

North Leigh Neighbourhood Development Plan

Appendix 6 – Local Green Spaces Assessment

Appendix 6A (LGS1)

Quicken Copse Green Space detailed assessment with reference to the Cotswold Toolkit for LGS

1. General Information

Name / location of site

Quicken Copse. Located off Green Lane/North Leigh Lane.

Site location plan

See attached plan. Coordinates 438086.84, 213353.06

Statutory designations

None



Organisation proposing site for designation

North Leigh Parish Council

Ownership of site

Privately owned by Wychwood Forest Trust Limited, Council Offices, Woodgreen, Witney OX28 1NG. Title number ON172750. (Land Registry information obtained November 2025.)

Is the owner aware of the potential designation? Do they support the designation?

Owner aware; awaiting response

2. Points 2.1 and 2.2 of the Cotswold Toolkit: Planning history

Is there currently a planning application for this site?

No.

Is the site allocated for development in the Local or Neighbourhood Plan?

No.

3. Point 3.2 of the Cotswold Toolkit: Is the proposed LGS an extensive tract of land?

Quicken Copse is a little under 3 acres and is not considered to be an extensive tract of land.

4. Point 3.3 of the Cotswold Toolkit: Is the site 'local in character'?

The site affords beautiful views of St Mary's church and the local countryside as well as providing a habitat for numerous local flora and fauna (see below). Quicken Copse was the vision of a local resident, Chris Groves, who bought the land in December 1994, prior to which it had been a hay meadow. He invited local residents to donate and plant trees and around 150 parishioners turned out to plant oaks and birches in November 1995. There are designated seating areas to sit and enjoy the peace, with one bench dedicated to the memory of the founder. The destruction of ancient, veteran and memorial trees in designated Local Green Spaces will not be supported without there being an exceptional public interest reason.

5. Point 5 of the Cotswold Toolkit: Is the site in close proximity to the community it serves?

The site sits at the north-western edge of the built area, directly accessible on foot from Green Lane which branches off New Yatt Road. It is within a few hundred meters of the last remaining pub in the village which could be considered the heart of North Leigh village. Access through the site is via gravel / dirt pathways.

The site is used daily by local dog walkers and nature lovers.

6. Point 6 of the Cotswold Toolkit: Evidence to show that the proposed site is 'demonstrably special to the local community'

96.9% of survey respondents agreed that Quicken Copse should be protected from further development.

Quicken Copse is a mixed deciduous woodland. Recently The Wychwood Forest Trust have become the keeper of it, after the landowner passed away, and they continue with the upkeep of The Copse.

It contains many bulbs and flowers, such as bluebells, wild daffodil, red campion, wild arum, stitchwort, wood anemone, winter aconite, grape hyacinth, snowdrops, violets, primrose, periwinkle, snakes head fritillary, ragged robin, to name but a few.

The Copse is now well established and accommodates wildlife with squirrels and owls (nesting boxes for the owls), blackbirds, blue tits, wrens, blackcap, chiffchaff, robin, crows, magpies, jays and the occasional deer walking through.

The Copse is fenced in because the owner wanted a secure space for walking dogs which many villagers have benefited over the years, with or without dogs!

7. Points 7 – 12 of the Cotswold Toolkit

For all the above reasons this LGS also satisfies Points 7, 9,10,11 and 12 of the Cotswold Toolkit:

Point 7 “particular local significance ... because of its beauty”

Point 8 “particular local significance ... because of its historic significance”

Point 9 “particular local significance ... because of its recreational value”

Point 10 “particular local significance ... because of its tranquillity”

Point 11 “particular local significance ... because of its wildlife”

Point 12 “particular local significance ... for any other reason”



View through the Copse



One of the seating areas



View of St Mary's church
from the end of the
Copse

Appendix 6B (LGS2)

Field west of Bridewell Close Green Space detailed assessment with reference to the Cotswold Toolkit for LGS

1. General Information

Name / location of site

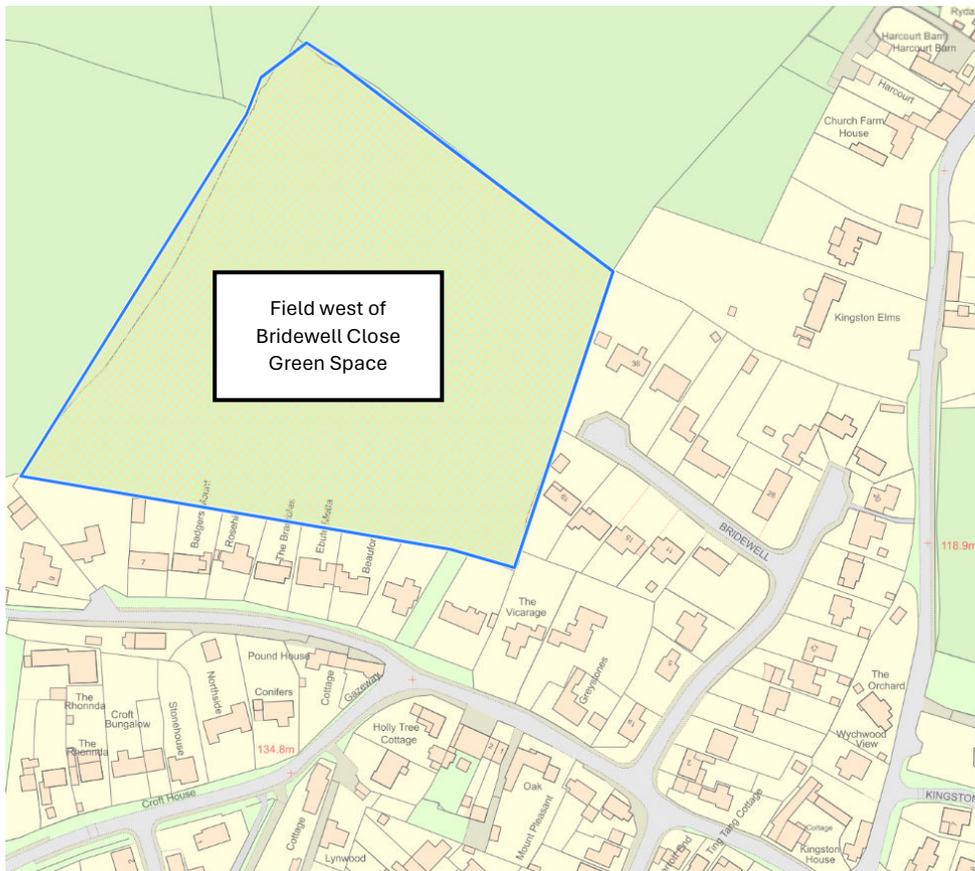
Field south of New Yatt Road and west of Bridewell Close.

Site location plan

See attached plan. Coordinates 1.4452, 51.8171

Statutory designations

None



Organisation proposing site for designation

North Leigh Parish Council

Ownership of site

Privately owned by Sarah Rose Tobin, Little Box Farm, Awre, Newham GL141ES. Title number ON351659. (Land Registry information obtained November 2025.)

Is the owner aware of the potential designation? Do they support the designation?

Owner aware; awaiting response

2. Points 2.1 and 2.2 of the Cotswold Toolkit: Planning history

Is there currently a planning application for this site?

No.

Is the site allocated for development in the Local or Neighbourhood Plan

No. However the landowner nominated this land in the 2004 WODC general Call for Sites; it has not been carried forward to the draft WODC 2041 Local Plan.

3. Point 3.2 of the Cotswold Toolkit: Is the proposed LGS an extensive tract of land?

The entire field is around 8 acres and is not an extensive tract of land.

4. Point 3.3 of the Cotswold Toolkit: Is the site 'local in character'?

The site is unique to the locality affording spectacular views of the church and the valley leading down to the river and across to the other side of the valley. The field is used by the landowner for grazing and hay making. The destruction of ancient, veteran and memorial trees in designated Local Green Spaces will not be supported without there being an exceptional public interest reason.

5. Point 5 of the Cotswold Toolkit: Is the site in close proximity to the community it serves?

The site sits on the northern edge of the main built area of North Leigh and is within a few metres of housing. It features two footpaths, one running diagonally across it in a north westerly direction (path number 312/29/30, Wychwood Circular Walk No 7) and the other at the eastern edge of the field running parallel to Church Road linking New Yatt Road to St Mary's churchyard (path number 312/26/20, Wychwood Circular Walk No 6). Both paths are well used by numerous residents of North Leigh on a daily basis, sometimes multiple times a day for dog walkers, as well as visitors to the area. The site can be accessed on foot from three or four different points depending on the direction of travel.

On the eastern side of the field is the ancient Barrett's Lane, a medieval hollow way. The hollow way marks the course of an ancient route from the present-day junction of New Yatt Road with Green Lane, running north and parallel to Church Road, and turning to meet Church Road close to the former Harcourt Arms.

The road is referred to in 18th and 19th century documents as Barrett's Lane. Today the hollow way is protected by areas of brambles but is clearly visible as a distinct sunken channel of about 80 cm in depth and 7 metres in width. This is an important element in the historical fabric of the village.

6. Point 6 of the Cotswold Toolkit: Evidence to show that the proposed site is 'demonstrably special to the local community'

The site is used daily by the local community for walking and general recreation and it has been used in this way for generations. Whilst not being specifically mentioned in the residents' survey this site was mentioned in the community feedback as a site that meant a lot to residents and should be included.

