

Appendix F Policy ENV5 Local green space assessment report

Introduction

This report has been prepared to support the submission of the Buckingham Neighbourhood Development Plan. The report sets out the conclusions of Buckingham Town Council regarding sites to be designated as Local Green Spaces (LGS) that meet the relevant criteria. A local green space designation has the policy effect of the equivalence of the Green Belt when determining planning applications located within a designated LGS.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) recognizes that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities and can deliver wider benefits for nature and support efforts to address climate change. The NPPF allows communities to identify and protect green areas of particular importance to them through LGS designation.

Paragraph 102 of the NPPF states that an LGS designation should only be used where the green space is:

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

Existing designations


The following sites were allocated in [Buckingham Neighbourhood Development Plan 2015](#) (BNDP 2015 policy CLH5), the sites continue to fulfil the criteria for a Local Green Space and designation of these sites is retained:

- M. Mount Pleasant
- N. Stratford Fields
- O. March Edge
- P. Overn Avenue
- Q. Land Behind Castle House
- R. Land at the bottom of Verney Close
- S. Riverside Walk


Proposed sites for designation as Local Green Spaces

Site ref	Location description	Historic value	Recreational value	Beauty	Tranquility	Wildlife
A	Land behind Watlow Gardens					
B	Holloway Spinney					
C	Maids Moreton Avenue					
D	Bridge Street Skate Park and adjacent play area					
E	Railway Walk & Scenic Walk					
F	St Rumbold's field (site of St Rumbold's well)					
G	Chandos Park					
H	Bourton Park					
I	Recreational strip of land behind Bobbins Way on Lace Hill					
J	Verney Park, Bernadine's Way					
K	Heartlands Park					
L	Land off Page Hill Avenue, Page Hill Estate.					

A. Land behind Watlow Gardens.

	
Assessment against NPPF LGS criteria	
1 In reasonably close proximity to the community it serves	Yes, it acts as a green corridor between a local primary school, busy housing development and a community playing field.
2 Local in character and not an extensive tract of land	Yes, it is a meandering tract of grassland incorporating small, wooded areas and veteran trees.
3 Demonstrably special to the local community and holds particular significance, for example because of its beauty, tranquility, recreational value (including as a playing field), or richness of wildlife or historical significance	Used for various activities including walking & running and has a range of interesting tree species.
Consultation with Landowner	
Buckinghamshire Council	No objections
Recommendation	
Allocate as Local Green Space	

B. Holloway spinney

	
Assessment against NPPF LGS criteria	
1 In reasonably close proximity to the community it serves	Yes, adjacent to community playing field and Page Hill housing estate.
2 Local in character and not an extensive tract of land	Yes, the greenspace is home to many veteran trees including fruit and nut species that attract a variety of small mammals and invertebrates.
3 Demonstrably special to the local community and holds particular significance, for example because of its beauty, tranquility, recreational value (including as a playing field), or richness of wildlife or historical significance	Historically part of the Maids Moreton Manor House gardens, this is popular walking route between parishes and great place to spot local wildlife.
Consultation with Landowner	
Buckinghamshire Council	No objections
Recommendation	
Allocate as Local Green Space	

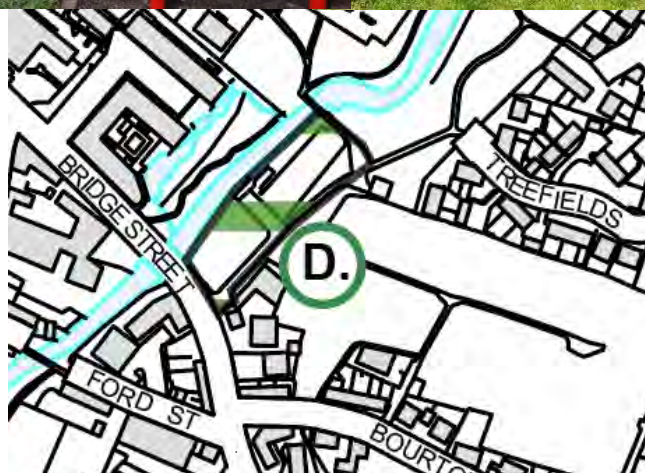
C. Maids Moreton Avenue.



