



# **Wing Neighbourhood Plan Green Space Report**

**April 2014**

# Wing Neighbourhood Plan

## Local Green Space Report

### 1. Introduction

1.1. This audit of the greenspaces in Wing has reviewed and updated the list of such spaces in the AVDC Greenspace Audit 2009 and 2011. It has been based upon the National Planning Policy Framework (NPPF) criteria which direct that 'Local Green Space' should only be designated where the green space is:

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

### 2. Background

2.1. Many analyses of Local Green Space have had issues with the lack of a clear definition of these terms, particularly what constitutes 'in close proximity' or comprises an 'extensive' tract of land. The Open Spaces Society paper (October 2011) to the Government Department of Decentralisation and Local Government covers all areas from very small pockets of land within the built environment to valued parks of 75 hectares (ha) (such as Gunnersbury Park, Hounslow) as examples that should qualify. Locally, Buckinghamshire Town Council, through their Neighbourhood Plan, and others have justified their designations on usage grounds and Central Bedfordshire Council's 2012 Local Green Space paper concluded that only the very much more strategic areas of open space, such as Rushmere Country Park (400 acres – 162ha) and Dunstable Downs, should be considered 'extensive tracts'.

### 3. Methodology

3.1. Within Wing Neighbourhood Plan, designation has been limited to:

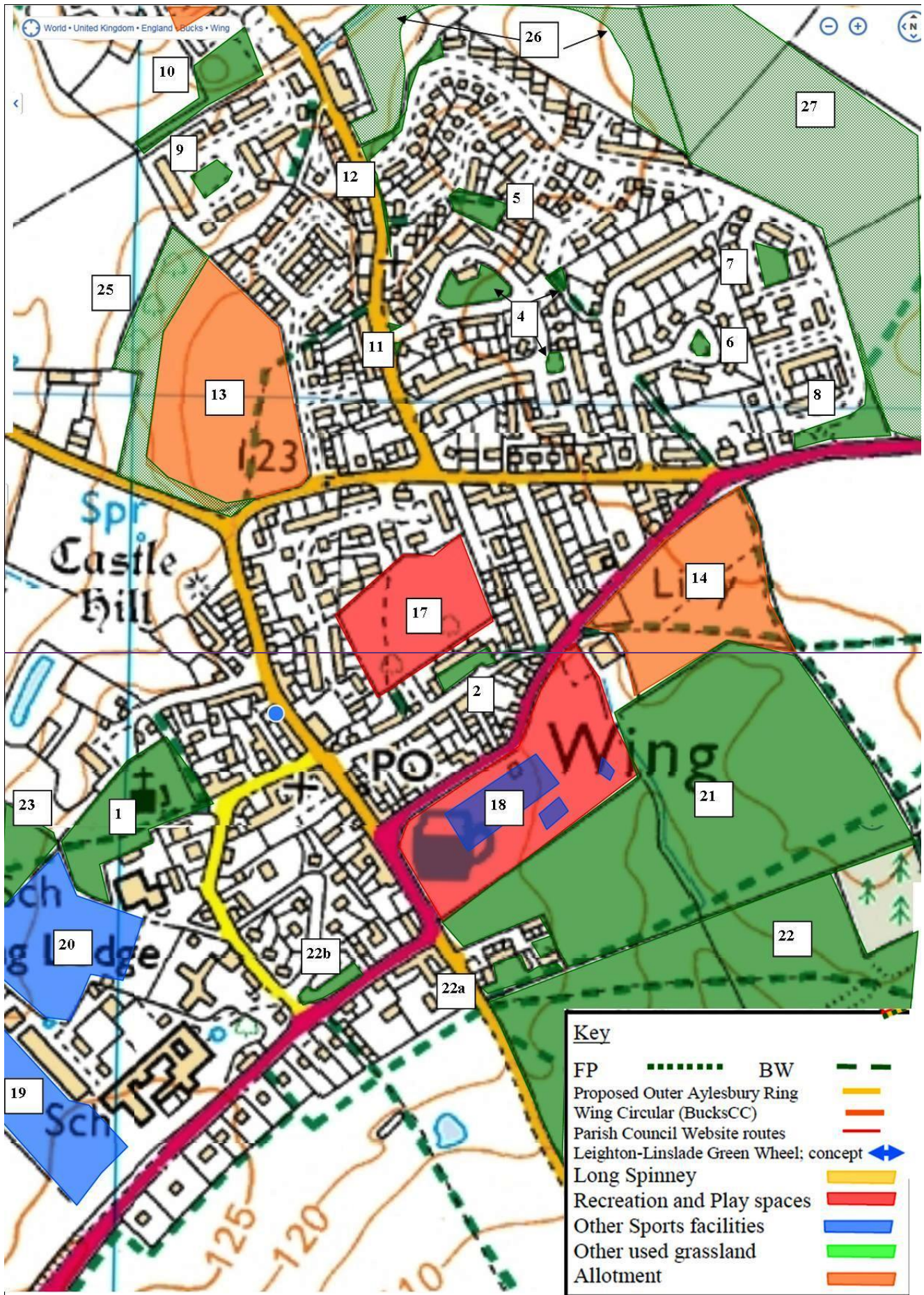
- those generally small areas within the built environment of the village which are vital to the open, rural feel of the village
- those areas used for sport and recreation
- those areas on the immediate periphery with public access regularly used for local leisure and dog-walking, many having historical, landscape or wildlife importance. These include the ( about 16ha) Monument Field south of the village and that to west at Old Park (about 9ha) which is regularly walked and also used by the schools and clubs for cross-country running.