7. Points 7-12 of the Cotswold Toolkit

For the above reasons this site satisfies Points 7, 8, 9 and 10 of the Cotswold Toolkit.

Point 7 “of particular local significance ... because of its beauty”

Point 8 “particular local significance ... because of its historic significance”

Point 9 “of particular local significance ... because of its recreational value”

Point 10 “of particular local significance ... because of its tranquillity”



View north from public footpath accessing the field



180 degree view on entering the field



One of the two footpaths crossing the field looking towards Bridewell Close and the medieval hollow way on the right hand side.



Crossing the field on the diagonal footpath looking towards Wilcote



St Mary's Church from the diagonal field path



Barett's Lane, the medieval hollow way

Appendix 6C (LGS3)

Windmill Field Green Space detailed assessment with reference to the Cotswold Toolkit for LGS

1. General Information

Name / location of site

Windmill Field

Site location plan

See plan below. Coordinates: 438634.55, 212950.23

Statutory designations

None



Organisation proposing site for designation

North Leigh Parish Council

Ownership of site

Privately owned Alayna Ginnette Salter, 27 Old Gloucester Street, London WC1N 3AX. Title number ON300623. (Land Registry information obtained November 2025.)

Is the owner aware of the potential designation? Do they support the designation?

Owner aware; awaiting response

2. Points 2.1 and 2.2 of the Cotswold Toolkit: Planning history

Is there currently a planning application for this site?

No.

Is the site allocated for development in the Local or Neighbourhood Plan

No.

3. Point 3.2 of the Cotswold Toolkit: Is the proposed LGS an extensive tract of land?

North Leigh Windmill is a Grade II listed building and the Windmill Field itself is an approximately 0.66 acre field in which the windmill is located. This is not considered to be an 'extensive tract of land'. Along with Cuckamus Green the Windmill Field forms the only central green area in the Parish.

4. Point 3.3 of the Cotswold Toolkit: Is the site 'local in character'?

This site is intrinsic to the Parish and irreplaceable. With the windmill as its backdrop, the field and windmill have become symbols of the parish as described elsewhere in this Plan. Even the local football team has taken their name from the windmill.

5. Point 5 of the Cotswold Toolkit: Is the site in close proximity to the community it serves?

The Windmill Field sits at the very heart of the Parish and is a prominent local feature for everyone living in North Leigh and is highly visible to everyone passing through the village.

The Windmill field is in private ownership and access by the local community is currently blocked, however, in living memory this space has been used by locals for community events (please see images and descriptions below).

6. Point 6 of the Cotswold Toolkit: Evidence to show that the proposed site is 'demonstrably special to the local community'

In the Parish survey 298 out of 354 respondents agreed that the Windmill Field should be protected from development.

The site is integral to parish life occupying a central point of focus for everyone approaching North Leigh from the four main through-roads (Common Road, Park Road, Church Road and New Yatt Road).

Historically the Windmill field has been used for many local events such as community galas in the 1980s with processions, fancy dress competitions, stalls and events like martial arts

and BMX bike displays. Unfortunately it is currently overgrown and not accessible for such uses. Its current state is somewhat neglected, yet its importance was highlighted in the Community Survey, where residents expressed a strong desire for it to be restored and made available once again for community benefit.

The Character Assessment (page 12) further summarises the value of Windmill Field, stating:

“The particular value of the central village area derives from its historicity and by containing a green open space backed by the iconic Windmill at the intersection of the four main village roads. This provides a sense of open space, greenery, and history that is an essential element of the ‘feel’ of the village. A number of features of this part of the village also contribute to its very special feel and aesthetic. This is also demonstrated by the fact that the Tower Windmill is used on the logo/badges of both the Primary School and North Leigh Football Club. The open space spirit of [this character area] would be lifted considerably if something could be done to utilise the green space potential of Windmill Field and further renovate the Windmill itself to truly make it a village asset and something to be proud of.”

The local community would dearly like to have access to the Windmill Field once again to hold community events.

7. Points 7-11 of the Cotswold Toolkit

For all the reasons listed above this site satisfies Points 7, 8, 9 and 12 of the Cotswold Toolkit.

Point 7 “of particular local significance ... because of its beauty”

Point 8 “of particular local significance ... because of its historic significance”

Point 9 “of particular local significance ... because of its recreational value”

Point 12 “of particular local significance ... for any other reason”

GALA DAY.

Our Grand Gala day is on Saturday 13th August. in the Windmill field. The day will start with the FUN RUN of 6 + 3 miles at 11.am. from Cuckamus Green, anyone wishing to participate should be at the Green by 10.30. on the day, trophies will be awarded. The procession through the village starts at 12.30. led by the floats and the Penhill Corps of drums. We will be holding a kids fancy dress on the day, all children to be on the field by 12 noon to take part in the procession, prizes will be awarded to best fancy dress.

We have a variety of Arena Events including Chipping Norton Majorettes, Carterton Gymnasts, A world champion martial arts display by Clive Parkinson, A B.M.X. Display, Childrens sports, Northleigh Morris men, and a static Vintage motor cycle display, Stalls and side shows include Bouncy Castle, Aunt Sally & Bowls, cake and produce stalls etc.,

There will be an Open Pairs Darts competition on at the Masons Arms 1.pm. start with prize money of £100.

The Grand Raffle will take place on the Windmill field at about 5.15. We have a good selection of prizes. 1st.prize being £50. 2nd prize £20.

The evening's entertainment will be held at the Memorial Hall with a live group Timeless Moments & Disco provided by Toddys disco.

Bar B.Q. will be cooking all day and evening at the hall.

Please come along and enjoy this day and support your local Football Side.

----- J.Timms.

BULK SKIPS.

August 15th. Cuckamus Green.

Article from Parish
newsletter dated August
1981

NORTH LEIGH F.C. ANNUAL GALA - The rain "tipped down", but didn't stop the fun.

To be really successful, a gala needs a dry, sunny day. What North Leigh Football and Social Clubs got for their annual Gala on July 11th was what is known locally as "rain tipping down". The downpour notwithstanding, North Leigh folk gave to the event their usual loyal support. The rain set in with the start of the parade, an appropriate term, as they were almost afloat! As it would be on the rain-soaked day, it was one of the best parades of recent years. Thanks to Mat and Pauline of the Masons Arms, the Produce and Cake Stalls, the Raffle and the Spinning Jenny went on in the dry in the Skirted Alley. Outside the barbeque did a steady trade despite the disadvantage of a leaking tarpaulin which threatened to put out the fire. The Noodle stall popped in and out of the tub during the dry spells. Grateful thanks go to the Falconer who generously stayed all day waiting for a break in the weather to allow him to demonstrate his birds. The enthusiasm of participants in the Kook Out was heartening. The organisers report a small profit on the day but it was a poor return for all the planning, energy and time which went into staging this traditionally well-organised event.

The organisers offer thanks to all who came and went between the down-pours, and to all the helpers who performed their tasks with dry good humour. Finally, the item which should have come first in this report, a warm "Thank you" to Mrs. Christina Smith, proprietress of the Windmill Stores, for allowing the Football Club to use the Windmill field.

GALA DAY RAFFLE PRIZE WINNERS

Prize	Donated By	Winner and No.
£100	N.L.F.C.	D. Brewer 000075
Meal for two	Cliff & Sandra Townsend	K. Palfreyman 000774
Car Vacuum Cleaner	Geoff Povah	Val Bette 000771
Basket Fruit	M. and R. Goodman	P. Higg 000760
Bottle Whisky	D.P. Glass & Glazing	Delridge 000741
Crystal Glasses	B. & M. Norton	D. Townsend 000738
1/2 bot. Bacardi	D. Gough	J. Aston 000701
Pruners & Shears	Garden Centre N.L.	K. Hollifield 000695
Bottle Vodka	Ray Smith	M. White 000675
£10 voucher	Bowma Garage	C. Woodruff 000671
Bottle sherry	Dave Geaney	S.L. Harris 000666
Puzzle	N.L. Post Office	J. Goodson 000646
£5 voucher	Windmill Centre	Molly Pearson 000634
1/2 bot. Vodka	Pete Dix	A. Dixey 000626
Chicken	Angi and Maurice	S. Duns 000628
Tie and Scarf	The Old Vicarage	P. Prulley 000627
Calculator	Wayne Keaton	M. Townsend 000625
Bottle Wine	C. Cadwallader	R. Collins 000620
Roll	Verity Paulkes	C. Hill 000618
Bottle Gin	Shep	J. Cleaver 000609
Crystal Glass	Pete & J. King	A. Roper 000608
12 Biscuits	Nigel & A. Cooper	J. Todge 000608
Bottle Wine	C. Cadwallader	I. O'Connell 000604
Garden Sprayer	Lawn Mower Centre	D. Palfreyman 000602
1/2 bot. Whisky	Julie Couling	D. Groves 000596
£5 voucher	Windmill Centre	R. Huston 000596
Bottle Whisky	F. & M. Hazell	R. Townsend 000595
10	Vice President	M. Smith 000593
Bottle Wine	Andrew Niny	S. Williams 000593
12 Biscuits	N. and A. Cooper	S. Groves 000591
Bottle Wine	Debby Palfreyman	D. Davies 000590
Bottle Wine	Smith & Gunn	J. Aston 000587
100m Freshener & Holder	The Cage, Witney	C. Fletcher 000585

Article from Parish
newsletter dated July
1981



Young people taking part in the Gala, 1981



Young people taking part in the Gala, 1981



Young people taking part in the Gala, 1981



The Windmill and field in about 1930



The Windmill and field in
1885

Appendix 6D (LGS4)

Cuckamus Green Green Space detailed assessment with reference to the Cotswold Toolkit for LGS

1. General Information

Name / location of site

Cuckamus Green. Located towards the northern end of Common Road, on the west side of that road, diagonally opposite numbers 13-17 Common Road.

