

<b>NAME OF SITE</b>	<b>SABATINI LAND</b>
<b>Proposed designation</b>	Local Green Space
<b>Address or location</b>	Horton Rd/Allen Way
<b>Map reference</b>	3
<b>Details of any existing designation (green belt, conservation area, Local Wildlife Site, planning permission, etc)</b>	
<b>Ownership</b>	Datchet Recreation Centre Charities Trust DRCCT.

<b>Details and reasons for protection</b>
<b>1. Brief description of the space and details of its purpose</b>
Located in the Thames flood plain, just east of the centre of Datchet, the Sabatini Land (SL) is strip of well-tended grassland, with some trees, to the north of the Recreation Ground (RG) from the cycle/footpath to the RG Ditch. From the west it extends from parts of Green Lane/Allen Way to the footbridge in the east. The western part of the land was built on in 1970s and houses the Village Hall, and other parish buildings. The rest is open land which is an important space as it allows extensive views across the neighbouring Recreation Land and is an integral part of the character of that area. In addition it is an important space in its own right as it both facilitates the key cycle/footpath which forms the link between east and west Datchet, and on approach from Horton it 'sets the scene' for the Conservation Area to the west.
<b>2. Is the space close or relatively close to the community it serves? Is the site easily accessible to the public? If not, does it provide amenity value without public access?</b>
Yes it is a six-minute walk from the centre of the village and even closer to parts of east Datchet. From Datchet Station it would be about seven minutes. Public access by foot, or bicycle is excellent from Horton Rd, Green Lane and Allen Way. There are two footpaths, the lower one of which is a shared cycle path. Motorised transport is banned, as is the grazing of horses.
<b>3. Is it local in character and not too extensive in area?</b>
Yes – grassland with a row of deciduous trees is local in character and it complements the Recreation Ground by reflecting the tree-lined border. It is 1.4 hectares in size.
<b>4. Is it noted for its beauty and/or tranquillity? Are there significant views into, out of, across the site?</b>
It is an attractive setting for the RG and, combined with the trees on the grass verge and the lovely mature trees in the gardens on the opposite side of the road creates an avenue which forms a leafy gateway to the historic village. Views across the RG are significant and highlight the 'ring' of tall trees which encircle it. From the NE corner of the Sabatini Land there is a view of Windsor Castle.
<b>5. Does it have historic significance?</b>
Yes. In Medieval times it was part of Datchet Common. In the first half of the 20 <sup>th</sup> century, the land was owned by a local landowner and developer, Frederick Sabatini. The Sabatini family lived in the historic house 'The Lawn', located to the north. During WWII the land was used for allotments. In 1967 Mrs Sabatini sold the land to the DRCCT (Datchet Recreation Centre Charitable Trust) which had been set up and financed by local benefactor and thespian Denys Randolph, so that a larger village hall could be built which would be capable of staging productions by the Datchet Players. The hall was built in the 1970s with a stage and back stage facilities and is still used by the Datchet Players. The Datchet Parish Council meets in the Hall and the Parish Office is also located on the land.
<b>6. Does it have recreational value for the local community?</b>
The Village Hall has very important recreational value. Not only are there regular stage productions but the hall is used by a cinema club, an antiques auction, and as a venue for numerous weddings, family gatherings and social occasions. In addition it has an important use as an exhibition point for community consultations. It is also used for the monthly Parish Council meetings. The land itself is important for walkers and cyclists and for leisure as people sit on the benches and enjoy the view. A day centre, parish office, youth club, and changing rooms (used by the football teams which play on the RG) are part of the Village Hall complex, and have important recreational value for both young and older people in the community.

**7. Does it have ecological value?**

Regular mowing somewhat reduces the ecological value but there is potential to diversify the grassland. The trees have value in supporting wildlife and helping to shield the recreational areas from traffic noise and pollution as well as mitigating flood risk.

**8. Additional details of the quality or deficiencies of the space, if relevant. Is it sufficient for current and future needs?**

The land acts perfectly as attractive open space between the busy road and the recreational facilities of the RG. It is protected from incursion from traffic or parking by a substantial ha-ha. The local wildlife group, Wild about Datchet has recommended that parts of the grassland, between the upper footpath and the ha-ha, are allowed to develop as wild-flower 're-wild' areas. The Sabatini land is held in trust for the village by the DRCCT which has the parish council as the sole trustee. It can be sold at the direction of the trustees.

**9. Is the site demonstrably special to local people, eg local comments, photographs, surveys, etc?**

Yes, as an individual strip of attractive open land with an avenue of trees it provides a scenic breathing space for the busy Horton Road gateway. As the footpath is set back from the road by a grass verge, it makes a more pleasant route to school for schoolchildren or anyone walking to/from east Datchet. In conjunction with the RG, it is an open setting which allows the public spaces to have a maximum impact on the landscape and gives the public access to the long views across the village as far as Windsor Castle. It is an important component, therefore, of the green and leafy character of Datchet. In addition it is an accessible site for the location of key village public buildings: the Village Hall, the Parish Office, the Day Centre, the Youth Club and changing rooms as well as a car park, a Thames Water facility and the main foot/cycle path linking east and west Datchet. The public have demonstrated, in DNP Open Spaces Survey and in village-wide surveys, that together with the Recreation Ground, the open space and the site of community services of the Sabatini Land is highly valued and very special to the village.

**10. Summary and recommendations**

In summary, the Sabatini Land fulfils the requirements of the NPPF paragraph 100 for Local Green Space designation. It is close to the community it serves. It is demonstrably special to the local community and holds a particular local significance because of its recreational value, attractive setting and historic significance. It is local in character and is not an extensive tract of land. Although fundamental change is not recommended the introduction of wild flower species in selected areas would increase the bio-diversity without detracting from the essential open character of the space.

**Comments from local people (Sabatini Land often included with the Recreation Ground)**

**Open Spaces Survey:** 'I like the open space of the Rec' 'The RG is both accessible and a high specification – it is superb and also central' 'The Rec is very good and well-kept too'

**What I like about Datchet Survey:** 'Beautiful village centre, beautiful green spaces, great recreation ground', 'I love the historic village centre and the pretty village greens such as the Cut and the Rec. The beautiful trees', 'I like the Rec and the space behind', 'Datchet is great for children with a huge park', 'Beautiful Rec area and riverfront'.

**What's important to you Survey:** 80% of respondents supported the designation of the Sabatini Land as a Local Green Space. The survey also asked which green spaces were most special and why. Their comments follow:

- Sabatini lands are used/enjoyed by the families & dog walkers
- The recreation ground and Sabatini ground as my children play there and it's a safe route to walk to school
- Sabatini land - important for the character of the village, nice areas to walk and good fit the environment
- Sabatini Land - it's vulnerable to being built on but is a flood alleviation plain. It might become at risk in future years from being built on if/after RTS channel 1 is built, but also is a good open area to hold local markets on with direct use of the village hall.



Sabatini Land  
Footpath and cycle path,



Sabatini Land looking east



Sabatini Land looking west  
towards public buildings



Sabatini Land looking west towards public buildings



Views of Windsor Castle behind the public buildings



The ditch separating the Sabatini Land and the Recreation Ground