a local green space as it is already protected through those policy designations. |

LGS 16: White Place Farm – Woodland and River Park Field

| SITE DETAILS | |
|--|---|
| Description of site: | The site is divided into two separate areas. One area comprises a green waterway corridor with woodland and hedges situated between agricultural land, the other area includes grassland fields which lie adjacent to the River Thames. |
| Quality and condition of site: | Adequate condition. Management of site unknown. |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> • Green Belt • Flood Zones 2 and 3 |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | The green corridor site is situated approximately 200m from the built-up edge of Cookham and is accessible via Mill Lane. The grassland area is 600m from the built-up area of Cookham. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | Yes, the green corridor site consists of a thin tract of woodland. The grassland area is a large field that is contained by the River Thames and dense tree lines. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | The site is recognised as a beautiful location within the Village Design Statement. |
| Historic significance? If so, say why: | This site is the supposed location of a battle between the Royalist and Cromwellian Armies. |
| Recreational value? If so, say why: | N/A |
| Tranquillity? If so, say why: | N/A |
| Wildlife? If so, say why: | Deciduous woodland that supports floral and faunal species and provides a north-south ecological network link. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | No: This site is designated Green Belt and falls within Flood Zones 2 and 3. With the above in mind, the site would therefore not benefit from being designated as a local green space as it is already protected through those policy designations. |

LGS 17: Cookham Dean Common

| SITE DETAILS | |
|--|--|
| Description of site: | A large grassland common with woodland verges and numerous footpaths crossing the site. |
| Quality and condition of site: | Good condition with some standing water. |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> • Green Belt • Registered Common Land • Owned by the National Trust |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | Yes, the site is approximately 300m from the built-up area of Bigfrith. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | The site is a relatively large open space; however it is contained on all sides by dense tree lines and is therefore not deemed extensive. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | N/A |
| Historic significance? If so, say why: | N/A |
| Recreational value? If so, say why: | The site is popular amongst dog walkers as it offers numerous routes throughout the site. |
| Tranquillity? If so, say why: | The western tree line provides a buffer against vehicles travelling along Winter Hill Road, therefore the site is a peaceful and tranquil setting. |
| Wildlife? If so, say why: | The site is very biodiverse and is home to rare floral and faunal species such as the orchid and dormouse. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | No: This site is designated Green Belt and is registered common land. The site is also owned by the National Trust. With the above in mind, the site would therefore not benefit from being designated as a local green space as it is already protected through those policy designations. |

LGS 18: Mount Hill Fields

| SITE DETAILS | |
|--|---|
| Description of site: | Former farmland that has been restored to grazing farmland with woodland verges. |
| Quality and condition of site: | Good condition and well-managed. |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> Green Belt |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | Yes, the site is approximately 200m from the built-up area of Bigfrith. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | The site is a relatively large open space; however, it is contained on all sides by dense tree lines and Spring Lane and is therefore not deemed extensive. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | The site is a large tract of grazing farmland and is considered to possess natural beauty. |
| Historic significance? If so, say why: | N/A |
| Recreational value? If so, say why: | N/A |
| Tranquillity? If so, say why: | The site is orientated away from existing development and the road network and is therefore a peaceful and tranquil setting. |
| Wildlife? If so, say why: | The site is very biodiverse and is home to rare floral and faunal species such as the orchid and fairy shrimp. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | Yes: The site is situated close to the built-up area of Bigfrith and is compact. Although situated within the Green Belt, the site is clearly valued by the community for wildlife and tranquillity reasons. |

LGS 19: Pigeonhouse Wood

| SITE DETAILS | |
|--|--|
| Description of site: | A preserved, rewilded and mature woodland. |
| Quality and condition of site: | Good condition and well-managed. |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> • Green Belt • Ancient woodland • Local Wildlife Site |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | Yes, the site lies approximately 300m from the built-up edge of Bigfrith and is accessible via Choke Lane. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | Yes, the site is relatively large but is well to the south by Choke Lane and by existing development and dense tree lines to the east and west. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | The site consists of ancient woodland and is considered to possess natural beauty. |
| Historic significance? If so, say why: | N/A |
| Recreational value? If so, say why: | N/A |
| Tranquillity? If so, say why: | The site is orientated away from existing development and the main road network and is therefore a peaceful and tranquil setting. |
| Wildlife? If so, say why: | The site is very biodiverse and is home to rare floral and faunal species such as the orchid and barn owl. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | No: This site is designated Green Belt and ancient woodland. The site is also a Local Wildlife Site and is separate from the built-up edge. With the above in mind, the site would therefore not benefit from being designated as a local green space as it is already protected through those policy designations. |

LGS 20: Cookham Parish Cemetery

| SITE DETAILS | |
|--|--|
| Description of site: | A cemetery located to the south of Long Lane. |
| Quality and condition of site: | Good condition and well-managed. |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> Green Belt |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | Yes, the site lies adjacent to the built-up edge of Cookham along Long Lane. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | Yes, the site is compact and is separated from surrounding agricultural fields and the existing settlement edge by a thick hedgerow. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | N/A |
| Historic significance? If so, say why: | N/A |
| Recreational value? If so, say why: | N/A |
| Tranquillity? If so, say why: | Provides a quiet setting for reflection and contemplation. |
| Wildlife? If so, say why: | N/A |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | Yes: The site is situated close to the built-up area of Cookham Rise and is compact. Although situated within the Green Belt, the site is clearly valued by the community for tranquillity reasons. |

LGS 21: Strande Lane Area South

| SITE DETAILS | |
|--|--|
| Description of site: | Land straddling the Greenway Corridor comprising a small pocket of woodland in the west and scrubland and an artificial fishing lake in the east. |
| Quality and condition of site: | Abandoned scrubland with poor soil but good potential for biodiversity and wildlife. |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> • Green Belt • Eastern section of the site (scrubland and artificial lake) falls within Flood Zones 2 and 3. |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No. |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | Yes, the site lies adjacent to the built-up edge of Cookham and is accessible via an unnamed track off Strande Park. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | Yes, the site is compact and is partially contained by development to the north. A dense tree line separates the site to the south from agricultural fields. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | N/A |
| Historic significance? If so, say why: | N/A |
| Recreational value? If so, say why: | The eastern half of the site is used recreationally as a site for fishing. The site also includes a small track which links to pedestrian routes south of Cookham. |
| Tranquillity? If so, say why: | Tranquil wooded setting located adjacent to Strande Park. |
| Wildlife? If so, say why: | The site includes dense tree coverage which is likely to support wildlife and floral populations. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | Yes: The site is situated close to the built-up area of Cookham and is compact. Although situated within the Green Belt and Flood Zones 2 and 3, the site is clearly valued by the community for recreational, wildlife and tranquillity reasons. |

LGS 22: Strand Water, Taylor Made Stables and Fields

| SITE DETAILS | |
|--|--|
| Description of site: | Predominantly lowland grazing grassland with waterways and standing water. |
| Quality and condition of site: | Good condition in a beautiful setting. |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> • Whole site falls within Flood Zones 2 and 3. • Green Belt |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No. |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | The edge of the site lies approximately 200m from the built-up edge of Cookham. However, the site is fairly extensive and therefore the southern extent of the site lies relatively close to the built-up edge of Maidenhead. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | No, the site comprises various fields and is comparable in size to the size of the Cookham Dean settlement. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | N/A |
| Historic significance? If so, say why: | N/A |
| Recreational value? If so, say why: | A popular site amongst walkers and dog walkers. |
| Tranquillity? If so, say why: | Very tranquil isolated waterway setting. |
| Wildlife? If so, say why: | Site includes protected species and provides important habitat for flora and fauna. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | No: This site is designated Green Belt and falls within Flood Zones 2 and 3. The site is separate from the built-up edge and is relatively extensive. With the above in mind, the site would therefore not benefit from being designated as a local green space as it is already protected under some designations and does not fulfil all NPPF criteria. |