Site location plan

See attached plan. Coordinates 438595.10, 212882.31

Statutory designations

None



Organisation proposing site for designation
North Leigh Parish Council

Ownership of site

North Leigh Parish Council (NLPC is the owner of the common land, but is applying for the Land Registry document). (Land Registry information obtained November 2025.)

Is the owner aware of the potential designation? Do they support the designation?

Owner aware; awaiting response

2. Points 2.1 and 2.2 of the Cotswold Toolkit: Planning history

Is there currently a planning application for this site?

No.

Is the site allocated for development in the Local or Neighbourhood Plan?

No.

3. Point 3.2 of the Cotswold Toolkit: Is the proposed LGS an extensive tract of land?

Cuckamus Green is a small piece of land measuring approximately a third of an acre and is not considered to be an extensive tract of land.

4. Point 3.3 of the Cotswold Toolkit: Is the site 'local in character'?

Cuckamus Green is located at the heart of North Leigh village a few metres from the village pub and the Windmill Field. It was formerly the site of the village pond and has been central to village life for hundreds of years. It gets its name from the village ducking stool also known as cucking stools. Earliest written records of this space date back to the thirteenth century. In this sense it is very much local in character despite it being a relatively featureless flat, roughly triangular area of grass surrounded by trees on two sides. The destruction of ancient, veteran and memorial trees in designated Local Green Spaces will not be supported without there being an exceptional public interest reason.

5. Point 5 of the Cotswold Toolkit: Is the site in close proximity to the community it serves?

As described above it is central to the built area and within easy walking distance of all of North Leigh.

6. Point 6 of the Cotswold Toolkit: Evidence to show that the proposed site is 'demonstrably special to the local community'

Over 95% of survey respondents agreed that Cuckamus Green should be protected from further development.

It is the only accessible flat piece of grassland where young children can enjoy a kickabout, dogs can be exercised and residents can relax in the outdoors on one of the memorial benches. Bordering the busy Common Road as it does, and being open on all sides, it is unfortunately not big enough for older children to play football or other ball games. It is the location of the parish Christmas Tree and the tree lighting ceremony and it has been used by the local community for other events – for example in 2025 the Parish Council gave permission for the Gospel Hall to erect a marquee and hold a multi-day event on the Green.

This space is used annually by community groups as the assembly point for Remembrance Day commemorations.

7. Points 7 – 12 of the Cotswold Toolkit

For all the above reasons this LGS also satisfies Points 8, 9,10 and 12 of the Cotswold Toolkit:

Point 8 “particular local significance ... because of its historic significance”

Point 9 “particular local significance ... because of its recreational value”

Point 10 “particular local significance ... because of its tranquillity”

Point 12 “particular local significance ... for any other reason”



Cuckamus Green with Common Road on the right-hand side



The green showing the expanse of flat grass with Common Road running north to south in the foreground



View looking south from the corner of Heath Lane showing the two memorial benches

Appendix 6E (LGS5)

Land west / south-west of Akerman Road Green Space detailed assessment with reference to the Cotswold Toolkit for LGS

1. General Information

Name / location of site

Marlborough Gardens – grassed area to west of the houses

Site location plan

See attached plan. Coordinates: 438832.73, 212602.98

Statutory designations

None



Organisation proposing site for designation

North Leigh Parish Council

Ownership of site

Backhouse (North Leigh) Limited, DAC Beachcroft LLP, Portwall Place, Portwall Lane, Bristol BS1 6NA. Title number ON311901. (Land Registry information obtained November 2025.)

Is the owner aware of the potential designation? Do they support the designation?

Owner aware; awaiting response

2. Points 2.1 and 2.2 of the Cotswold Toolkit: Planning history

Is there currently a planning application for this site?

No, however there is approved planning permission for 55 new houses just to the west of the proposed green space.

Is the site allocated for development in the Local or Neighbourhood Plan

No.

3. Point 3.2 of the Cotswold Toolkit: Is the proposed LGS an extensive tract of land?

This space measures approximately 1.36 acres and is not an extensive tract of land.

4. Point 3.3 of the Cotswold Toolkit: Is the site 'local in character'?

The site is an integral feature of the new housing developments and provides a habitat for wildflowers, wildlife and insects as well as being a valuable space for community engagement and exercise.

5. Point 5 of the Cotswold Toolkit Is the site in close proximity to the community it serves?

The site is centrally located in the Marlborough Gardens development and is the green focal point when approaching the development from the entry road (Akeman Road). It is located to the west of the houses and is within very close proximity to all the houses in the development (as well as houses on Windmill Road via the access path alongside the small playground). When the new houses to the west of this site are built (see above) it will form a green buffer between the two developments whilst being used equally by all residents in the immediate area. The local community wish to ensure that this space remains a green buffer and cannot be used for any future development. The destruction of ancient, veteran and memorial trees in designated Local Green Spaces will not be supported without there being an exceptional public interest reason.

6. Point 6 of the Cotswold Toolkit: Evidence to show that the proposed site is 'demonstrably special to the local community'

The site is used by residents of Marlborough Gardens and the roads immediately around it (eg Windmill Road) for recreation, dog walking and general exercise. It is accessible via hard surface walkways and it is the only sizeable space for exercise immediately available to these residents without walking to the Adventure Playground; those living in the Marlborough Gardens development in particular are somewhat isolated by the A4095 to the south as the A road does not have pedestrian facilities and is far too dangerous to walk on so this space is particularly precious to them.

7. Points 7-12 of the Cotswold Toolkit

For the above reasons this site satisfies Points 7, 9, 10,11 and 12 of the Cotswold Toolkit.

Point 7 “of particular local significance ... because of its beauty”

Point 9 “of particular local significance ... because of its recreational value”

Point 10 “of particular local significance ... because of its tranquillity”

Point 11 “of particular local significance ... because of its wildlife”

Point 12 “of particular local significance ... for any other reason”



One of the hard surface walkways through the space.





Abundant wildflowers
and a peaceful haven
for reflection



Appendix 6F (LGS6)

Land south of Akeman Road Green Space detailed assessment with reference to the Cotswold Toolkit for LGS

1. General Information

Name / location of site

Marlborough Gardens – grassed area to west of the houses

Site location plan

See attached plan. Coordinates: 438973.26, 212619.24

Statutory designations

None



Organisation proposing site for designation

North Leigh Parish Council

Ownership of site

Backhouse (North Leigh) Limited, DAC Beachcroft LLP, Portwall Place, Portwall Lane, Bristol BS1 6NA. (Land Registry information obtained November 2025.)

Is the owner aware of the potential designation? Do they support the designation?

Owner aware; awaiting response

2. Points 2.1 and 2.2 of the Cotswold Toolkit: Planning history

Is there currently a planning application for this site?

No.

Is the site allocated for development in the Local or Neighbourhood Plan

No.

3. Point 3.2 of the Cotswold Toolkit: Is the proposed LGS an extensive tract of land?

This space measures approximately 0.5 acres and is not an extensive tract of land.

4. Point 3.3 of the Cotswold Toolkit: Is the site 'local in character'?

The site is an integral feature of the Marlborough Gardens development and provides a useful buffer between the houses numbered 14 and 8 as well as being a valuable space for community engagement and exercise. The destruction of ancient, veteran and memorial trees in designated Local Green Spaces will not be supported without there being an exceptional public interest reason.

5. Point 5 of the Cotswold Toolkit Is the site in close proximity to the community it serves?

The site is centrally located in the Marlborough Gardens development. It is within a very short walk of all the houses in this development

6. Point 6 of the Cotswold Toolkit: Evidence to show that the proposed site is 'demonstrably special to the local community'

The site is used by residents of Marlborough Gardens and the roads immediately around it for general exercise and communal events. It is accessible via hard surface walkways. The space has been used for a welcome event for all the new residents as well as for a Jubilee party, children's outdoor parties and community barbeques. The value of this land to local inhabitants is therefore very special.

7. Points 7-12 of the Cotswold Toolkit

For the above reasons this site satisfies Points 9, and 12 of the Cotswold Toolkit.

Point 9 "of particular local significance ... because of its recreational value"

Point 12 "of particular local significance ... for any other reason"



Image showing the location of this LGS between the built houses



Image showing the location of this LGS between the built houses



Image showing the location of this LGS between the built houses and walkways

Appendix 6G (LGS7)

Area around North Leigh Adventure Playground Green Space detailed assessment with reference to the Cotswold Toolkit for LGS

1. General Information

Name / location of site

Adventure Playground and surrounding area. Located south of Windmill Road / Ladywell Close.