Assessment against NPPF LGS criteria

1 In reasonably close proximity to the community it serves	Yes, the avenue connects the village of Maids Moreton with Buckingham and is a busy walking route with access points from the Stratford Road and Page Hill.
2 Local in character and not an extensive tract of land	Yes, this is a densely wooded area, maintained by a local conservation group and Buckinghamshire Council. The area boasts a community orchard and many nesting sites for birds, bats and established bug hotels.
3 Demonstrably special to the local community and holds particular significance, for example because of its beauty, tranquility, recreational value (including as a playing field), or richness of wildlife or historical significance	In use as a long-established walking route this is a tranquil area with long reaching views and a range of wildlife including, rabbits, badgers and muntjac deer
Consultation with Landowner	
Buckinghamshire Council	No objections
Recommendation	
Allocate as Local Green Space	

D. Bridge Street Skate Park and adjacent play area



Assessment against NPPF LGS criteria

1 In reasonably close proximity to the community it serves	Yes, located within the heart of Buckingham town centre.
2 Local in character and not an extensive tract of land	Yes, the skate park was renovated in 2023/24 to a higher specification and the grassed, riverside play area ensures play for all age groups.
3 Demonstrably special to the local community and holds particular significance, for example because of its beauty, tranquility, recreational value (including as a playing field), or richness of wildlife or historical significance	A pleasant open space adjacent to the Great River Ouse with pedestrian links to Buckingham's main shopping area. Has long history as a recreational area having formerly been the site of the Buckingham Lido and play area before the Lido was converted to a skate park in the early 1990s. The site also extends and links to the larger Heartlands open space

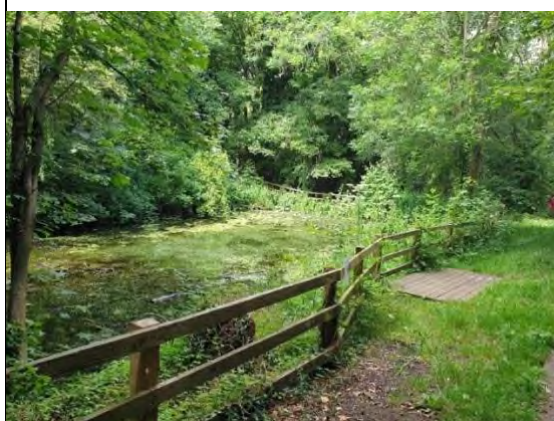
Consultation with Landowner

Buckinghamshire Council	No objections
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Recommendation

Allocate as Local Green Space

E. Railway Walk & Scenic Walk



Assessment against NPPF LGS criteria

1 In reasonably close proximity to the community it serves	Yes, on the edge of the town centre and links pedestrian access to the A421 from the Tingewick Road.
2 Local in character and not an extensive tract of land	The walk is a wildlife haven that runs along the path of the old Buckingham railway line. A series of ponds create nature friendly wet spaces, alongside glades, an orchard and raised bridges with views across Buckingham.
3 Demonstrably special to the local community and holds particular significance, for example because of its beauty, tranquility, recreational value (including as a playing field), or richness of wildlife or historical significance	The Railway and Scenic Walks follows the route of the old train line, 1 mile of straight footpath, ponds and a rich variety of wildlife. Sections of the walk have been carefully restored and conserved by the Buckingham Railway Walk Conservation Group including creating additional habitats