LGS 23: Widbrook Common

| SITE DETAILS | |
|--|---|
| Description of site: | Common land comprising lowland grassland and White Brook waterway. |
| Quality and condition of site: | Good condition, managed by the National Trust. |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> • Common Land • Green Belt • Flood Zones 2 and 3 • Owned by the National Trust |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No. |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | The site lies 300m to the south east of Cookham and is surrounded on all sides by agricultural fields. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | Yes, the site is contained on all boundaries by dense tree lines and unnamed tracks, which creates a degree of separation between the site and the wider countryside. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | A tranquil floodplain which supports many faunal and floral species. |
| Historic significance? If so, say why: | N/A |
| Recreational value? If so, say why: | A popular site amongst walkers and dog walkers. |
| Tranquillity? If so, say why: | Very tranquil isolated waterway setting. |
| Wildlife? If so, say why: | A biodiverse site containing protected species and pollinators. The site is severed by White Brook, a waterway which serves many floral and faunal species. The site is also regarded as a Natural England 'priority habitat area', comprising coastal and floodplain grazing marsh. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | No: This site is designated Green Belt, priority habitat and Common Land and is owned by the National Trust. The site also falls within Flood Zones 2 and 3. The site is also separate from the built-up edge. With the above in mind, the site would therefore not benefit from being designated as a local green space as it is already protected through those policy designations. |

LGS 24: Bartle Mead (Battlemead North and East Field)

| SITE DETAILS | |
|--|---|
| Description of site: | A historic battle site comprising lowland wet grassland, woodland and waterways. The easternmost part of the site contains islands in the River Thames. |
| Quality and condition of site: | |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> • Green Belt • Flood Zones 2 and 3 • River islands include ancient woodland |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | The site lies approximately 700m to the southeast of Cookham. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | The site is relatively extensive in size. It is contained on all boundaries by dense tree lines and unnamed tracks, which creates a degree of separation between the site and the wider countryside. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | Undisturbed natural setting in scenic location adjacent to the River Thames. |
| Historic significance? If so, say why: | Site contains tumuli (ancient burial mounds) and is the traditional site of a battle between the Saxons and Danes. |
| Recreational value? If so, say why: | N/A |
| Tranquillity? If so, say why: | Situated adjacent to the River Thames, Bartle Mead is a relaxing and peaceful setting. |
| Wildlife? If so, say why: | A biodiverse site containing protected species such as the otter. A prime location for overwintering bird species. The site is also regarded as a Natural England 'priority habitat area', comprising coastal and floodplain grazing marsh. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | No: This site is designated Green Belt and priority habitat, falls within Flood Zones 2 and 3. The accompanying river islands also contain ancient woodland. The site is also separate from the built-up edge. With the above in mind, the site would therefore not benefit from being designated as a local green space as it is already protected through those policy designations. |

LGS 25: Beeching Grove Wood

| SITE DETAILS | |
|--|---|
| Description of site: | Broadleaved woodland |
| Quality and condition of site: | Adequate condition. |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> • Ancient woodland • Green Belt • Local Wildlife Site |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No. |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | No, the site is situated 700m south of Cookham Dean and is surrounded by agricultural fields. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | Yes, the site is a woodland fragment that is well contained by the extent of the woodland. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | N/A |
| Historic significance? If so, say why: | N/A |
| Recreational value? If so, say why: | N/A |
| Tranquillity? If so, say why: | A tranquil natural setting that is situated away from existing development. |
| Wildlife? If so, say why: | Ancient woodland that supports a diverse array of floral and faunal species. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | No: This site is designated Green Belt, a Local Wildlife Site and ancient woodland. The site is separate from the built-up edge. With the above in mind, the site would therefore not benefit from being designated as a local green space as it is already protected under some designations and does not fulfil all NPPF criteria. |

LGS 26: Cannon Court Wood

| SITE DETAILS | |
|--|---|
| Description of site: | Broadleaved woodland |
| Quality and condition of site: | Adequate condition |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> • Ancient woodland • Green Belt • Local Wildlife Site |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | Yes, 21/03558/FULL: construction of a tennis court with entrance gate and chain link fence following removal of the existing manege |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | The site is situated 200m from the built-up edge of Maidenhead (Furze Platt area). |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | Yes, the site consists of a small pocket of ancient woodland, that is constrained to the north and south by Malders Lane and Hindhay Lane respectively. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | N/A |
| Historic significance? If so, say why: | N/A |
| Recreational value? If so, say why: | N/A |
| Tranquillity? If so, say why: | A tranquil natural setting that is situated away from existing development. |
| Wildlife? If so, say why: | Ancient woodland that supports a diverse array of floral and faunal species. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | No: This site is designated Green Belt, a Local Wildlife Site and ancient woodland. The site is separate from the built-up edge. With the above in mind, the site would therefore not benefit from being designated as a local green space as it is already protected under some designations and does not fulfil all NPPF criteria. |

LGS 27: Greenway Corridor

| SITE DETAILS | |
|--|---|
| Description of site: | A section of the Strand Water waterway and adjacent banks. |
| Quality and condition of site: | Overgrown, adequate condition. |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> • Green Belt • Flood Zones 2 and 3 |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | The site is approximately 200m south of Cookham and is separated from Cookham by numerous agricultural fields. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | No. The site is considered extensive as it has no clear boundary, and is therefore likely to also fall into the neighbouring Parish to the south of Cookham. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | N/A |
| Historic significance? If so, say why: | N/A |
| Recreational value? If so, say why: | The site is popular amongst walkers and dog walkers. |
| Tranquillity? If so, say why: | The site is a peaceful, natural setting which is separated from the built-up area by semi-natural landscapes. |
| Wildlife? If so, say why: | The site is an important green network corridor, providing habitat for floral and faunal species. The site is also regarded as a Natural England 'priority habitat area', comprising coastal and floodplain grazing marsh. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | No: This site is designated Green Belt, priority habitat and falls within Flood Zones 2 and 3. The site is separate from the built-up edge and is extensive. With the above in mind, the site would therefore not benefit from being designated as a local green space as it is already protected under some designations and does not fulfil all NPPF criteria. |

LGS 28: Rope Walk Meadow

| SITE DETAILS | |
|--|---|
| Description of site: | A narrow grassed strip of land situated adjacent to the river with a footpath connecting Ferry Lane to Berries Road |
| Quality and condition of site: | Good condition. |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> • The western half of the site falls within the Green Belt • Flood Zones 2 and 3 • Cookham High Street Conservation Area |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | Yes, the site lies adjacent to the built-up edge of Cookham. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | Yes, the site is compact and is contained to the north by the river. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | The site has scenic views across the River Thames. |
| Historic significance? If so, say why: | N/A |
| Recreational value? If so, say why: | The site provides a scenic walk-through and also provides space for picnics and small social gatherings. |
| Tranquillity? If so, say why: | The site overlooks the river and provides seating for resting and contemplation. |
| Wildlife? If so, say why: | Likely supports floral and faunal species. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | Yes: The site is situated close to the built-up area of Cookham and is compact. Although situated within the Green Belt, Flood Zones 2 and 3 and the Cookham High Street Conservation Area, the site is clearly valued by the community for aesthetic beauty, recreational, wildlife and tranquillity reasons. |

LGS 29: Old Cricket Pitch

| SITE DETAILS | |
|--|--|
| Description of site: | A cricket pitch situated off Whytelaydes Lane. |
| Quality and condition of site: | Good condition and well-managed. |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> Green Belt |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | Yes, the site is situated adjacent to the built-up edge of Cookham. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | Yes, the site is not extensive and is contained by the local road network to the east and south and a tree line to the north and west. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | N/A |
| Historic significance? If so, say why: | N/A |
| Recreational value? If so, say why: | Provides a space to play cricket and other recreational uses. |
| Tranquillity? If so, say why: | N/A |
| Wildlife? If so, say why: | Supports a variety of flora and fauna. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | Yes: The site is situated close to the built-up area of Cookham and is not extensive. Although situated within the Green Belt, the site is clearly valued by the community for recreational and wildlife reasons. |

