**PROTECTING LOCALLY IMPORTANT BUILDINGS AND OPEN SPACES**

Windsor has some very special open spaces and buildings.

At the WNP we have identified many of these and are working on using the Neighbourhood Plan rules to maintain and protect them.

We have three main ways we can do this. We can

* **Nominate "Assets of Community Value"** which the community then has a "right to bid" for if they come up for sale.
* **Identify "Local Green Space"** and get it designated officially so it is protected in a similar way to Green Belt.
* Create a **local list of "Non-designated heritage assets".** This can apply to buildings that don't meet the national criteria for listing under the Historic England national listing scheme, but are significant locally.

It will not come as a surprise to know that there are quite strict rules concerning all of these methods. You can read more about the rules below.

**Assets of Community Value**

The NP has the ability to nominate special open spaces, buildings, or as Assets of Community Value, which the community then has a "right to bid" for if they come up for sale.

Some communities have done this to save a village shop or pub for example. Manchester United Sports Ground has been designated an ACV.

In Windsor the Theatre and Alexandra Gardens have just been accepted as ACVs by RBWM (nominated by The Windsor & Eton Society).

Parish councils or local community groups can nominate both privately and publicly owned assets which meet the definition of community value. A building or land in the local authority's area will be listed as an asset of community value if in the opinion of Royal Borough of Windsor and Maidenhead:

1. The current primary use of the building/land or use of the building/land in the recent past furthers the social well-being or social interests (cultural, recreational, or sporting interests) of the local community
2. it is realistic to think that now or in the next five years there could continue to be primary use of the building/land which will further the social well-being or social interests of the local community (whether or not in the same way as before)
3. The use of the building or land must not be deemed "ancillary", i.e. of secondary purpose. This means that the use of the land or building to further the social wellbeing or interests must be its principal use.
4. It does not fall within one of the exemptions (e.g. residential premises and land held with them).

[www.rbwm.gov.uk/web/crtb\_register\_assets\_community\_value](http://www.rbwm.gov.uk/web/crtb_register_assets_community_value)

**Local Green Space (LGS)**

We can nominate local green areas of particular importance to the community. Once designated, Local Green Space is subject to the same strong development restrictions as Green Belt and new development is ruled out other than in special circumstances.

The LGS is designated by the local Authority and is subject to their discretion. They also must meet the Local Green Space criteria and be local in character and not an extensive tract of land.

The LGS must meet the following criteria.

**1. Reasonably close proximity to the community it serves .** The land must not be isolated from the community and would normally be within easy walking distance of the community served

**2. Demonstrably special to a local community** Evidence must be provided of the land’s value to and use by the local community to show the land holds a particular local significance.

The land must fulfil one or more of the following criteria:

3 **(a) Beauty** This relates to the visual attractiveness of the site, and its contribution to landscape, character and or setting of the settlement.

**(b) Historic significance** The land should provide a setting for, and allow views of, heritage assets or other locally-valued landmarks.

**(c) Recreational value** It must have local significance for recreation, perhaps through the variety of activities it supports, and be of value to the community.

**(d) Tranquillity** Some authorities have an existing ‘tranquillity map’ showing areas that provide an oasis of calm and a space for quiet reflection.

(**e) Richness of wildlife** This might include the value of its habitat, and priority areas may have been identified by the council. It may require some objective evidence, such as a designation, like a wildlife site or Local Nature Reserve.

An example might be.....at the entrance to Chaucer Close on Osbourne Road is a green space that provides a great view to the castle, a good ball play area, and is a good amenity for the houses. If it is not already protected in other ways nominating it for LGS designation may be a good idea.

You can read more here......... <http://www.oss.org.uk/wp-content/uploads/2015/03/C20-Local-Green-Space-Designation.pdf>

Help us by telling us about any Open Spaces in the WNP area that you think may qualify.........................

**Local List of “Non-designated heritage assets”.(NDHA)**

Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally [designated heritage assets](http://planningguidance.planningportal.gov.uk/blog/policy/achieving-sustainable-development/annex-2-glossary/). In some areas, local authorities identify some non-designated heritage assets as ‘locally listed’.

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage interest for their significance to be a material consideration in the planning process.

One example in Windsor is Essex Lodge on the roundabout on Osbourne Road and entrance to Bolton Avenue. This is an attractive black and white building that does not meet the criteria for English heritage listing, but is important at this setting through Windsor and matching Kings House on the other corner which is in the Conservation Area. Putting it on a Local List of NDHAs would help to protect it.

You can read more about this here...

<http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/what-are-non-designated-heritage-assets-and-how-important-are-they/>

Help us by identifying any buildings, monuments, sites, places, areas or landscapes that are important to you..................

Let us know what assets in Windsor that you would like to nominate by sending us you suggestions using this form [https://www.surveymonkey.com/r/WNPCommunityAssetNominationForm](https://www.surveymonkey.com/r/WNPCommunityASsetNominationForm)