	for insects, reptiles, small mammals, bats, butterflies, moths, and birds.
Consultation with Landowner	
Buckingham Town Council	No objections
Buckinghamshire Council	No objections
University of Buckingham	Railway Walk & Scenic Walk - We do not agree with the extent of the area proposed as a new Local Green Space at the Railway and Scenic Walk (Site Reference E). The policy map needs to be amended to show the existing car park at Station Road to be identified as a University Site (EE3 iii) given that it is an operational university site, and it is identified as a commitment on the Buckingham Policy Map within the adopted Vale of Aylesbury Local Plan due to the consent for a student accommodation development (reference: 17/00746/APP). The car park site remains to be a development opportunity for the University and should at the very least be identified as part of the University campus. It is considered that the proposed area for the new Local Green Space should be amended to remove the land to the south of the car park (situated at the rear of The Sidings up to no.30 Lenborough Close) in line with the approved red line area for 17/00746/APP. It is noted that the Railway Walk forms part of a permissible path which the University intends to maintain as part of the campus.
Recommendation	
Allocate as Local Green Space. Allocation space was amended to remove University of Buckingham land within boundary of application 17/00746/APP.	

F. St Rumbold's Field (site of St Rumbold's Well).



Ancient Monument of St Rumbold's Well

St Rumbold's Field





Assessment against NPPF LGS criteria

1 In reasonably close proximity to the community it serves	Yes, on the edge of the Scenic Walk and within the new Tingewick Road housing development.
2 Local in character and not an extensive tract of land	Yes, an important social and recreational area for residents and houses the ancient monument of St Rumbold's well.
3 Demonstrably special to the local community and holds particular significance, for example because of its beauty, tranquility, recreational value (including as a playing field), or richness of wildlife or historical significance	An area with wide views across the field offering tranquility as well as recreational value appreciating the wildflowers and rich wildlife that thrives within the greenspace. The renovation of St Rumbold's well is subject to section 106 funding, including the installation of information boards to enhance the heritage value of this area.
Consultation with Landowner	
Barratt Homes	No response



<p>Partner comment - Buckinghamshire Council Heritage</p>	<p>St Rumbold's Well is a Scheduled Monument and any work to it will require Scheduled Monument Consent from the Secretary of State for DCMS. Any proposed works including information boards should be discussed with and agreed by Historic England. This includes any works proposed within the field.</p> <p>St Rumbold's Field is Locally Listed for its archaeological significance and is a Planning Notification Area. This field was excluded from development due to the archaeology. Any proposed works, including pathways should be discussed the Buckingham Council Archaeology Service and Historic England. Due to the extent and significance of the archaeology we would rather see no development within the field.</p>
<p>Recommendation</p>	
<p>Allocate as Local Green Space</p>	

G. Chandos Park

	
<p>Assessment against NPPF LGS criteria</p>	
<p>1 In reasonably close proximity to the community it serves</p>	<p>Yes, Chandos Park sits at the very centre of Buckingham – the main entrance is from Chandos Road and</p>

	there are other entrances including from Ford Street and near the University of Buckingham.
2 Local in character and not an extensive tract of land	The park follows the river Great Ouse from the Ford Street Bridge, past the historic Tanlaw Mill where you can cross the bridge and head towards the Flosch and access to the Railway Walk.
3 Demonstrably special to the local community and holds particular significance, for example because of its beauty, tranquility, recreational value (including as a playing field), or richness of wildlife or historical significance	Chandos Park contains many sports and leisure facilities including a children's play area, the multi-use basketball court, Tennis Club and Bowls Club. The park is popular all year round and hosts many annual public events.
Consultation with Landowner	
Buckingham Town Council	No objections
Recommendation	
Allocate as Local Green Space	