Site location plan

See attached plan. Coordinates 439093.75, 212754.31

Statutory designations

None



Organisation proposing site for designation

North Leigh Parish Council

Ownership of site

West Oxfordshire District Council, Wood Green, Witney OX28 1NB. (Land registry information obtained November 2025.)

Is the owner aware of the potential designation? Do they support the designation?

Owner aware; awaiting response

2. Points 2.1 and 2.2 of the Cotswold Toolkit: Planning history

Is there currently a planning application for this site?

No, but It is intended to improve the site once NLPC has leased it.

Is the site allocated for development in the Local or Neighbourhood Plan?

No.

3. Point 3.2 of the Cotswold Toolkit: Is the proposed LGS an extensive tract of land?

The entire space is around 2.3 acres and is not an extensive tract of land.

4. Point 3.3 of the Cotswold Toolkit: Is the site 'local in character'?

The Adventure Playground is used by older age children for general recreation and exercise, road biking etc. It comprises an undulating field of grass surrounded by trees and hedges with, currently, limited play equipment. The destruction of ancient, veteran and memorial trees in designated Local Green Spaces will not be supported without there being an exceptional public interest reason.

5. Point 5 of the Cotswold Toolkit: Is the site in close proximity to the community it serves?

The site is very close to local housing, as shown in the images below, and easily accessible on foot and by bike to most families in the village of North Leigh. The entrance to the site is a narrow lane between houses on Ladywell Close and once onto the playground field visitors can roam freely.

6. Point 6 of the Cotswold Toolkit: Evidence to show that the proposed site is 'demonstrably special to the local community'

Over 86% of survey respondents agreed that the Adventure Playground should be protected from further development demonstrating the strength of local feeling with regards to its importance to the local community.

7. Points 7 – 12 of the Cotswold Toolkit

For all the above reasons this LGS also satisfies Points 9, and 12 of the Cotswold Toolkit:

Point 9 "particular local significance ... because of its recreational value"

Point 12 "particular local significance ... for any other reason"



The existing
playground
entrance



Wide view of the whole LGS



Proximity to
the built area



The play
equipment
at the

Appendix H (LGS8)

West Grove Green Space detailed assessment with reference to the Cotswold Toolkit for LGS

1. General Information

Name / location of site

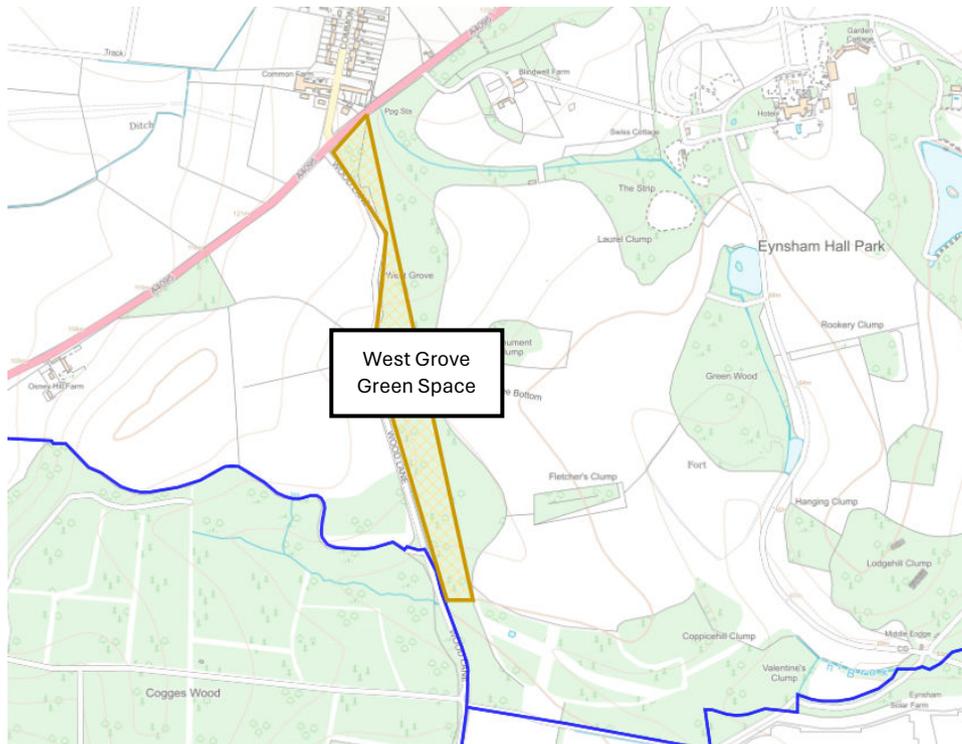
Narrow strip of woodland south of A4095 between Eynsham Hall (Estelle Manor) and Osney Hill Farm, known as West Grove.

Site location plan

See attached plan. Coordinates 438660.1874, 211730.1206

Statutory designations

None



Organisation proposing site for designation

North Leigh Parish Council

Ownership of site

Epe No 1 Ltd, 45 Gresham Street, London EC2V 7BG , Epe No. 2 Ltd , 45 Gresham Street, London EC2V 7BG 20 Old Bailey, London EC4M 7AN. Title number ON328014. (Land Registry information obtained November 2025.)

Is the owner aware of the potential designation? Do they support the designation?

Owner aware; awaiting response

2. Points 2.1 and 2.2 of the Cotswold Toolkit: Planning history

Is there currently a planning application for this site?

No. However the landowner nominated land immediately to the west of this site in the 2004 WODC general Call for Sites; it has not been carried forward to the draft WODC 2041 Local Plan.

Is the site allocated for development in the Local or Neighbourhood Plan

No.

3. Point 3.2 of the Cotswold Toolkit: Is the proposed LGS an extensive tract of land?

The entire strip of woodland is around 20 acres. Based on CPRE research this falls within the parameters of land elsewhere designated as LGS ([Feb-2022_CPRE_Local-Green-Spaces-full-report-1.pdf](#)):

“Analysis of this selection of LGSs revealed an average size of 1.8 hectares (ha) and a median size of 0.6ha. Sizes vary greatly across this selection, ranging from as much as 46.5ha to as little as 0.001ha (or 10m2). This indicates that what constitutes an area of green space that is ‘not an extensive tract of land’ (see paragraph 102 of the NPPF) has remained relatively open to local interpretation.”

4. Point 3.3 of the Cotswold Toolkit: Is the site ‘local in character’?

The site is designated as ancient woodland by Parish Online. West Grove woods comprises a canopy of mature broad-leaved trees such as beech and ash that arch overhead, with understorey shrubs like hazel and spindle adding depth to the woodland. On the ground there is subtle but rich flora, including carpets of bluebells and dog's-mercury in spring, alongside mosses and woodland grasses that thrive in the dappled light between trunk and leaf. In winter the footpath becomes very muddy but this does not seem to deter dog walkers and ramblers. The destruction of ancient, veteran and memorial trees in designated Local Green Spaces will not be supported without there being an exceptional public interest reason.

5. Point 5 of the Cotswold Toolkit: Is the site in close proximity to the community it serves?

The site sits on the southern edge of the main built area of North Leigh and is within a few metres of local housing, albeit on the opposite side of the A4095 to the main built settlement. It has a footpath at its western edge running perpendicular to the A4095 in a southerly direction. This path is not only used by residents of North Leigh but by many people from outside the parish who park in the layby at the entrance to the woods and exercise themselves and/or their dogs.

6. Point 6 of the Cotswold Toolkit: Evidence to show that the proposed site is ‘demonstrably special to the local community’

94.6% of survey respondents agreed that this stretch of woodland should be protected from development. The site is used daily by the local community for walking, dog walking and for exploring the richness of nature found in the woods with its wide range of tree varieties,

wildflowers, squirrels, deer of various species and a wide range of birdlife. The woodlands fall into Natural England's Green Infrastructure Framework.

7. Points 7-12 of the Cotswold Toolkit

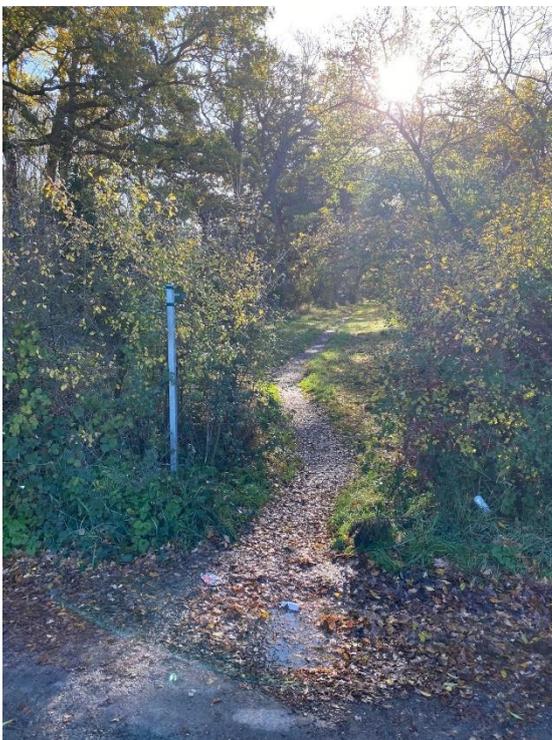
For the above reasons this site satisfies Points 7, 9, 10 and 11 of the Cotswold Toolkit.