LGS 30: Stonehouse Common

| SITE DETAILS | |
|--|--|
| Description of site: | A small common situated adjacent to the river. |
| Quality and condition of site: | Adequate condition. |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> • Common Land • Green Belt • Flood Zones 2 and 3 • Cookham Dean Conservation Area |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | Yes, the site is situated approximately 300m from the built-up area of Cookham Dean. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | Yes, the site is compact and is contained to the north by the river. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | N/A |
| Historic significance? If so, say why: | N/A |
| Recreational value? If so, say why: | Used as a local picnic spot by local residents and is also a resting place for cyclists who have climbed Quarry Wood Road. |
| Tranquillity? If so, say why: | N/A |
| Wildlife? If so, say why: | Likely to support flora and fauna. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | No: This site is designated Green Belt and Common Land and lies within Flood Zones 2 and 3 and the Cookham Dean Conservation Area. The site is situated close to the built-up edge of Cookham Dean but, given its status as Common Land, as well as other designations. it is already well protected. |

LGS 31: Land at Junction of Bradcutts Lane and Terrys Lane

| SITE DETAILS | |
|--|--|
| Description of site: | Small path of grassland situated in the centre of the Bradcutts Lane/Terrys Lane road junction. |
| Quality and condition of site: | Good condition, well-managed |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> • Green Belt • Common Land |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | No, the site is approximately 600m from the built-up edge of Cookham. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | Yes, the site is very compact and is contained on all sides by lanes (Bradcutts Lane and Terrys Lane). |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | N/A |
| Historic significance? If so, say why: | N/A |
| Recreational value? If so, say why: | N/A |
| Tranquillity? If so, say why: | N/A |
| Wildlife? If so, say why: | The site may support some faunal and floral species. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | No: This site is designated Green Belt and Common Land. The site is separate from the built-up edge of Cookham. With the above in mind, the site would therefore not benefit from being designated as a local green space as it is already protected under some designations and does not fulfil all NPPF criteria. |

LGS 32: Tugwood Common

| SITE DETAILS | |
|--|---|
| Description of site: | A small parcel of common land situated between Dean Lane and Winter Hill road. |
| Quality and condition of site: | Adequate condition |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> • Common Land • Green Belt |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No. |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | Yes, the site is situated within the built-up area of Cookham Dean. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | Yes, the site is compact and is contained on all sides by Dean Lane, Winter Hill road and existing development. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | Yes, a natural and serene setting situated within Cookham Dean. |
| Historic significance? If so, say why: | As stated by the National Trust, the Common is likely to have inspired Kenneth Grahame's famous novel 'The Wind in the Willows'. |
| Recreational value? If so, say why: | Regularly used as a safe pedestrian route for school children who attend the adjacent Herries Preparatory School. |
| Tranquillity? If so, say why: | N/A |
| Wildlife? If so, say why: | Likely to support an array of flora and fauna. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | No: This site is designated Green Belt and Common Land. The site is situated within the built-up edge of Cookham Dean. With the above in mind, the site would therefore not benefit from being designated as a local green space as it is already protected under some designations. |

LGS 33: Verges in Cookham Dean

| SITE DETAILS | |
|--|---|
| Description of site: | Various roadside verges within Cookham Dean. |
| Quality and condition of site: | Adequate condition. |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> • Some verges are Common Land • Some verges along Warners Hill, Hills Lane and Church Road are owned by The National Trust • Green Belt • Cookham Dean Conservation Area |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | Yes, the site includes a variety of verges that are situated within the built-up area of Cookham Dean. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | Yes, all verges are very compact and are contained by the local road network and surrounding development. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | Cookham Dean's verges are important to the overall character of the area. |
| Historic significance? If so, say why: | N/A |
| Recreational value? If so, say why: | N/A |
| Tranquillity? If so, say why: | N/A |
| Wildlife? If so, say why: | Likely supports flora and fauna. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | No: The verges are designated Green Belt and they fall within the Cookham Dean Conservation Area. Some verges are also owned by The National Trust and are designated Common Land. With the above in mind, the verges would therefore not benefit from being designated as local green spaces as they are already protected under some designations. Their designation as local green spaces would also preclude any necessary highways and utility improvements, and as such it is not appropriate to designate them. |

LGS 34: Poundfield

| SITE DETAILS | |
|--|---|
| Description of site: | A field situated adjacent to the built-up edge of Cookham. |
| Quality and condition of site: | Adequate condition |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> • Cookham High Street Conservation Area • Designated as a Local Green Space in Policy SP6 of the RB Windsor and Maidenhead Local Plan |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | Yes, the site is situated adjacent to the built-up edge of Cookham. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | Yes, the site is compact and is contained on all sides by a thick hedgerow and the railway line to the west. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | N/A |
| Historic significance? If so, say why: | N/A |
| Recreational value? If so, say why: | The site is used by walkers and dog walkers and is a local bird watching spot. |
| Tranquillity? If so, say why: | N/A |
| Wildlife? If so, say why: | Likely supports floral and faunal species. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | No: This site is a designated Local Green Space within the Local Plan and is situated within the Cookham High Street Conservation Area. Although its value is recognised, the existing designation means that this does not need to be duplicated in the Neighbourhood Plan. |

LGS 35: Alfred Major Recreation Ground

| SITE DETAILS | |
|--|---|
| Description of site: | A large recreation ground inset within the built-up area of Cookham. |
| Quality and condition of site: | Good condition |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> None |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | Yes, the site is situated within the built-up edge of Cookham. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | Yes, the site is contained on all sides by development. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | N/A |
| Historic significance? If so, say why: | N/A |
| Recreational value? If so, say why: | The site is used for a variety of sports and other recreational uses. |
| Tranquillity? If so, say why: | N/A |
| Wildlife? If so, say why: | N/A |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | Yes: The site is situated within the built-up area of Cookham and is compact. The site does not benefit from any other designations and is clearly valued by the community for recreational reasons. |

LGS 36: Westwood Green

| SITE DETAILS | |
|--|--|
| Description of site: | A thin open space situated within the built-up area of Cookham. |
| Quality and condition of site: | Good condition |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> The eastern half of the site falls within Flood Zone 2. |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | Yes, the site is situated within the built-up edge of Cookham. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | Yes, the site is contained on all sides by development. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | The site helps to define the character and setting of the surrounding development. |
| Historic significance? If so, say why: | N/A |
| Recreational value? If so, say why: | The site is used for play and recreational uses. |
| Tranquillity? If so, say why: | N/A |
| Wildlife? If so, say why: | The site supports a variety of flora and fauna. Mature trees are included on the site. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | Yes: The site is situated within the built-up area of Cookham and is compact. The site does not benefit from any designations and is clearly valued by the community for its aesthetic beauty, recreational and wildlife reasons. |

LGS 37: The Vicarage next to Holy Trinity Church (The Paddock)

| SITE DETAILS | |
|--|---|
| Description of site: | A private open space that wraps around the Vicarage. |
| Quality and condition of site: | Adequate condition |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> • Flood Zone 2 • Cookham High Street Conservation Area |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | Yes, the site is situated within the built-up edge of Cookham. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | Yes, the site is contained on all sides by a dense tree line. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | The site is situated to the rear of the Holy Trinity Church in a serene location close to the River Thames. |
| Historic significance? If so, say why: | This site comprises the grounds surrounding the Vicarage, which is a Grade II listed building dating back to the mid-18 th century. |
| Recreational value? If so, say why: | N/A |
| Tranquillity? If so, say why: | N/A |
| Wildlife? If so, say why: | Likely supports floral and faunal species. |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | Yes: The site is situated within the built-up area of Cookham and is compact. The site does not benefit from many designations and is clearly valued by the community for beauty, historic and wildlife reasons. |

