



# Weston Turville Neighbourhood Plan



## Local Green Spaces Report

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January 2018

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## The National Planning Context

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The *Localism Act*, (2011) gives communities new powers to designate Local Green Spaces through Neighbourhood Development Plans. The National Planning Policy Framework (NPPF) sets out the requirements for Local Green Spaces in Paragraphs 76-78.

76. Local communities through Local and Neighbourhood Plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space, local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

77. The Local Green Space designation will not be appropriate for most green areas or open spaces. The designation should only be used for:

- Where the green space is in reasonably close proximity to the community it serves
- Where the green area is 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.
- Where the green area concerned is local in character and is not an extensive tract of land

78. Local policy for managing development within a Local Green Space should be consistent with policy for green belts.

## Local Green Spaces Identified:

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The following are proposed to be designated as local green spaces:

1. The Warne Allotment Site, West End
2. Land to rear of West End
3. Land to rear of Brookside (Wareings Meadow)
4. Manor Farm and the Glebe Fields
5. Mullins Field allotments, Church Lane
6. Hampden Hall Play Area
7. Amenity Area, Hampden Hall

## Part 1 - ALL Criteria MUST be met

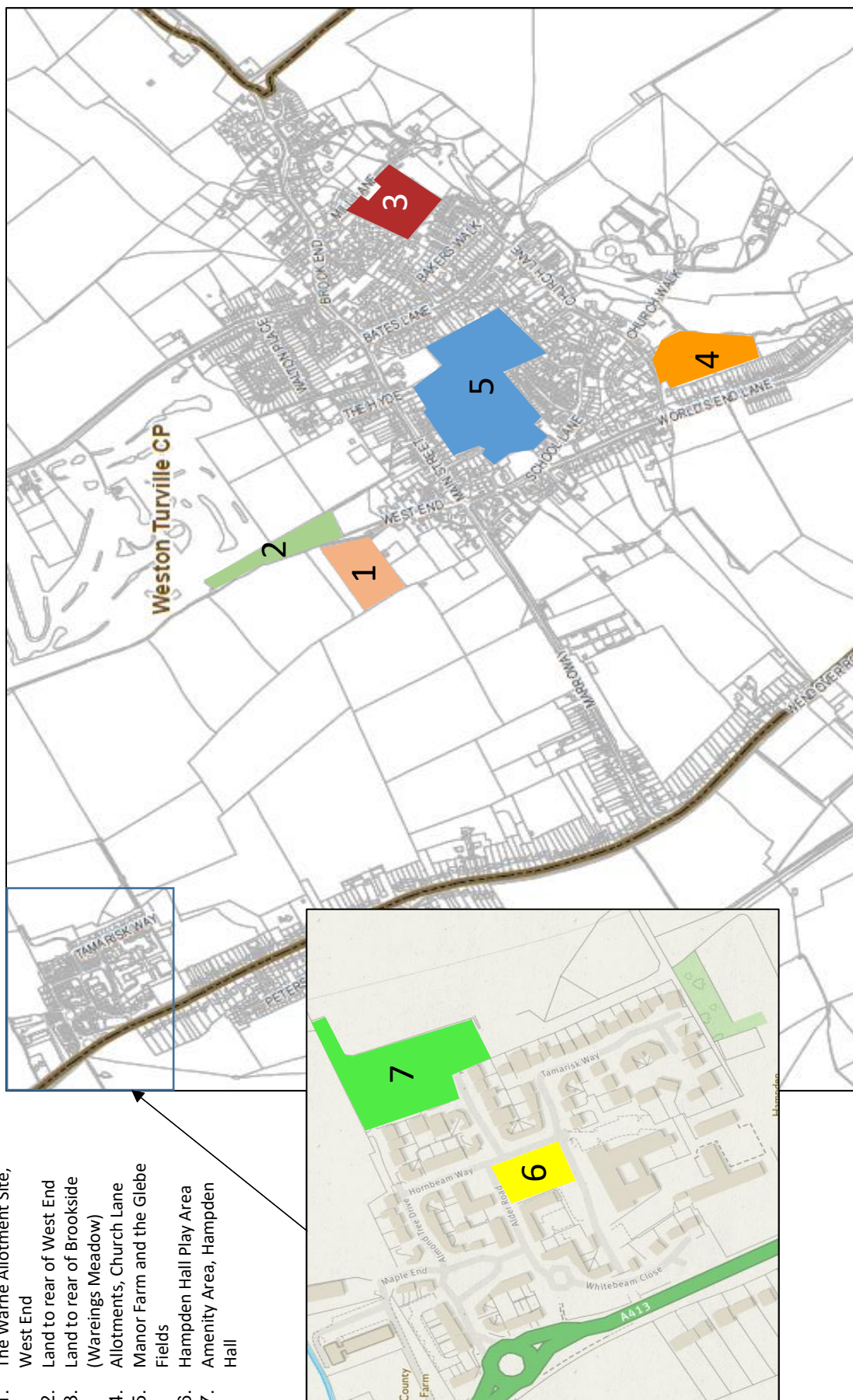
Criteria	The Warne Allotment Site, West End	Land to rear of West End	Rear of Brookside (Wareings Meadow)	Manor Farm and the Glebe Fields	Allotments, Church Lane	Hampden Hall Play Area	Amenity Area, Hampden Hall
1.1 Land is not the subject of a planning permission for development	✓	✓	✓	✓	✓	✓	✓
1.2 Space is not allocated or proposed for development in the Local or Neighbourhood Plan <i>(Unless it can be shown that the Local green space could be incorporated within the site as part of the allocated development)</i>	✓	✓	✓	✓	✓	✓	✓
1.3 The space is not an extensive tract of land and is local in character	✓	✓	✓	✓	✓	✓	✓
1.4 The space is within close proximity of the community it serves]	✓	✓	✓	✓	✓	✓	✓
1.5 The space is demonstrably special to the local community and holds particular local significance	✓	✓	✓	✓	✓	✓	✓

