

9. Coleshill Drive Play Area and Open Space and Adjacent Woodland: Policy 4.10D i)

The site, which comprises an area of ~0.4 ha is located at grid reference SU 28012 94612; X = 428012; Y = 194612; Latitude = 51.649608, Longitude = -1.5965177. Its boundary, shown in Figure CD1, is bounded by fencing and hedges that separate it from the surrounding roads and houses, and by the woodland to the west. The open area to the east is delineated by Coleshill Drive to the south and hedging to the north. The adjacent woodland of area ~0.94 ha has the boundary shown in Figure CD2.

The site, which is part of the Coleshill Drive development, is an open space with the western edge equipped with play equipment as children's play area. It is an established park owned and maintained by the Vale of White Horse District Council for public use. Designation of the site as Local Green Space will formalise the established use.

The justification is:

- The park is long established as a public park and children's play area.
- It is situated within a development and provides the only easily accessed green space for that estate.

NPPF Criteria

The designation should only be used:

- *Where the green space is in reasonably close proximity to the community it serves;*

Coleshill Drive Play Area and Open Space is immediately adjacent to the community it serves, see Neighbourhood Plan Figure 12.

- *Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;*

Coleshill Drive Play Area and Open Space is open to the public and has established use as an open space and play area. It is well used, particularly by young children, and provides a safe environment. Although on the edge of the current built-up area, the adjacent fields are not accessible and are scheduled for development as part of the Vale of White Horse Local Plan 2031. The next nearest play area is Marlborough Gardens some 900 m distant on foot, see Neighbourhood Plan Figure 12.

- *Where the green area concerned is local in character and is not an extensive tract of land.*

The combined area of the park and woodland is ~1.34 ha, so it is not an extensive tract of land. It is local in character being part of the Coleshill Drive estate.