LGS 38: Penling Close

| SITE DETAILS | |
|--|--|
| Description of site: | Green amenity space central to residential development |
| Quality and condition of site: | Good |
| Are there any existing policy designations on the site? | <ul style="list-style-type: none"> None |
| CRITERIA (see Para 106 of NPPF) | |
| Does the green space have planning permission for development? | No |
| Is the green space in reasonably close proximity to the community it serves? (e.g.: it is in easy walking distance of the community) | Yes, the site is situated within the built-up edge of Cookham. |
| Is the green space local in character and not an extensive tract of land? (e.g.: it is not an extensive area in the countryside around a settlement) | Yes, the site is contained on all sides by development. |
| Is the green space considered demonstrably special to the local community and hold a particularly local significance because of: | |
| Beauty? If so, say why: | The site helps to define the character and setting of the surrounding development. |
| Historic significance? If so, say why: | N/A |
| Recreational value? If so, say why: | The site is used for play and recreational uses. |
| Tranquillity? If so, say why: | Relatively tranquil as a short residential street with no through access. |
| Wildlife? If so, say why: | N/A |
| Other values? If so, say what and why: | N/A |
| CONCLUSION | |
| Does the site meet the criteria for designation? | Yes: The site is situated within the built-up area of Cookham and is compact. The site does not benefit from many designations and is valued as open space for its local amenity value, forming the setting of homes and providing local space for play and recreation. |

5. Summary Assessment Table

The assessments presented in the proformas are summarised in this section of the report.

| Site number | Site name | Potential for designation? | Justification |
|-------------|-----------------------------|----------------------------|--|
| 1 | Cock Marsh | No | This site is designated Common Land and Green Belt, contains a Scheduled Ancient Monument and SSSI, is a Local Wildlife Site and is owned by the National Trust. The site also falls within Flood Zones 2 and 3. Based on the above, the site would therefore not benefit from being designated as a local green space as it is already protected through those policy designations. |
| 2 | Gibraltar Island North East | Yes | The site is situated close to the built-up area of Cookham Dean, is compact and is valued for its unique significance as an undisturbed island of the River Thames and its richness of wildlife. Although situated within the Green Belt and Flood Zones 2 and 3, the site is clearly valued by the community for wider reasons. |
| 3 | Winter Hill Common | No | This site is designated Common Land and Green Belt and is owned by the National Trust. The western section of the site contains ancient woodland. Based on the above, the site would therefore not benefit from being designated as a local green space as it is already protected through those policy designations. |
| 4 | Golf Course Verges | No | This site is designated Green Belt. The site lies a considerable distance away from Cookham and does not have definite boundaries. Based on the above, the site should not be designated as a local green space as |

| | | | |
|---|---------------------------------------|-----|--|
| | | | it does not fulfil all NPPF local green space criteria. |
| 5 | Old Cherry Orchard with Eastern Field | Yes | The site is situated close to the built-up area of Cookham Dean, is compact and includes a remaining historic cherry orchard. Although situated within the Green Belt and Cookham Dean Conservation Area, the site is clearly valued by the community for historic, wildlife and recreational reasons. |
| 6 | Harris Woodbridge Area | Yes | The site is situated close to the built-up area of Cookham Dean, is compact and includes a remaining historic cherry orchard. Although situated within the Green Belt and Cookham Dean Conservation Area, the site is clearly valued by the community for historic, wildlife and recreational reasons. |
| 7 | Hillgrove Wood | No | This site is designated Green Belt and falls within the Cookham Dean Conservation Area. The entire site is also ancient woodland. The site would therefore not benefit from being designated as a local green space as it is already protected through those policy designations. |
| 8 | Marsh Meadow | No | This site is designated Green Belt and falls within Flood Zones 2 and 3. The southern section of the site is situated within the Cookham High Street Conservation Area. Due to the sinuous nature of the site boundary (along Strand Water), the site is considered relatively extensive and therefore does not fulfil the NPPF's local green space policy criteria. |
| 9 | Mill Eyot and Saches Island | No | This site is designated Green Belt, a Local Wildlife Site and falls within Flood Zones 2 and 3. The north-western section of the site is ancient woodland. The site would therefore not benefit from being designated as a local green space as it is already |

| | | | |
|----|----------------------------|-----|--|
| | | | protected through those policy designations. |
| 10 | Hardings Green Orchard | Yes | The site is situated close to the built-up area of Cookham Dean, is compact and includes a remaining historic orchard. Although situated within the Green Belt and Cookham Dean Conservation Area, the site is clearly valued by the community for historic, wildlife and recreational reasons. |
| 11 | Cookham Moor | No | This site is designated Green Belt and falls within the Cookham High Street Conservation Area and Flood Zones 2 and 3. The site is also registered common land and is owned by the National Trust. With the above in mind, the site would therefore not benefit from being designated as a local green space as it is already protected through those policy designations. |
| 12 | Odney Common | No | This site is designated Green Belt and falls within Flood Zones 2 and 3. The site is also registered common land. With the above in mind, the site would therefore not benefit from being designated as a local green space as it is already protected through those policy designations. |
| 13 | Formosa Island and Meadows | No | This site is designated Green Belt and falls within Flood Zones 2 and 3. Due to its open and large form, the site is considered relatively extensive and therefore does not fulfil the NPPF's local green space policy criteria. |
| 14 | Bigfrith Common | No | This site is designated Green Belt and is registered common land. The site is also owned by the National Trust. With the above in mind, the site would therefore not benefit from being designated as a local green space as it is already protected through those policy designations. |

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|----|--|-----|---|
| | | | |
| 15 | Strand or Fleet Ditch | No | This site is designated Green Belt and falls within Flood Zones 2 and 3. With the above in mind, the site would therefore not benefit from being designated as a local green space as it is already protected through those policy designations. |
| 16 | White Place Farm – Woodland and River Park Field | No | This site is designated Green Belt and falls within Flood Zones 2 and 3. With the above in mind, the site would therefore not benefit from being designated as a local green space as it is already protected through those policy designations. |
| 17 | Cookham Dean Common | No | This site is designated Green Belt and is registered common land. The site is also owned by the National Trust. With the above in mind, the site would therefore not benefit from being designated as a local green space as it is already protected through those policy designations. |
| 18 | Mount Hill Fields | Yes | The site is situated close to the built-up area of Bigfrith and is compact. Although situated within the Green Belt, the site is clearly valued by the community for wildlife and tranquillity reasons. |
| 19 | Pigeonhouse Wood | No | This site is designated Green Belt and ancient woodland. The site is also a Local Wildlife Site and is separate from the built-up edge. With the above in mind, the site would therefore not benefit from being designated as a local green space as it is already protected through those policy designations. |
| 20 | Cookham Parish Cemetery | Yes | The site is situated close to the built-up area of Bigfrith and is compact. Although situated within the Green Belt, the site is clearly valued by the community for tranquillity reasons. |
| 21 | Strande Lane Area South | Yes | The site is situated close to the built-up area of Cookham and is compact. |

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| | | | Although situated within the Green Belt and Flood Zones 2 and 3, the site is clearly valued by the community for recreational, wildlife and tranquillity reasons. |
| 22 | Strand Water, Taylor Made Stables and Fields | No | This site is designated Green Belt and falls within Flood Zones 2 and 3. The site is separate from the built-up edge and is relatively extensive. With the above in mind, the site would therefore not benefit from being designated as a local green space as it is already protected under some designations and does not fulfil all NPPF criteria. |
| 23 | Widbrook Common | No | This site is designated Green Belt and Common Land and is owned by the National Trust. The site also falls within Flood Zones 2 and 3. The site is also separate from the built-up edge. With the above in mind, the site would therefore not benefit from being designated as a local green space as it is already protected through those policy designations. |
| 24 | Bartle Mead (Battlemead North and East Field) | No | This site is designated Green Belt and priority habitat, falls within Flood Zones 2 and 3. The accompanying river islands also contain ancient woodland. The site is also separate from the built-up edge. With the above in mind, the site would therefore not benefit from being designated as a local green space as it is already protected through those policy designations. |
| 25 | Beeching Grove Wood | No | This site is designated Green Belt, a Local Wildlife Site and ancient woodland. The site is separate from the built-up edge. With the above in mind, the site would therefore not benefit from being designated as a local green space as it is already |