3.2. Based upon this criteria, a simple scoring system has then been used to provide a basic comparator index as to the relative value of the individual open spaces to the community. This scores 0 representing None; 1=Least; 2=Best / Most for most criteria and, in the case of a proximity measure to the community served, sites within 400m (5 mins) are scored 2; within 600m (7.5mins) =1 and remote units are scored 0.

### 4. Publicity

4.1. All sites were displayed for comments at the October 2013 Forum with a copy of the above map. Full details are given in the Consultation Report.

4.2. Landowners were contacted in February 2014 to advise them that their land was to be put forward as Local Green Space in the Draft Neighbourhood Plan. An example copy is attached at Annex A, each letter differed according to the site details.



Land Parcel Reference	Name	Criteria							Total Score (max 14)	Comment
		Demonstrably special to the community and holding special significance because of its								
		Proximity to community it serves	Beauty	Historic Significance	Recreational Value	Wildlife	Footpaths	Tranquility		
<b>Urban Greenspaces</b>										
1	All Saints' Church Walk 10382 m2	2	2	2	0	2	2	2	12	
2	Prospect Place 890m2	2	1	0	1	1	0	2	7	
4	Wantage Crescent and Ridgeway 2789m2 and two smaller units	2	1	0	1	1	0	1	6	Now excludes part of the original AVDC designation due to permission for affordable homes but includes an additional area of greenspace south of the main 2 areas.
5	Hawthorne Way	2	1	0	1	0	1	1	6	
6	Moorhills Crescent 558m2	2	0	0	1	0	0	1	4	
7	William Bandy Close 1325m2	2	0	0	1	0	0	1	4	
8	Moorlands Road 3080m2	2	1	0	1	1	1	0	6	
9	Chesterfield Crescent 4377m2	2	1	0	1	1	0	1	6	