H. Bourton Park

 
Assessment against NPPF LGS criteria


1 In reasonably close proximity to the community it serves	Yes Bourton Park is located on the eastern side of Buckingham and surrounded by housing estates.
2 Local in character and not an extensive tract of land	Bourton Park boasts two play areas and is a natural haven, featuring a river and series of ponds as well as wildflower and meadow areas. It's the perfect place for a walk and a chance to reconnect with nature.
3 Demonstrably special to the local community and holds particular significance, for example because of its beauty, tranquility, recreational value (including as a playing field), or richness of wildlife or historical significance	There's plenty of active opportunities in the park, with trim trail, multi-use games area, table tennis, and paths suitable for running and cycling. Bourton Park hosts the weekly parkrun via footpaths to Heartlands Park. There are also three designated off-lead dog areas making it a great place for pets to enjoy. It is also home to many large public events.
Consultation with Landowner	
Buckingham Town Council	No objections
Recommendation	
Allocate as Local Green Space	

I. Land behind Bobbins Way, Lace Hill

	
Assessment against NPPF LGS criteria	


1 In reasonably close proximity to the community it serves	This strip of greenspace fringes the Lace Hill housing estates and connects the play area with Lace Hill community centre and playing fields.
2 Local in character and not an extensive tract of land	This strip of land provides an important link across the housing estates and provides residents with the opportunity to enjoy nature within an urban environment. It transects the housing estates with a large arable field and provides habitat to a large variety of wildlife within its mature hedge line.
3 Demonstrably special to the local community and holds particular significance, for example because of its beauty, tranquility, recreational value (including as a playing field), or richness of wildlife or historical significance	The narrow stretch of footpath links a popular play area with a large green open space on Lace Hill's housing development. It is regularly used by pedestrians, dog walkers and cyclists.
Consultation with Landowner	
First Port Housing Ltd	No response
Recommendation	
Allocate as Local Green Space	

J. Verney Park, London Road

	
Assessment against NPPF LGS criteria	
1 In reasonably close proximity to the community it serves	Nestled within the heart of Buckingham and accessible from the Bernadine's Way housing estate or University of Buckingham car park.
2 Local in character and not an extensive tract of land	This large open greenspace borders several housing developments and the University's halls of residence. It shares a boundary with Otter's Brook


	playpark, separated by a tributary of the River Great Ouse.
3 Demonstrably special to the local community and holds particular significance, for example because of its beauty, tranquility, recreational value (including as a playing field), or richness of wildlife or historical significance	The large green open space is regularly used for informal ball games and by pedestrians, dog walkers and cyclists.
Consultation with Landowner	
University of Buckingham	It is noted that Verney Park is proposed to be a new Local Green Space, and it is understood that this does not extend into the University of Buckingham's campus at Verney Park.
Recommendation	
Allocate as Local Green Space	

K. Heartlands Park

	
Assessment against NPPF LGS criteria	
1 In reasonably close proximity to the community it serves	Located at the heart of Buckingham and accessible from the 1815 London Road Bridge, Heartlands Park winds along the river until it meets Bourton Park to the east of the town.
2 Local in character and not an extensive tract of land	This green flag winning park includes evidence of medieval ridge and furrow fields, rolling dips and peaks in

	the fields that mark out the path of ancient ploughs.
3 Demonstrably special to the local community and holds particular significance, for example because of its beauty, tranquility, recreational value (including as a playing field), or richness of wildlife or historical significance	The rest of the park includes community planting projects The Edible Woodland and Coronation Wildflower Meadow as well as multiple play parks making the park a great place to visit with the entire family.
Consultation with Landowner	
Buckinghamshire Council	No objections
Recommendation	
Allocate as Local Green Space	

L. Land off Page Hill Avenue, Buckingham

	
Assessment against NPPF LGS criteria	
1 In reasonably close proximity to the community it serves	Positioned in the middle of Buckingham's Page Hill housing estate.
2 Local in character and not an extensive tract of land	This large urban greenspace boasts mature trees, shrubs and wildflowers.
3 Demonstrably special to the local community and holds particular significance, for example because of its beauty, tranquility, recreational value (including as a playing field), or richness of wildlife or historical significance	The greenspace provides a pleasant, tranquil and natural environment for residents to enjoy nature and a hilltop view of Buckingham.
Consultation with Landowner	
Buckinghamshire Council	No objections
Recommendation	
Allocate as Local Green Space	