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| | | | protected under some designations and does not fulfil all NPPF criteria. |
| 26 | Cannon Court Wood | No | This site is designated Green Belt, a Local Wildlife Site and ancient woodland. The site is separate from the built-up edge. With the above in mind, the site would therefore not benefit from being designated as a local green space as it is already protected under some designations and does not fulfil all NPPF criteria. |
| 27 | Greenway Corridor | No | This site is designated Green Belt, a Local Wildlife Site and falls within Flood Zones 2 and 3. The site is separate from the built-up edge and is extensive. With the above in mind, the site would therefore not benefit from being designated as a local green space as it is already protected under some designations and does not fulfil all NPPF criteria. |
| 28 | Rope Walk Meadow | Yes | The site is situated close to the built-up area of Cookham and is compact. Although situated within the Green Belt, Flood Zones 2 and 3 and the Cookham High Street Conservation Area, the site is clearly valued by the community for aesthetic beauty, recreational, wildlife and tranquillity reasons. |
| 29 | Old Cricket Pitch | Yes | The site is situated close to the built-up area of Cookham and is not extensive. Although situated within the Green Belt, the site is clearly valued by the community for recreational and wildlife reasons. |
| 30 | Stonehouse Common | No | This site is designated Green Belt and Common Land and lies within Flood Zones 2 and 3 and the Cookham Dean Conservation Area. The site is situated close to the built-up edge of Cookham Dean. With the above in mind, the site would therefore not benefit from being designated as a local green space as |

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| | | | it is already protected under some designations. |
| 31 | Land at Junction of Bradcutts Lane and Terrys Lane | No | This site is designated Green Belt and Common Land. The site is separate from the built-up edge of Cookham. With the above in mind, the site would therefore not benefit from being designated as a local green space as it is already protected under some designations and does not fulfil all NPPF criteria. |
| 32 | Tugwood Common | No | This site is designated Green Belt and Common Land. The site is situated within the built-up edge of Cookham Dean. With the above in mind, the site would therefore not benefit from being designated as a local green space as it is already protected under some designations. |
| 33 | Verges in Cookham Dean | No | The verges are designated Green Belt and they fall within the Cookham Dean Conservation Area. Some verges are also owned by The National Trust and are designated Common Land. All verges are situated within the built-up edge of Cookham Dean. With the above in mind, the verges would therefore not benefit from being designated as local green spaces as they are already protected under some designations. Their designation as local green spaces would also preclude any necessary highways and utility improvements, and as such it is not appropriate to designate them. |
| 34 | Poundfield | No | This site is a designated Local Green Space within the Local Plan and is situated within the Cookham High Street Conservation Area. The site is situated adjacent to the built-up edge of Cookham. With the above in mind, the site would therefore not benefit from being designated as a |

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| | | | local green space as it is already protected under some designations. |
| 35 | Alfred Major Recreation Ground | Yes | The site is situated within the built-up area of Cookham and is compact. The site does not benefit from any other designations and is clearly valued by the community for recreational reasons. |
| 36 | Westwood Green | Yes | The site is situated within the built-up area of Cookham and is compact. The site does not benefit from any designations and is clearly valued by the community for its aesthetic beauty, recreational and wildlife reasons. |
| 37 | The Vicarage next to Holy Trinity Church (The Paddock) | Yes | The site is situated within the built-up area of Cookham and is compact. The site does not benefit from many designations (though is in the Conservation Area) and is clearly valued by the community for beauty, historic and wildlife reasons. |
| 38 | Penling Close | Yes | The site is situated within the built-up area of Cookham and is compact. The site does not benefit from many designations and is valued as open space for its local amenity value, forming the setting of homes and providing local space for play and recreation. |

6. Further assessment and consultation

The assessment presented in the previous sections indicates that thirteen of the 38 sites put forward might be suitable for designation as a Local Green Space. These include those located within the Green Belt and or a Conservation Area. This is because the reason for the role and function of Local Green Space is different to those designations (i.e.: they are of value to the local community for purposes of recreation or tranquillity etc). However, and notwithstanding this, the way in which planning applications for land designated as a Local Green Space will be managed is consistent with that benefitting from Green Belt status. Equally, and where located in a Conservation Area, the green space is intrinsically linked to the quality and setting of the Conservation Area. In both cases, great weight is given to the existing designations and protections they benefit from through the Local Plan and national policy established in the NPPF. As such, it is not necessarily to duplicate this through designation as a Local Green Space.

The list of potential Local Green Space designations has thus been shortened to four, as set out below and presented on the maps and associated photos of the sites following this (see Figures 2 - 9). The revised list of four sites has been subject to consultation with landowners (see example letter issued in Appendix 2) and wider comments made through the Neighbourhood Plan Regulation 14 consultation process.

| Site number | Site name | Potential for designation? | Reason |
|-------------|---------------------------------------|----------------------------|--|
| 2 | Gibraltar Island North East | No | Site within the Green Belt. No need to duplicate as applications for land designated as Local Green Space will be managed in a way consistent with Green Belt policy. |
| 5 | Old Cherry Orchard with Eastern Field | No | Site within Green Belt (see above) and also within Conservation Area and where weight is attached to the preservation and enhancement of the Conservation Area. The site thus already benefits from protection through policy. |
| 6 | Harris Woodbridge Area | No | Site within the Green Belt and Conservation Area (See reasons above). |
| 10 | Hardings Green Orchard | No | Site within the Green Belt and Conservation Area (See reasons above). |
| 18 | Mount Hill Fields | No | Site within the Green Belt (see above). |

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| 20 | Cookham Parish Cemetery | No | Site within the Green Belt (see above). |
| 21 | Strande Lane Area South | No | Site within the Green Belt (see above). |
| 28 | Rope Walk Meadow | No | Site within the Green Belt and Conservation Area (See reasons above). |
| 29 | Old Cricket Pitch | No | Site within the Green Belt (see above). |
| 35 | Alfred Major Recreation Ground | Yes | Does not benefit from Green Belt or Conservation Area status. Is a compact site within the built form and thus close the community, and is important for recreational purposes. |
| 36 | Westwood Green | Yes | Does not benefit from Green Belt or Conservation Area status. A compact site within the built form in close proximity to the community. Important for local amenity, character of residential area and recreational benefits. |
| 37 | Vicarage next to Holy Trinity Church (The Paddock) | Yes | Site is outwith the Green Belt. Although within the conservation area, this does not preclude development from taking place. The site is of importance for heritage and archaeological reasons. |
| 38 | Penling Close | Yes | Does not benefit from Green Belt or Conservation Area status. A compact site within the built form in close proximity to the community. Important for local amenity, character of residential area and recreational benefits. |

In summary, the sites recommended for designation as Local Green Space are:

- Site 35: Alfred Major Recreation Ground (Figures 2 – 3)
- Site 36: Westwood Green (Figure 4 – 5)
- Site 37: Vicarage next to Holy Trinity Church (The Paddock) (Figure 6 – 7)
- Site 38: Penling Close (Figures 8 – 9)