Point 7 "of particular local significance ... because of its beauty"

Point 9 "of particular local significance ... because of its recreational value"

Point 10 "of particular local significance ... because of its tranquillity"

Point 11 "of particular local significance ... because of its wildlife"



Entrance to the woods from A4095



View south on first entering the footpath at the western edge of the woods



Mixed native woodland and wildlife habitat



Mixed native woodland and wildlife habitat



Mixed native woodland and wildlife habitat

Appendix 6I (LGS9)

River Evenlode Meadow Green Space detailed assessment with reference to the Cotswold Toolkit for LGS

1. General Information

Name / location of site

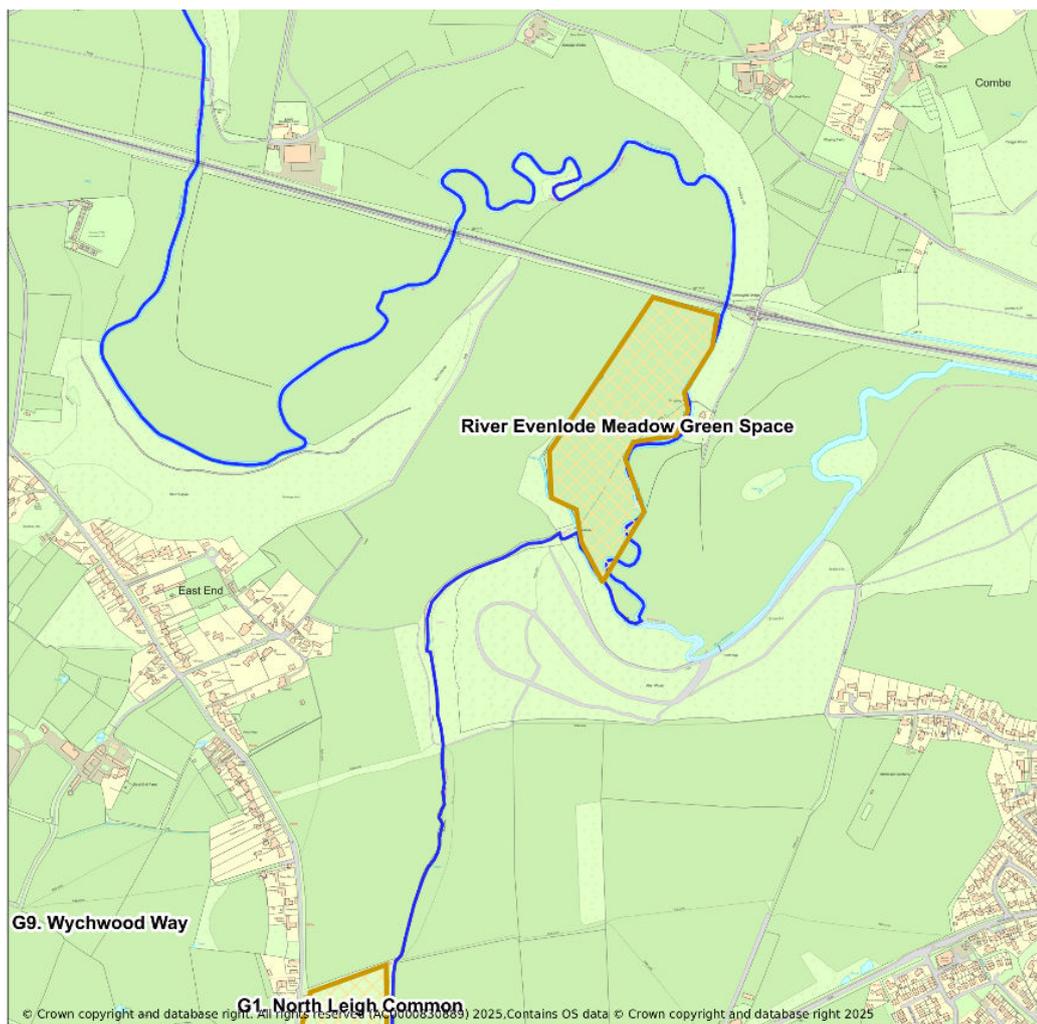
River Evenlode Meadow and sand bank south of the railway line and north of Sturt Copse. Also known as the Beach Field.

Site location plan

See attached plan. Coordinates 440653.71, 215071.01

Statutory designations

None



Organisation proposing site for designation

North Leigh Parish Council

Ownership of site

VANBRUGH TRUSTEES LIMITED and VANBRUGH TRUSTEES NO 2 LIMITED, The Estate Office, Blenheim Palace, Woodstock, Oxon OX20 1PP, Messrs Withers LLP (reference PJD/AHL/1n57945.5) of 16 Old Bailey, London EC4M 7EG DX160, London/Chancery Lane as trustees of the Vanbrugh Unit Trust. (Land Registry information obtained November 2025.)

Is the owner aware of the potential designation? Do they support the designation?

Owner aware; awaiting response

2. Points 2.1 and 2.2 of the Cotswold Toolkit: Planning history

Is there currently a planning application for this site?

No.

Is the site allocated for development in the Local or Neighbourhood Plan

No.

3. Point 3.2 of the Cotswold Toolkit: Is the proposed LGS an extensive tract of land?

The site measures approximately 17 acres. Based on CPRE research this falls within the parameters of land elsewhere designated as LGS ([Feb-2022 CPRE Local-Green-Spaces-full-report-1.pdf](#)):

“Analysis of this selection of LGSs revealed an average size of 1.8 hectares (ha) and a median size of 0.6ha. Sizes vary greatly across this selection, ranging from as much as 46.5ha to as little as 0.001ha (or 10m²). This indicates that what constitutes an area of green space that is ‘not an extensive tract of land’ (see paragraph 102 of the NPPF) has remained relatively open to local interpretation.”

4. Point 3.3 of the Cotswold Toolkit: Is the site ‘local in character’?

The site is unique to the locality featuring a bend in the River Evenlode with a sandy bank central to the space. The local views along the river front and up towards Combe are completely unique and non-replicable. The countryside, flora and fauna are uniquely special to this place and abundant. The field is used by the landowner for grazing and hay making. It regularly floods in winter. It is in very close proximity to an area of SSI and therefore in an Impact Risk Zone. It also falls partly with Natural England’s Accessible Greenspace Standard (AGS). The destruction of ancient, veteran and memorial trees in designated Local Green Spaces will not be supported without there being an exceptional public interest reason.

5. Point 5 of the Cotswold Toolkit: Is the site in close proximity to the community it serves?

The site sits away from the main built areas however it has a footpath running across it (path number 312/13/10) that is well used by residents of North Leigh and East End (as well as Combe). It is a go-to place for dog walkers, ramblers and nature lovers and has been as long as anyone living can remember. The path provide access to the river and on to Combe.

6. Point 6 of the Cotswold Toolkit: Evidence to show that the proposed site is ‘demonstrably special to the local community’

The site is used daily by the local community for walking, general recreation and in summer, paddling in the river and picnicking. It has been used in this way for generations.

7. Points 7-12 of the Cotswold Toolkit

For the above reasons this site satisfies Points 7, 9, 10 and 11 of the Cotswold Toolkit.

Point 7 “of particular local significance ... because of its beauty”

Point 9 “of particular local significance ... because of its recreational value”

Point 10 “of particular local significance ... because of its tranquillity”

Point 11 “of particular local significance ... because of its wildlife”



The riverside sand bank
that gives the field its
local name





Lush, flat meadow
showing footpath
following the river bank



Looking across the field
south west towards
gate into Abel Woods

Appendix 6J (LGS10) Area around Shakenoak Roman Villa detailed assessment with reference to the Cotswold Toolkit for LGS

1. General Information

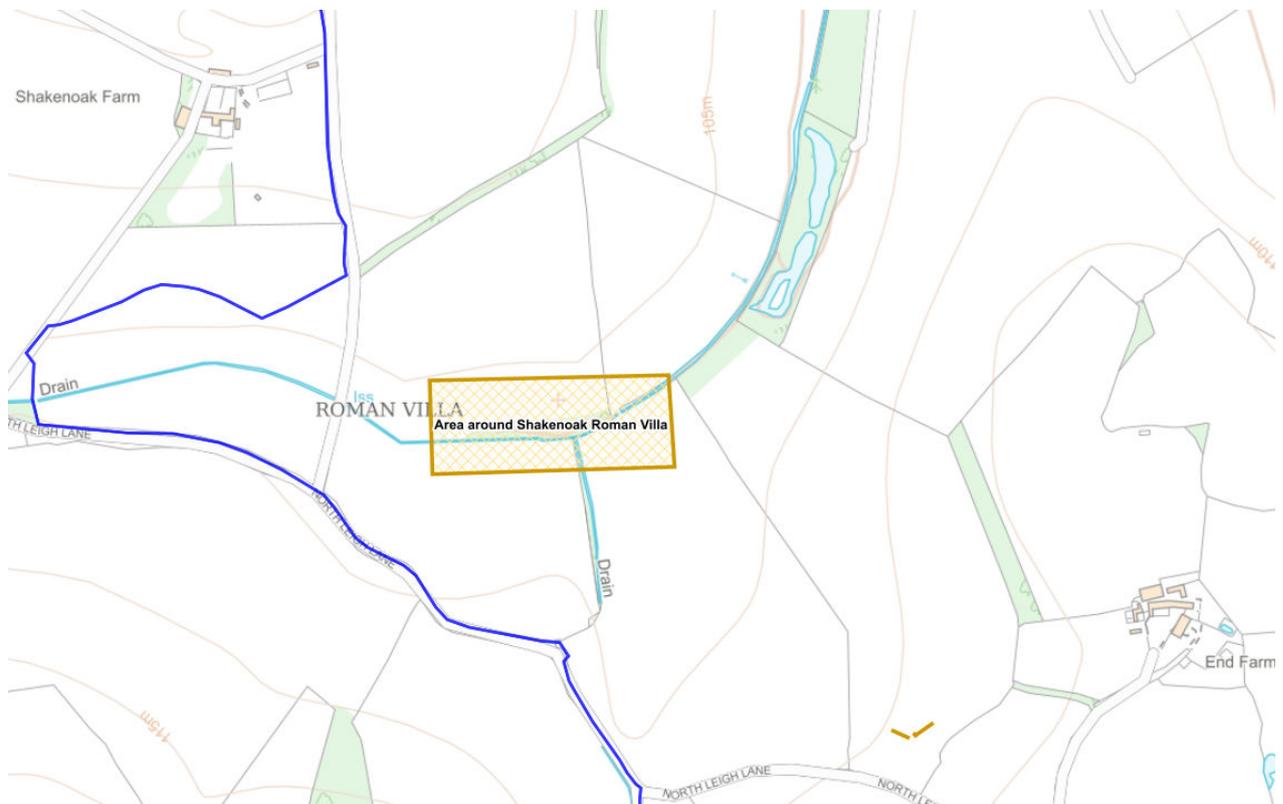
Fields surrounding Shakenoak Roman Villa