## Part 2 - AT LEAST ONE criterion must be met (Demonstrably special to a local community)-

Criteria	The Warne Allotment Site, West End	Land to rear of West End	Rear of Brookside (Wareings Meadow)	Manor Farm and the Glebe Fields	Allotments, Church Lane	Hampden Hall Play Area	Amenity Area, Hampden Hall
2.1 The proposed space is of particular local significance because of its beauty			✓	✓			✓
2.2 The proposed space is of particular local historic significance	✓	✓	✓	✓			
2.3 The proposed space is of particular local significance because of its recreational value		✓	✓	✓	✓	✓	✓
2.4 The proposed space is of particular local significance because of its tranquillity				✓			✓
2.5 The proposed space is of particular local significance because its richness of wildlife							
2.6 The proposed space is of particular local significance because another reason not covered by criteria 2.1-2.5							

## Weston Turville Neighbourhood Plan – Local

1. The Warne Allotment Site, West End
2. Land to rear of West End
3. Land to rear of Brookside (Wareings Meadow)
4. Allotments, Church Lane
5. Manor Farm and the Glebe Fields
6. Hampden Hall Play Area
7. Amenity Area, Hampden Hall





## 1. Warne Allotment Site, West End

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The site has been the property of the Weston Turville Allotment Association since 1924 as documented by a conveyance between the Rothschild Estate and the Allotment Association (a limited company).



The land is situated within an historic part of the village of Weston Turville and has been known as a dedicated allotment site since 1924. Whilst it is currently unused as allotments it is part of the heritage of the older settlement of Weston Turville and has an intrinsic value as a wildlife area and is of local historic significance. It is a tranquil site currently home to a number of honey bee hives and other fauna and flora.

The Weston Turville Allotment Association gave their support for this site to be designated local green space.

## 2. Land to rear of West End

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The land is a small triangular piece of land with evidence of historical 'ridge and furrow farming' still visible. It is now much used by ramblers and dog walkers and gives access from the village via West End to the rights of way network which extends across open fields to Bedgrove. It is also used informal access to the playing fields and village hall thereby negating the need to walk along the busy Main Street.



The landowner of this site gave their support to it being designated local green space.

The land will form part of an important green buffer between the expansion of Aylesbury through the Hampden Fields development and the village of Weston Turville.

### 3. Land to rear of Brookside (Wareings Meadow)



This historic field links two built-up areas of the village and is surrounded by trees. It has an inner fenced-off area regularly used for grazing sheep which is surrounded by a traditional native species layered hedge. In the field there a pond frequented by ducks and other animals and an ancient walnut tree. The owner also uses this area for planting and nurturing different species of trees.

There are two public footpaths and several permissive footpaths crossing the site that are well used by the local community as they provide a pedestrian link

between the settlement of Brook End and the area around the Church and allotments as well as access to the bridleway and public footpaths to the surrounding countryside and canal. In the 1980s the landowner gave permission for local school children to plant a number of trees which created the tree lined avenue along the footpath, some of the name signs can still be seen.