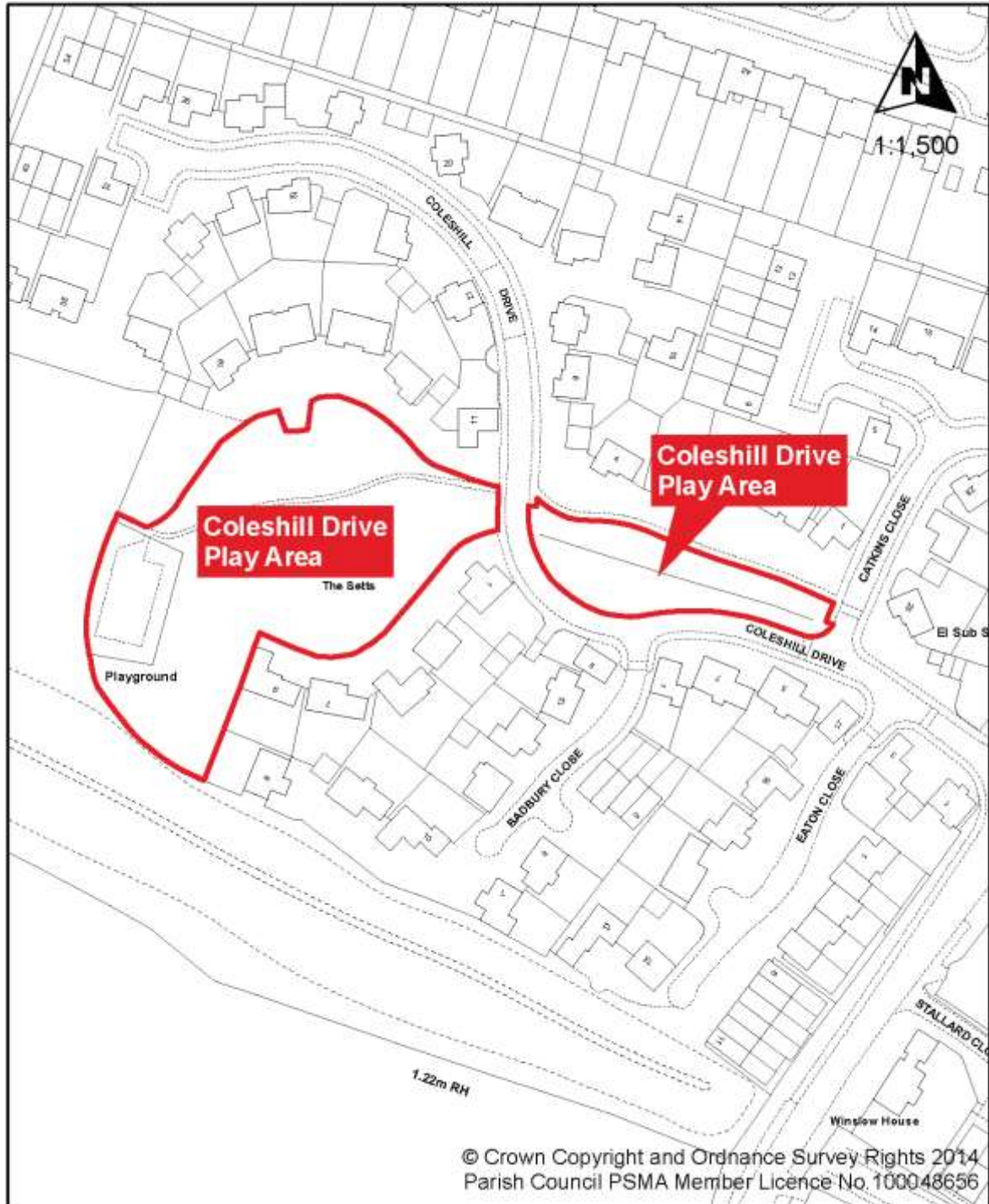


Figure CD1: Showing the boundary of the Coleshill Drive play area.

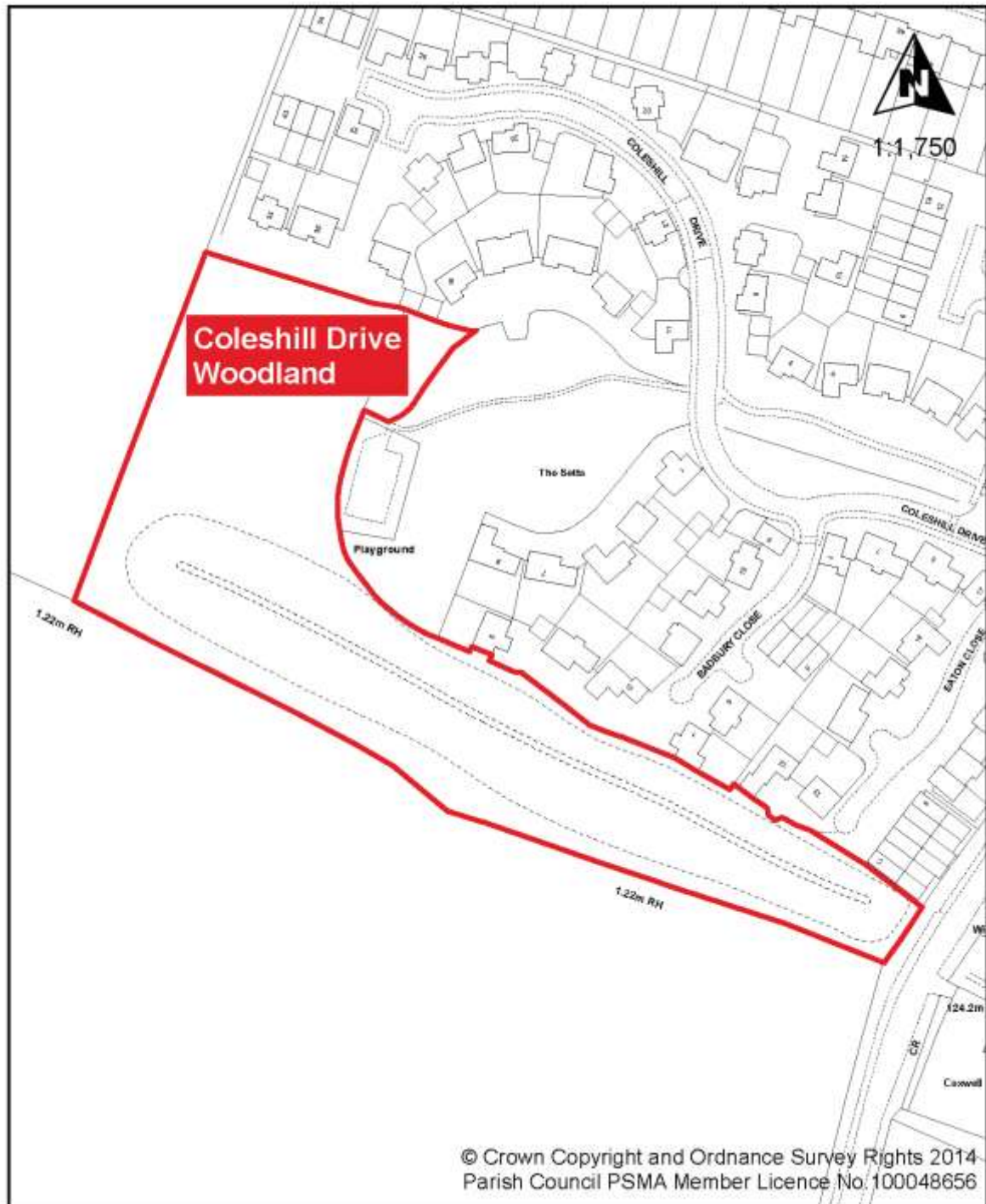


Figure CD2: Showing the boundary of the Coleshill Drive woodland.