Alfred Major Recreation Ground

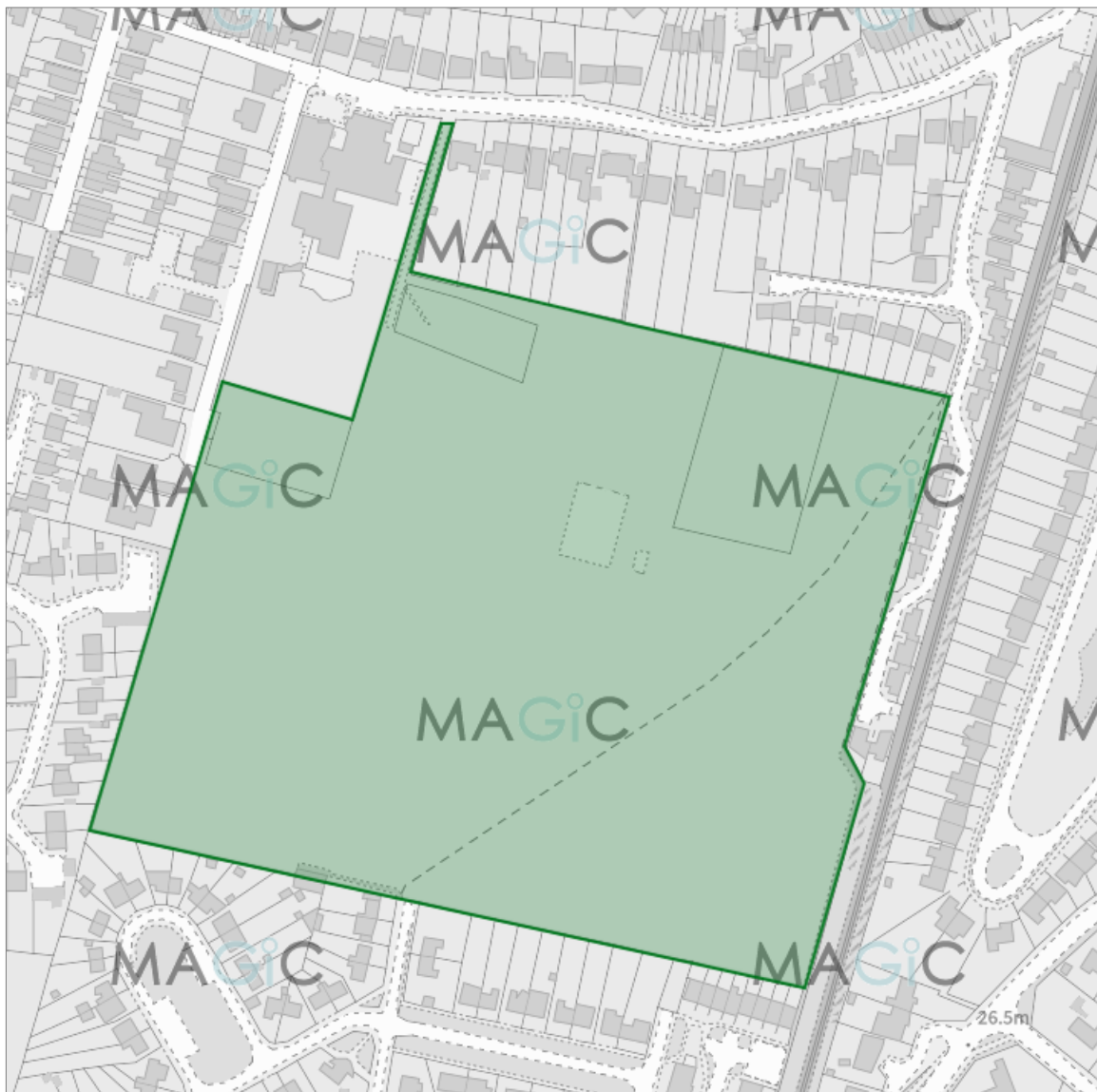


Figure 2: Proposed Local Green Space designation, Alfred Major Recreation Ground

Map prepared via Defra Magic Map Application

(c) Crown Copyright and database rights 2022. Ordnance Survey 100022861

Powered by Landmark Solutions.



Figure 3: Alfred Major Recreation Ground

Westwood Green

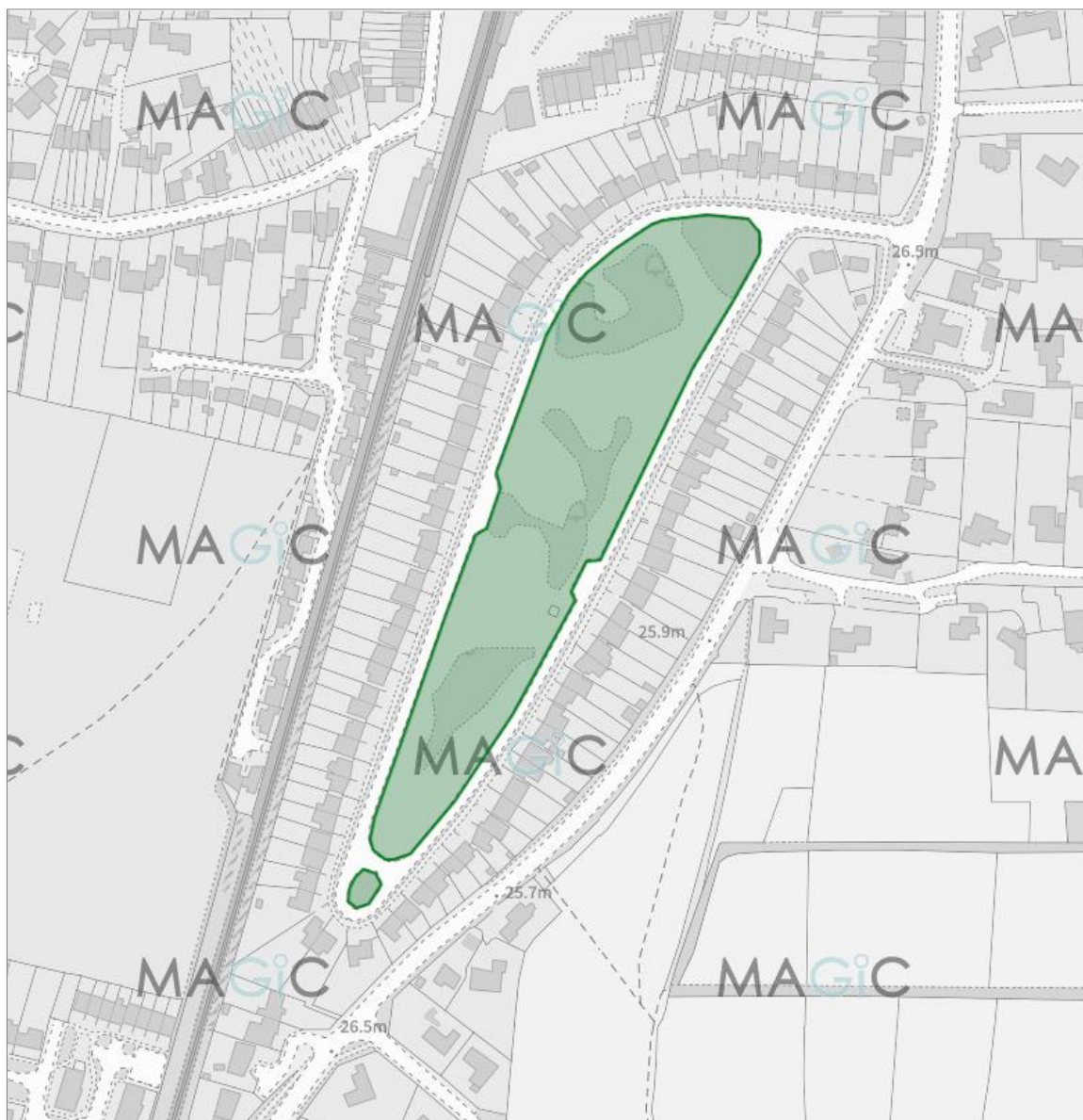


Figure 4: Proposed Local Green Space designation, Westwood Green

Map prepared via Defra Magic Map Application

(c) Crown Copyright and database rights 2022. Ordnance Survey 100022861

Powered by Landmark Solutions.