Site location plan

See attached plan. Coordinates 437401.65, 213862.48

Statutory designations

None



Organisation proposing site for designation

North Leigh Parish Council

Ownership of site

Richard Arnold Willis, Andrew Mackinnon, David William Robert Cecil, The Estate Office, Swinbrook Farms, South Farm, Swinbrook, Burford OX18 4EN. Title number ON260104. (Land Registry information obtained November 2025.)

Is the owner aware of the potential designation? Do they support the designation?

Owner aware; awaiting response

Rationale for additional designation

Whilst the site of the villa is itself a scheduled monument the land around the villa, visible from the public footpaths is not believed to be explicitly protected and therefore additionally designating this land as a LGS will afford extra protection to the wider area.

2. Points 2.1 and 2.2 of the Cotswold Toolkit: Planning history

Is there currently a planning application for this site?

No.

Is the site allocated for development in the Local or Neighbourhood Plan

No.

3. Point 3.2 of the Cotswold Toolkit: Is the proposed LGS an extensive tract of land?

The site measures approximately 5.9 acres.

4. Point 3.3 of the Cotswold Toolkit: Is the site 'local in character'?

Whilst the site appears very ordinary, as it is simply an agricultural field surrounded by trees, it hides important hidden Roman remains and detailed information about its ancient past can be found here: <https://www.roman-britain.co.uk/places/shakenoak-roman-farm/>

“Roman villa complex and a Saxon settlement and cemetery extensively excavated in the 1960s and 1970s at Shakenoak Farm. It was built in the later years of the first century AD is the only example known in Britain of an inland fish-farm. The villa was a corridor type with later alterations. The fish-farm prospered for over a century. Three fishponds were dug, the water retained by oak timbers. The flow between the small breeding pool, the main pool and the holding pool by the exit to the farm was controlled by timber valves.

Second century additions include a bath-house and aisled barn. By the third century an enclosure wall had been built and the bath house had been converted into an agricultural building. Some of the other complex buildings had been altered or demolished. The complex had been abandoned circa 420 AD.”

In some ways the choice of location is very similar to Shakenoak's more famous sister Roman Villa at East End as it was located just above a small river that today has become an even smaller stream. Both villas are within a short walk of Akeman Street, the Roman road that connects to the Fosse Way and other Roman roads.

This field around the site of the villa is ring fenced with public footpaths and bridleways on all sides and it is therefore very visible to the local community. The destruction of ancient, veteran and memorial trees in designated Local Green Spaces will not be supported without there being an exceptional public interest reason.

5. Point 5 of the Cotswold Toolkit: Is the site in close proximity to the community it serves?

Residents of New Yatt, Wilcote and North Leigh can all access this area on foot, bike or horseback.

6. Point 6 of the Cotswold Toolkit: Evidence to show that the proposed site is ‘demonstrably special to the local community’

The site is used daily by the local community for walking, horse riding and dog walking and is cherished for its peacefulness and wildlife / flora.

7. Points 7-12 of the Cotswold Toolkit

For the above reasons this site satisfies Points 7, 8, 9, 10 and 11 of the Cotswold Toolkit.

Point 7 “of particular local significance ... because of its beauty”

Point 8 “of particular local significance...because of its historic significance”

Point 9 “of particular local significance ... because of its recreational value”

Point 10 “of particular local significance ... because of its tranquillity”

Point 11 “of particular local significance ... because of its wildlife”



Looking east across the field from the track running north-south on the western edge



The public track at the northern side of the space



Looking south towards the stream that runs in front of the trees in the distant



Looking north-west from the stream – probably the closet view of where the villa would have actually been located

Appendix 6K (LGS11) Area around North Leigh Roman Villa

detailed assessment with reference to the Cotswold Toolkit for LGS

1. General Information

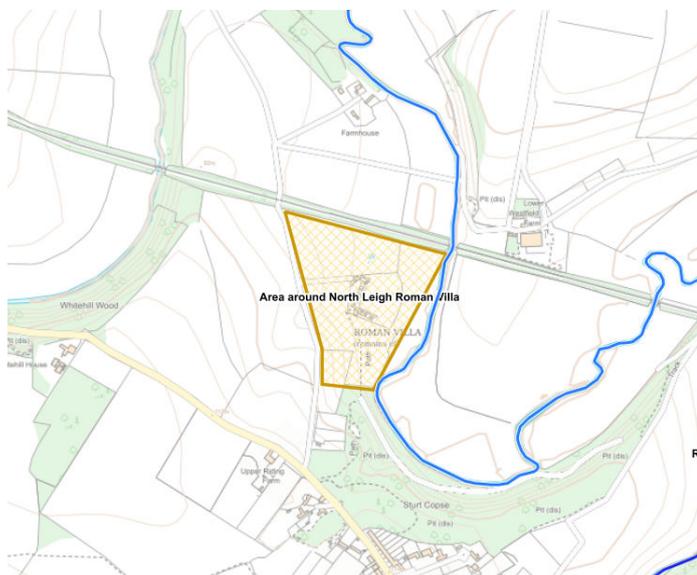
Fields surrounding North Leigh Roman Villa

Site location plan

See attached plan. Coordinates 439667.33, 215431.29

Statutory designations

None



Organisation proposing site for designation

North Leigh Parish Council

Ownership of site

VANBRUGH TRUSTEES LIMITED and VANBRUGH TRUSTEES NO 2 LIMITED, The Estate Office, Blenheim Palace, Woodstock, Oxon OX20 1PP, Messrs Withers LLP (reference PJD/AHL/1n57945.5) of 16 Old Bailey, London EC4M 7EG DX160, London/Chancery Lane as trustees of the Vanbrugh Unit Trust. Title number ON52566. (Land Registry information obtained November 2025.)

Is the owner aware of the potential designation? Do they support the designation?

Owner aware; awaiting response

Rationale for additional designation

The site of the villa itself is a monument operated and maintained by English Heritage. However, the land around the villa, accessible by public footpaths is not believed to be explicitly protected and therefore additionally designating this land as a LGS will afford extra protection to the wider area.

2. Points 2.1 and 2.2 of the Cotswold Toolkit: Planning history

Is there currently a planning application for this site?

No.

Is the site allocated for development in the Local or Neighbourhood Plan

No.

3. Point 3.2 of the Cotswold Toolkit: Is the proposed LGS an extensive tract of land?

The site measures approximately 21 acres. Based on CPRE research this falls within the parameters of land elsewhere designated as LGS ([Feb-2022 CPRE Local-Green-Spaces-full-report-1.pdf](#)):

“Analysis of this selection of LGSs revealed an average size of 1.8 hectares (ha) and a median size of 0.6ha. Sizes vary greatly across this selection, ranging from as much as 46.5ha to as little as 0.001ha (or 10 m²). This indicates that what constitutes an area of green space that is ‘not an extensive tract of land’ (see paragraph 102 of the NPPF) has remained relatively open to local interpretation.”

4. Point 3.3 of the Cotswold Toolkit: Is the site ‘local in character’?

North Leigh’s Roman Villa, along with its disused windmill, is one of the most renowned features of this locality and many visitors from outside the area stop by to visit the Roman villa. Local people volunteer to help on ‘Open Days’ when the mosaic room is open to the public. It remains the only visible and visitable Roman building in Oxfordshire. It is located close to the river and at the foot of Sturt Copse. The destruction of ancient, veteran and memorial trees in designated Local Green Spaces will not be supported without there being an exceptional public interest reason.