10	Chesterfield Crescent 1159m2	2	1	0	2	1	0	2	8	
11	Littleworth / Wantage corner	2	0	0	0	0	0	0	2	
12	Littleworth corner and Moorlands	2	1	0	0	1	0	0	4	
<b>Allotments</b>										
13	Allotments (unused) Stewkley Road - 34060m2	2	1	0	1	2	2	2	10	Unused for a number of years and a potential site for development within village boundary and in close proximity to existing development and to services
14	Allotments Leighton Road 23227 m2	2	1	0	2	1	2	1	9	
15	Allotments Littleworth	2	1	0	2	2	0	2	9	
16	Allotments Burcott	2	1	0	2	2	1	2	10	
<b>Recreation and Play Spaces</b>										
17	Jubilee Green 145565m2	2	2	0	2	1	1	2	10	
18	Recreation Ground Leighton Road - 28399m2: incl Bowls Green, Tennis Courts and Football facilities	2	1	0	2	1	0	1	7	
<b>Wider Sports Facilities (not necessarily freely available to the public except by arrangement)</b>										
	Ascott Cricket Pitch	0	2	1	2	1	0	2	8	
	Aylesbury Vale Golf Club	0	2	0	2	2	0	2	8	

19	Cottesloe Secondary School: Football, Rugby pitches, Sports Hall etc	2	1	0	2	1	0	1	7	
20	Overstone School	2	1	0	2	1	0	1	7	
<b>Other Used Greenspaces and Grassland</b>										
21	Heley's Field	1	2	2	2	2	2	2	13	
22	Monument Field (Park Gate)	0	2	2	2	2	2	2	12	
22a	Park Gate Cottages	2	1	1	1	1	2	2	10	
22b	Evelyn Close	2	1	1	1	0	0	0	5	Late addition(added February 2014)– site of Millenium Village Sign and provides greenspace atmosphere on main road at entry to old village
23	Vicarage / Old Park Fields	1	2	0	2	2	2	2	11	
24	Meadow Way	2	2	0	2	2	1	2	11	Historically used for dog walking but closed in Aug 13 in anticipation of development and not mapped
	<b><u>Long Spinney</u></b>	1	2	1	2	2	2	2	12	Temporarily closed due to H&S issues but in process of restoration and transfer to the Parish Council
	<b><u>Ascott House (NT)</u></b>	0	2	2	2	2	1	2	11	Only open to members or paying visitors at advertised times
<b>Other Areas where Greenspace Required if Development occurs in Proximity</b>										To provide screening of development from surrounding countryside and
25	Stewkley Road Allotments	2	2	0	2	2	1	2	11	

26	Meadow Way	2	1	0	2	2	0	2	9	to create public access (walking, cycling and horse riding) and wildlife corridors, sports and play facilities
27	Moorlands / Moorlands Road	2	1	0	2	2	0	2	9	

## **Annexe 1: Sample of letter sent to landowners of Potential Local Green Space.**

Maxine Hayes

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24<sup>th</sup> February 2014

Dear

As you are aware the Parish Council has been working to create a Neighbourhood Plan to help guide development of the village in all respects over the next 15 years. This is quite a priority as, without such a document, the assumption is that all land is developable.

In addition to looking at potential housing development sites, the Plan aims to preserve areas of archaeological, historical, landscape and biological heritage and also greenspace. In the latter case the document identifies a wide number of important patches of grass and tree within the village that give it a more rural aspect and also the larger areas such as Jubilee Green and the Recreation Ground. We have also identified a number of areas where people have habitually walked. These are generally fields where there is a footpath but people have been accustomed to walking more freely. The Monument field beyond Park Gate is a good example of this. Our present intention is that the draft will also include the fields beyond the Church kissing gate – first your field and then the grazing land off Old Park Farm.

I would stress that this in no way imposes anything on you as the owner or prejudices its use, rather the designation as green space is designed to record the importance of the area to the ambience of the Village and to the people that live within it and to act as a marker that will help limit development of such areas for housing. The nature of the views from the west of the village and the feel of Wing as a rural village rather than an urban site within the countryside are important, as is the feel of the Saxon Church within the landscape. We would like to help preserve those features.

The purpose of this note is to make you aware of our thinking and to give you an opportunity to let us know if you feel that the designation is inappropriate in any way. The field can always be omitted from the proposals should so wish in any final document.

I, or others on the Neighbourhood Plan Group, would be pleased to discuss the issue further should you feel that would be helpful.

Yours sincerely

Lynn Stuart  
Chair  
Wing Parish Council  
Wing Neighbourhood Plan