Figure 5: Westwood Green (image capture © Google Street View)

Vicarage next to Holy Trinity Church (The Paddock)

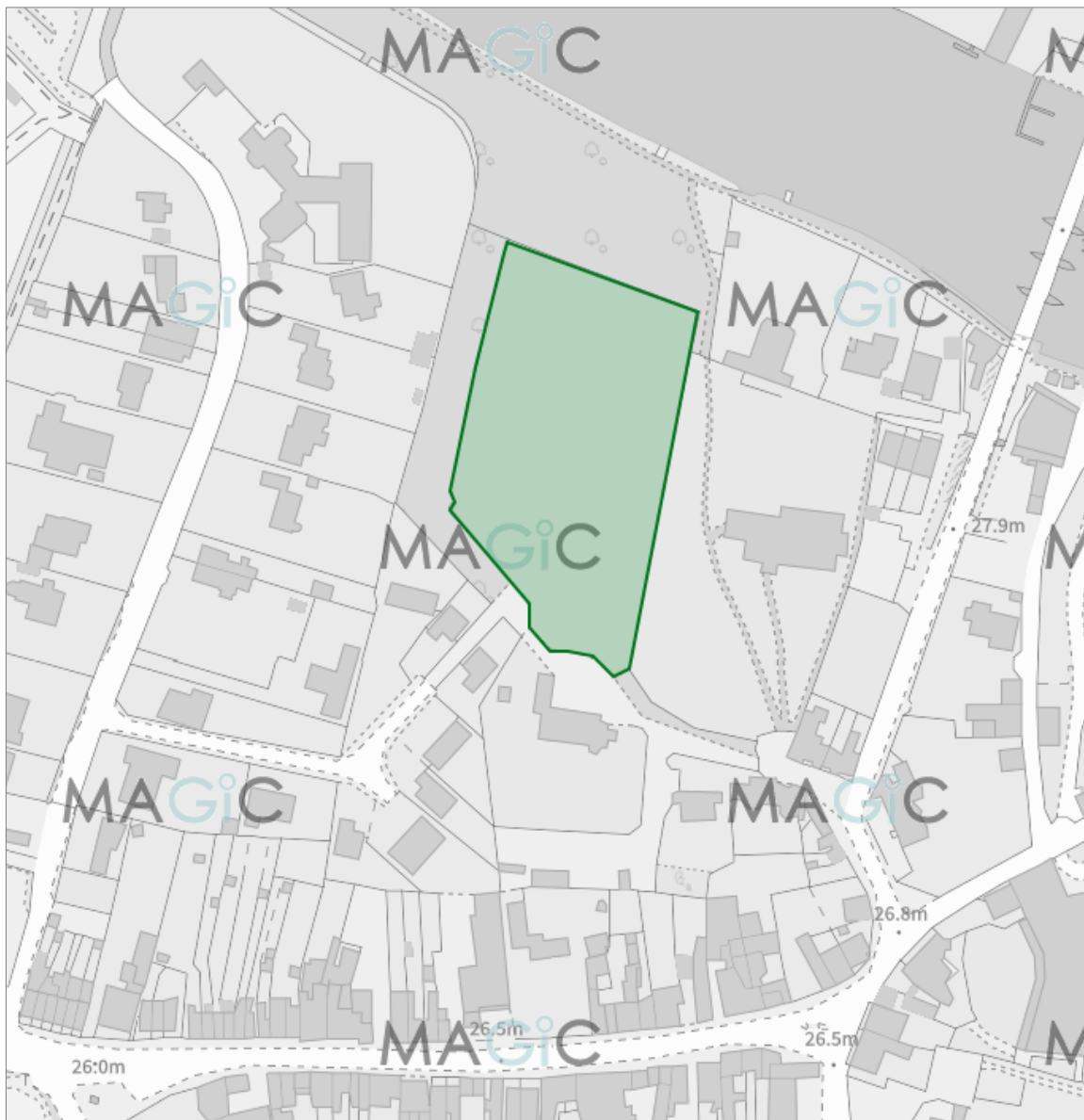


Figure 6: Proposed Local Green Space designation, The Paddock

Map prepared via Defra Magic Map Application

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Powered by Landmark Solutions.



Figure 7: Aerial view of The Paddock (image source: University of Reading, February 2022)

Penling Close

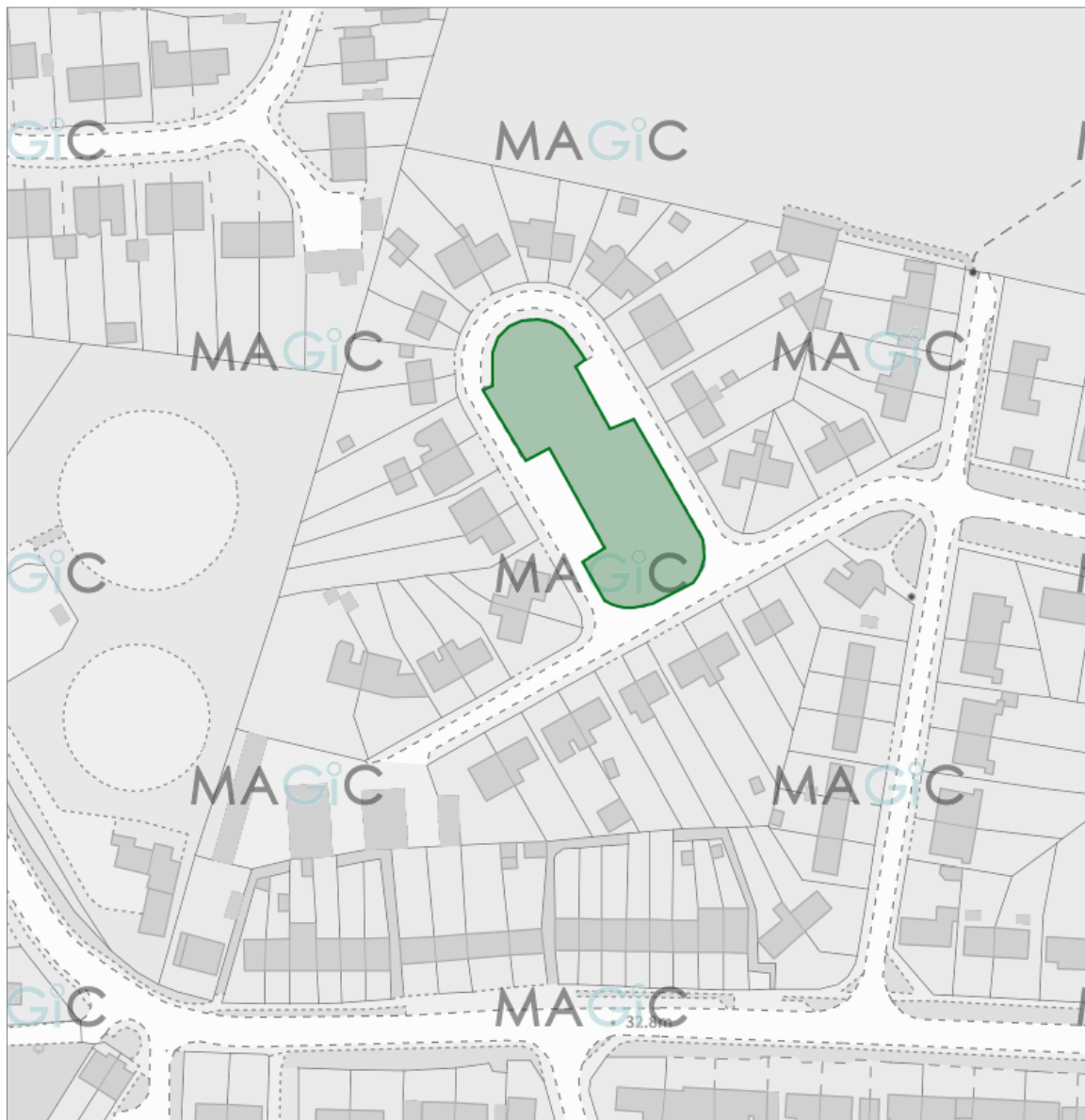


Figure 8: Proposed Local Green Space designation, Penling Close

Map prepared via Defra Magic Map Application

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Powered by Landmark Solutions.



Figure 9: Penling Close (image capture © Google Street View)

7. Final recommendations

Responses to the Regulation 14 version of the draft Neighbourhood Plan expressed strong support for the proposed Local Green Space designations, with 95.7% of respondents to the survey either agreeing or strongly agreeing with the Local Green Space policy.

In terms of landowner consultation, the Parish Council confirmed, at Full Council, on 5th December 2023, that it approves the proposed designation of the Alfred Major Recreation Ground as a Local Green Space.

Representatives of the Working Party met with Directors of the Westwood Green Committee to discuss potential designation of that site. The position of the residents and Committee is to prevent development on the Green.