5. Point 5 of the Cotswold Toolkit: Is the site in close proximity to the community it serves?

Residents of East End, Stonesfield and North Leigh can all access this area on foot, bike or horseback using the well-made track from the roadside (track number 312/1/30, with a right turn onto 312/3a/10) or, for the more adventurous, through the steeply banked Sturt Copse woods adjacent to the road (path number 312/3/30). Visitors from the Stonesfield area approach across well-trodden field footpaths.

6. Point 6 of the Cotswold Toolkit: Evidence to show that the proposed site is ‘demonstrably special to the local community’

The site is used daily by the local community for walking, horse riding and dog walking and is cherished for its peacefulness and wildlife / flora. Locals are proud to have in their parish a site of such historical importance and one that in a small way puts North Leigh ‘on the map’.

7. Points 7-12 of the Cotswold Toolkit

For the above reasons this site satisfies Points 7, 8, 9, 10 and 11 of the Cotswold Toolkit.

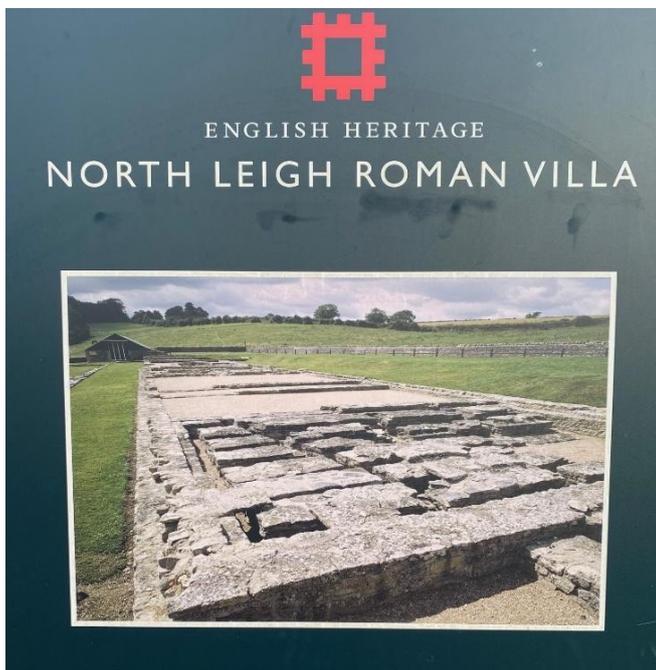
Point 7 “of particular local significance ... because of its beauty”

Point 8 “of particular local significance...because of its historic significance”

Point 9 “of particular local significance ... because of its recreational value”

Point 10 “of particular local significance ... because of its tranquillity”

Point 11 “of particular local significance ... because of its wildlife”



The English Heritage sign welcoming visitors



Wide view of the villa and surrounding countryside; the villa is a little to the left of centre



View of the villa and surrounding countryside from the track, looking north



The ruins, looking south



The ruins, looking north



Remainder of the site with ruins covered over.

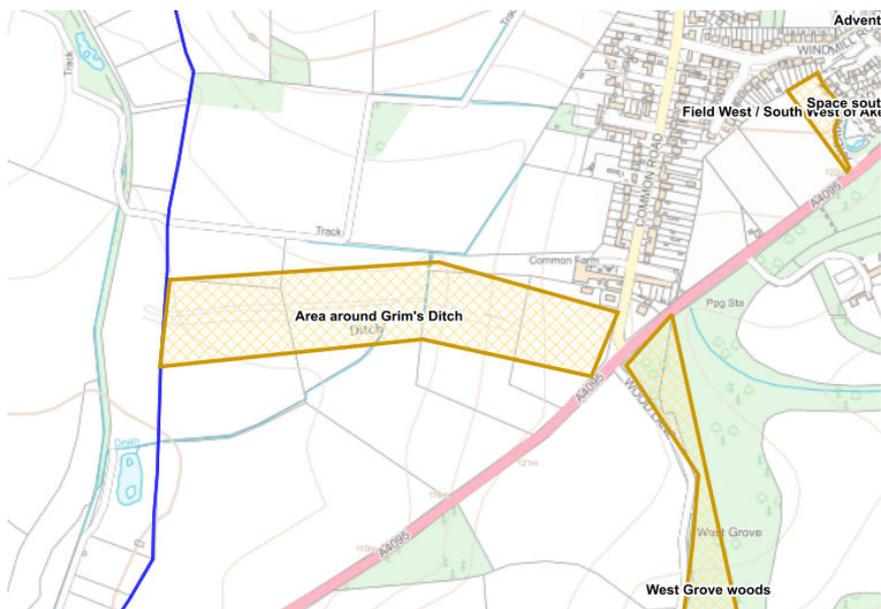
Appendix 6L (LGS12) Area around Grims Ditch detailed assessment with reference to the Cotswold Toolkit for LGS

1. General Information

Land around Grims Ditch Ancient Monument

Site location plan

See attached plan. Coordinates 438120.36, 212269.74



Statutory designations

The ditch itself is a listed Ancient Monument but the extent of the listing only includes a 2 metre boundary around the archaeological features.

Organisation proposing site for designation

North Leigh Parish Council

Ownership of site

David James Webb, Common Farm, North Leigh, Witney OX29 6RE. Title numbers ON311903 and ON174231. (Land Registry information obtained November 2025.)

Is the owner aware of the potential designation? Do they support the designation?

Owner aware; awaiting response

Additional designation

Grims Ditch itself is an ancient monument and thereby already has a good level of protection. This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended, as the Secretary of State deemed it to be of national importance. However, recent housing development proposals for this area have not

respected the full extent of the area of the ditch and its surroundings. Therefore it is proposed that an area around the ditch should be designated as a LGS in order to provide extra protection to the wider area. The destruction of ancient, veteran and memorial trees in designated Local Green Spaces will not be supported without there being an exceptional public interest reason.

2. Points 2.1 and 2.2 of the Cotswold Toolkit: Planning history

Is there currently a planning application for this site?

Yes, in part. Lioncourt Strategic Land Limited has submitted an application for outline permission for up to 115 homes in the vicinity of this site.

Is the site allocated for development in the Local or Neighbourhood Plan

No.

3. Point 3.2 of the Cotswold Toolkit: Is the proposed LGS an extensive tract of land?

The site measures approximately 22.5 acres. Based on CPRE research this falls within the parameters of land elsewhere designated as LGS ([Feb-2022_CPPE_Local-Green-Spaces-full-report-1.pdf](#)):

“Analysis of this selection of LGSs revealed an average size of 1.8 hectares (ha) and a median size of 0.6ha. Sizes vary greatly across this selection, ranging from as much as 46.5ha to as little as 0.001ha (or 10m²). This indicates that what constitutes an area of green space that is ‘not an extensive tract of land’ (see paragraph 102 of the NPPF) has remained relatively open to local interpretation.”

4. Point 3.3 of the Cotswold Toolkit: Is the site ‘local in character’?

Grim's Ditch is an important historical local landscape feature. The section of Grim's Ditch west of Common Farm survives well, while limited excavations have confirmed that it will contain archaeological and environmental evidence relating to its construction and the landscape in which it was built.

Further information can be found at the following web pages:

<https://oxoniensia.org/volumes/1976/fine.pdf>

<https://historicengland.org.uk/listing/the-list/list-entry/1013236>

And the following information is copied from the Historic England page for reference:

“Reasons for Designation

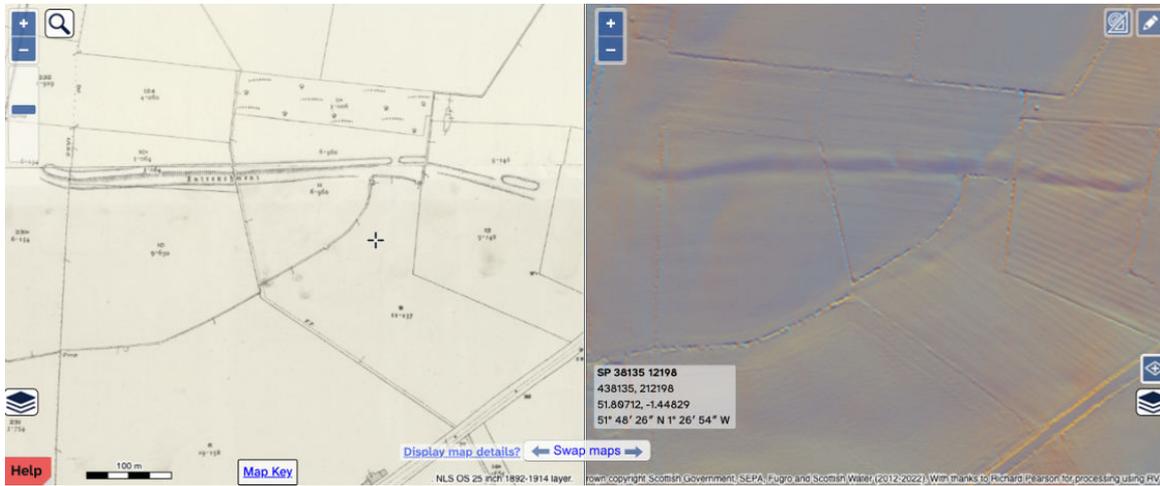
The north Oxfordshire Grim's Ditch is a series of discrete linear earthworks of Iron Age date which together make up at least one segmented circuit, situated between the valleys of the Rivers Evenlode, Glyme and Windrush in an area of the eastern Cotswolds. In recent years evidence for an outer concentric circuit has come to light, largely from the study of cropmarks visible on aerial photographs. The area enclosed by the inner circuit is 12 sq km and the outer circuit encloses between 60 and 70 sq km. The earthworks which define this

area were only built in open country leaving apparent gaps in the areas previously forested. Where visible, the Grim's Ditch always includes a rampart of dumped earth and stone, a berm and outer ditch and, in places, a narrow palisade trench beyond. It is believed that, together, these components served to enclose and divide an area of land and provide control over access through the open country which existed between heavily forested areas. The ditch is Iron Age in date and provides evidence of how the landscape was managed and divided in the period immediately prior to the Roman Conquest. The high concentration of sites representing Iron Age ritual and agricultural activity which occur within the area defined by the ditch confirms the view that it served to define an area which was of particular significance to its builders. All sections surviving as visible earthworks, and sections identified by aerial photography which are integral to a general understanding of the nature and extent of Grim's Ditch, will normally merit statutory protection.