### 4. Manor Farm and the Glebe Fields



The site is located in the centre of the village and is accessed from Main St, School Lane, Church Lane and Bates Lane providing a green heart to the village. It is part of the Weston Turville Conservation Area. The site comprises Manor Farm Field, The Glebe Fields and Barley Close Field.

Manor House Farm field is at least late medieval<sup>1</sup> if not earlier<sup>2</sup> and the remains of the historic moat<sup>3</sup> can be seen.

As stated in the Weston Turville Conservation Area document<sup>4</sup>, "these fields are a historically important area, containing a number of historic footpaths and with a key relationship to the surrounding buildings. In the North West corner of the field there survive the remains of a mediaeval moat. The historic Glebe contains a block of three enclosed furlongs and strips. The survival of enclosed furlongs and strips is significant within the context of Aylesbury Vale, where survival of such features is rare".



The land is crossed by numerous footpaths and extensively used by the local community throughout the year. During the summer the fields are kept as natural meadows, providing a beautiful, tranquil area for walkers with views across to Combe Hill.

<sup>1</sup> R&M Cox The Hyde Manor, Weston Turville, (2014)

<sup>2</sup> Eaton Hamish, Weston Turville : a History 2nd ed. (2011) p.16

<sup>3</sup> ibid. p 21

<sup>4</sup> [https://www.aylesburyvaledc.gov.uk/sites/default/files/page\\_downloads/Updated-2009-Weston-Turville-complete-doc.pdf](https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Updated-2009-Weston-Turville-complete-doc.pdf)



The area of this land adjacent to Barley Close was subject to a planning application in 2016 which the district council refused. The inspector upheld this decision at the subsequent appeal due to its impact on the character and appearance of the Weston Turville Conservation Area

Two of the four registered land owners for this area have given their support to it being designated local green space. No comment was received by one and the fourth objected to this designation.



## 5. Allotments, Church Lane



The allotments on Mullins field are situated on the southern side of Weston Turville. Access is via Church Lane, with a small entrance suitable for cars.

The allotments are popular with well-maintained plots and there is evidence of the site being in use as allotments since 1590<sup>5</sup>.

A right of way footpath runs through the site. Mullins Field is surrounded by domestic properties on two sides with cattle grazing fields on the other sides.

Allotments have been a documented historical feature of the village for nearly a century (see above West End Allotments) and they still form a vital community facility today not only for the opportunity to grow produce but for the health benefits associated with tending allotment<sup>6</sup>. The management of the sites is run by a volunteer committee of local residents who are independent of the Parish Council.



The Weston Turville Allotment Association gave their support for this site to be designated local green space.

<sup>5</sup> Eaton Hamish, Weston Turville : a History 2nd ed. (2011) p.35

<sup>6</sup> (A case-control study of the health and well-being benefits of allotment gardening Carly J. Wood, Jules Pretty, Murray Griffin Published: 17 October 2016).



## 6. Hampden Hall Play Area

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The play area on Hampden Hall is a small rectangular area, serving the local area as a recreational play area for children. The children's playground is fenced in and surrounded by green space and established trees, providing a safe central area for children to play in a high density urban environment. It is owned and maintained by Aylesbury Vale District Council who had no objections to it being designated local green space.

## 7. Amenity Area, Hampden Hall

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This green space is an informal area to the east of Hampden Hall comprising a grassed area with benches and a pathway giving access to the rights of way network across open countryside. It is well used by the local community for recreation and quiet contemplation of the beautiful views across the Vale to the Chilterns.

It is owned and maintained by Aylesbury Vale District Council who had no objections to it being designated local green space.





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7<sup>th</sup> July 2017

Dear Sir / Madam

As you may be aware, the Parish Council has been working to create a Neighbourhood Plan to help shape development of the parish in all respects between now and 2033.

In addition to looking at potential development sites, the Plan aims to preserve areas of archaeological and historical heritage and important green space. In the latter case the neighbourhood plan identifies a number of important areas within the parish that give it a rural aspect and larger areas such as the Recreation Ground and allotments. We have also identified a number of areas which are well used by local residents for walking.

Our present intention is that the draft plan will include the land highlighted on the attached map which we believe to be in your ownership.

We 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 Parish 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 purpose of this letter 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 ways.

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

Yours sincerely

Mandi Simons  
Chair, Neighbourhood Plan Steering Group

Martin Jarvis  
Chair, Weston Turville Parish Council

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