RBWM provided comments on the draft Neighbourhood Plan at the Regulation 14 stage but did not comment on the proposed Local Green Spaces and did not respond in their role as landowner of Penling Close or a small part of land at Westwood Green.

The Church Commissioners did not respond to the proposed designation of the Paddock at Holy Trinity Church (though did submit a wider Regulation 14 response in respect of land being promoted for development elsewhere).

The above is taken to represent support for designation of all four sites as Local Green Space. For confirmation, the sites to be taken forward for designation in the Neighbourhood Plan are:

- Site 35: Alfred Major Recreation Ground
- Site 36: Westwood Green
- Site 37: Vicarage next to Holy Trinity Church (The Paddock)
- Site 38: Penling Close

Appendix 1: Planning Practice Guidance

The following is extracted from Planning Practice Guidance and provides an overview of the Local Green Space Designation, how these should be identified and what is conferred by designation.

What is Local Green Space designation?

Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.

Paragraph: 005 Reference ID: 37-005-20140306 Revision date: 06 03 2014

How is land designated as Local Green Space?

Local Green Space designation is for use in Local Plans or Neighbourhood Plans. These plans can identify on a map ('designate') green areas for special protection. Anyone who wants an area to be designated as Local Green Space should contact the local planning authority about the contents of its local plan or get involved in neighbourhood planning.

Paragraph: 006 Reference ID: 37-006-20140306 Revision date: 06 03 2014

How does Local Green Space designation relate to development?

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.

Paragraph: 007 Reference ID: 37-007-20140306 Revision date: 06 03 2014

What if land has planning permission for development?

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 reasons for designation or where planning permission is no longer capable of being implemented.

Paragraph: 008 Reference ID: 37-008-20140306 Revision date: 06 03 2014

Can all communities benefit from Local Green Space?

Local Green Spaces may be designated where those spaces are demonstrably special to the local community, whether in a village or in a neighbourhood in a town or city.

Paragraph: 009 Reference ID: 37-009-20140306 Revision date: 06 03 2014

What if land is already protected by Green Belt or as Metropolitan Open Land (in London)?

If land is already protected by Green Belt policy, or in London, policy on Metropolitan Open Land, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space. One potential benefit in areas where protection from development is the norm (e.g.: villages included in the green belt) but where there could be exceptions is that the Local Green Space designation could help to identify areas that are of particular importance to the local community.

Paragraph: 010 Reference ID: 37-010-20140306 Revision date: 06 03 2014

What if land is already protected by designations such as National Park, Area of Outstanding Natural Beauty, Site of Special Scientific Interest, Scheduled Monument or conservation area?

Different types of designations are intended to achieve different purposes. If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.

Paragraph: 011 Reference ID: 37-011-20140306 Revision date: 06 03 2014

What about new communities?

New residential areas may include green areas that were planned as part of the development. Such green areas could be designated as Local Green Space if they are demonstrably special and hold particular local significance.

Paragraph: 012 Reference ID: 37-012-20140306 Revision date: 06 03 2014

What types of green area can be identified as Local Green Space?

The green area will need to meet the criteria set out in paragraph 100 of the National Planning Policy Framework. Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis.

Paragraph: 013 Reference ID: 37-013-20140306 Revision date: 06 03 2014

How close does a Local Green Space need to be to the community it serves?

The proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served.

Paragraph: 014 Reference ID: 37-014-20140306 Revision date: 06 03 2014

How big can a Local Green Space be?

There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed. However, paragraph 100 of the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.

Paragraph: 015 Reference ID: 37-015-20140306 Revision date: 06 03 2014

Is there a minimum area?

Provided land can meet the criteria at paragraph 100 of the National Planning Policy Framework there is no lower size limit for a Local Green Space.

Paragraph: 016 Reference ID: 37-016-20140306 Revision date: 06 03 2014

What about public access?

Some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (e.g.: green areas which are valued because of their wildlife, historic significance and/or beauty). Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with land owners, whose legal rights must be respected.

Paragraph: 017 Reference ID: 37-017-20140306 Revision date: 06 03 2014

What about public rights of way?

Areas that may be considered for designation as Local Green Space may be crossed by public rights of way. 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.

Paragraph: 018 Reference ID: 37-018-20140306 Revision date: 06 03 2014

Does land need to be in public ownership?

A Local Green Space does not need to be in public ownership. However, the local planning authority (in the case of local plan making) or the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about

proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan.

Paragraph: 019 Reference ID: 37-019-20140306 Revision date: 06 03 2014

Would designation place any restrictions or obligations on landowners?

Designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations on landowners.

Paragraph: 020 Reference ID: 37-020-20140306 Revision date: 06 03 2014

Who will manage Local Green Space?

Management of land designated as Local Green Space will remain the responsibility of its owner. If the features that make a green area special and locally significant are to be conserved, how it will be managed in the future is likely to be an important consideration. Local communities can consider how, with the landowner's agreement, they might be able to get involved, perhaps in partnership with interested organisations that can provide advice or resources.

Paragraph: 021 Reference ID: 37-021-20140306 Revision date: 06 03 2014

Can a Local Green Space be registered as an Asset of Community Value?

Land designated as Local Green Space may potentially also be nominated for listing by the local authority as an Asset of Community Value. Listing gives community interest groups an opportunity to bid if the owner wants to dispose of the land.

Related policy: paragraphs 99-100 Paragraph: 022 Reference ID: 37-022-20140306

Appendix 2: Landowner consultation

This appendix includes an example of the letters sent to landowners of the proposed Local Green Space designations asking for their views on this.

Cookham Parish Council
Council Offices
High Road
Cookham
Berkshire
SL6 9JF

03 Nov 2023

Dear Sir or Madam

**Cookham Neighbourhood Plan:
Local Green Space Designations – Alfred Major Recreation Ground**

I am writing on behalf of the Cookham Neighbourhood Plan Working Party to invite your input to the Cookham Neighbourhood Plan, specifically in respect of 'Local Green Space' designations.

The Localism Act granted powers to Town and Parish Councils to prepare Neighbourhood Plans. Once formally 'made' these Plans will form part of the Development Plan and suite of policies used by the Royal Borough of Windsor and Maidenhead to inform and determine planning applications in Cookham Parish.

Through work undertaken on the Neighbourhood Plan so far, the importance of green space has been identified. The Neighbourhood Plan Working Party has identified a number of spaces that it is proposing to designate as 'Local Green Spaces' in the Neighbourhood Plan. Use of such designation gives special protection against development for green areas of particular importance to local communities.

The National Planning Policy Framework outlines the criteria that should be satisfied for a Local Green Space to be designated. The green space should be:

- a) in reasonably close proximity 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 its wildlife; and
- c) local in character and is not an extensive tract of land.

The Working Party considers that the green space at Alfred Major Recreation Ground (see enclosed plans) meets the criteria for designation. We are asking for your views as the landowner on the appropriateness of such a designation.

It is important to note that whilst designation would afford the green space similar policy protection to Green Belt, it does not place any new restrictions or obligations on landowners. Management of the land remains the responsibility of the landowner although, with your agreement, there may be opportunities that can be explored which allow the local

community to become more involved in the management of the space. Furthermore, designation does not confer any rights of access over what exists at present.

Further information can be found in:

The National Planning Policy Framework (NPPF):

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Planning Practice Guidance:

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

Please do let the Working Party know whether you are comfortable with the potential for designation of the suggested site as Local Green Space, or whether there are any concerns or comments you wish to raise. All will be considered through production of the Neighbourhood Plan. In addition to any comments on the appropriateness of such a designation, the Working Party would also be keen to know whether there would be any opportunities for the community to become actively involved in the long-term maintenance of the space.

Please do let us have your views by 28 Nov 2023. These can be provided by email to the Working Party or in paper form delivered to the Parish Council offices.

We look forward to hearing from you.

Yours faithfully

For the Cookham Neighbourhood Planning Working Party

CLr Bill Perry

Chairman, Cookham Neighbourhood Planning Working Party

Enclosure – Plan of proposed site associated with this landowner.