Details

The monument, which falls into two areas, includes a 650m long section of the north Oxfordshire Grim's Ditch running from east to west, commencing c.100m south west of Common Farm. It is cut by a feeder water main from the North Leigh Reservoir 150m west of its eastern end. This section of Grim's Ditch has a rampart bank measuring c.6m wide, originally standing up to 2m high although it presently stands no more than 0.5m above the modern ground level. To the south is a 4m wide berm which separates the bank from a ditch which measures from 5m-10m wide at the surface. This ditch has become infilled over the years and is difficult to see at ground level. However, it is known from excavation to survive below ground level to its original depth of 2m. The section east of the main has been reduced by cultivation from the medieval period onwards, but is clearly visible on aerial photographs which show it ending in a terminal at its eastern end. Excluded from the scheduling are the post and wire fences forming the field boundaries, although the ground beneath all of these is included."

5. **Point 5 of the Cotswold Toolkit: Is the site in close proximity to the community it serves?**
A public footpath (number 312/24/10 running from the A4095 northwards crosses the ditch and, as can be seen from the location map, the site is in very close proximity to the built area.
6. **Point 6 of the Cotswold Toolkit: Evidence to show that the proposed site is 'demonstrably special to the local community'**
This is an important, local, prehistoric heritage feature worthy of being completely preserved in its entirety for future generations. Along with the windmill and the two roman villas in the parish it points to the immense richness of the history of the parish. History that local people, through local organisations like the History Society, have researched, narrated and value immensely.
7. **Points 7-12 of the Cotswold Toolkit**
For the above reasons this site satisfies Point 8 of the Cotswold Toolkit.
Point 8 "of particular local significance...because of its historic significance"



Lidar map of the ditch



View of the landscape with the ditch visible as a different horizontal shade



Close up image of the landscape with the undulation of the ditch visible

2. Points 2.1 and 2.2 of the Cotswold Toolkit: Planning history

Is there currently a planning application for this site?

No.

Is the site allocated for development in the Local or Neighbourhood Plan

No.

3. Point 3.2 of the Cotswold Toolkit: Is the proposed LGS an extensive tract of land?

Measuring 4.5 acres this space does not constitute an extensive tract of land.

4. Point 3.3 of the Cotswold Toolkit: Is the site 'local in character'?

The site of the Manor House is described in the Victoria county History of North Leigh in the following terms: *"Traces of foundations are visible, but no structure remains above ground"*. The site is in a privately owned field that is not crossed by public footpaths, but the "lumps and bumps" of the foundations of the demolished Manor House and outbuildings are clearly visible from the approach road to Field Farm, which is a public bridleway. The site is also clearly visible from the footpath running through the field to the south of the site. At a recent talk at the North Leigh History Society, Professor John Blair spoke about the site and remarked that it was surprising that there appear to have been no serious attempts to investigate or document the site and it remains a great opportunity for future research by local historians. Professor Blair observed that a Lidar survey of the site reveals not only the shapes of the Manor House and its associated outbuildings, but also seems to show the remains of a rectangular fortified enclosure to the south east of the main site, which could date to the ownership of Edward Perrot in 1642 at the time of the Civil War, when local landowners were under threat of plunder by Royalist troops under the command of Sir William Ravy.

The destruction of ancient, veteran and memorial trees in designated Local Green Spaces will not be supported without there being an exceptional public interest reason.

5. Point 5 of the Cotswold Toolkit: Is the site in close proximity to the community it serves?

The site is contiguous with the built environment.

6. Point 6 of the Cotswold Toolkit: Evidence to show that the proposed site is 'demonstrably special to the local community'

The Manor House site occupies a central point in the historic village and is adjacent to the Parish church.

The history of the Manor House site is inextricably bound up in the history of the village and is documented from the time of the Domesday Book. The decline of the Manor House perhaps began in 1764, when James Leigh Perrott sold the manor to the Duke of Marlborough for £22,386, which included the Manor House, six farms, five small farms and 21 cottages.

“The History of North Leigh” by John Hunt, goes on to state that in 1764 “The manor house was described as an ancient built house; grounds including a bowling green. After the sale the manor farm land seems to have been added to Church Farm and Field Farm and in 1768 Mr. and Mrs. Beviere, formerly of Kencot, were using the North Leigh manor house as a girl’s school. In 1806, Henry Hinton reported that little remained of North Leigh manor house except for a ruin with little standing except for a dove cote with a bell in it”

Many of the scenic views that walkers enjoy when traversing the footpaths that converge on the parish church will be familiar with the “lumps and bumps” that are all that remain visible of the site of the Manor House, at the west of the parish church.

7. Points 7-12 of the Cotswold Toolkit

For the above reasons this site satisfies Points 7, and 8 of the Cotswold Toolkit.

Point 7 “of particular local significance ... because of its beauty”

Point 8 “of particular local significance...because of its historic significance”



Lidar survey of the site reveals not only the shapes of the Manor House and its associated outbuildings, but also seems to show the remains of a rectangular fortified enclosure to the south-east of the main site



Looking across the LGS from the western end of St Mary's Churchyard with
Field Farm Lane in the background



View over the site looking south from Field Farm Lane. New Yatt Road is on the ridge in the top of the picture

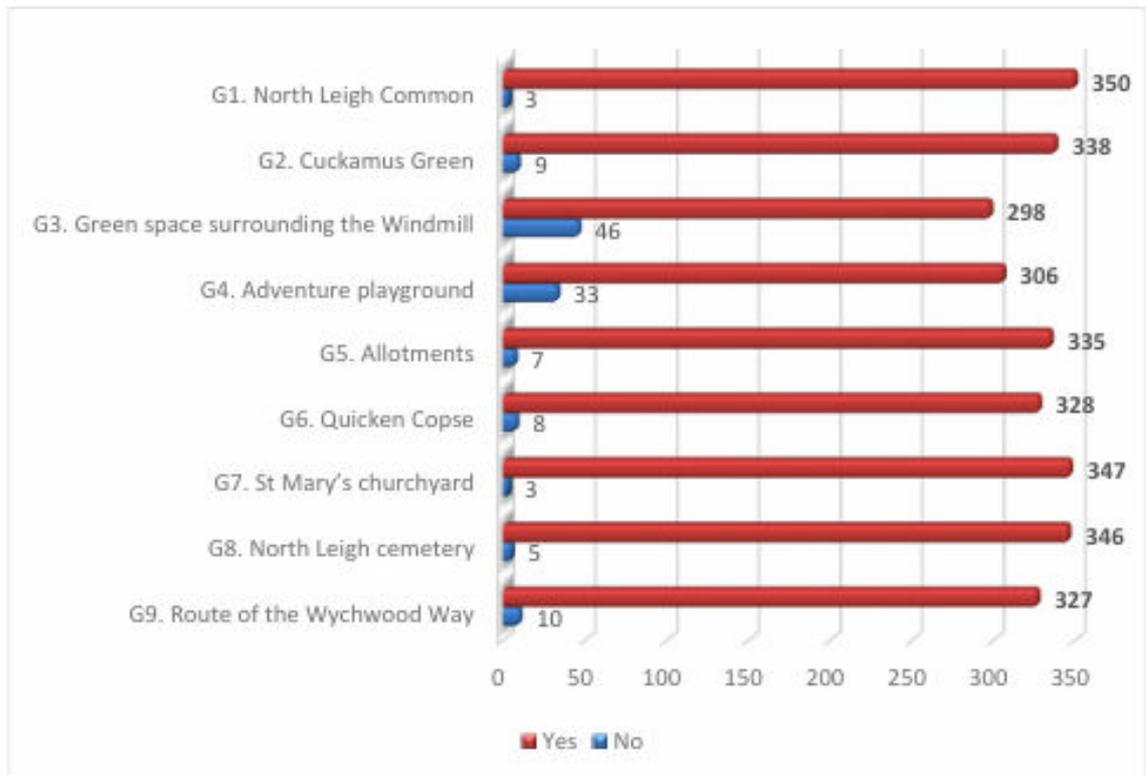


View over the site looking south-east from Field Farm Lane

Appendix 6N

Green Spaces, PRow and woodlands survey responses (Q23 and Q24)

23. Do you agree that the following green spaces or public rights of way should be protected from development?
TOTAL RESPONDENTS = 354



24. Do you agree that the following woodlands should be protected from development?

TOTAL RESPONDENTS = 355

