



Cuddington Neighbourhood Plan

2017 to 2033

PRE-SUBMISSION REGULATION 14

CONSULTATION DRAFT October 2020

APPENDIX B: LOCAL GREEN SPACES



CUDDINGTON NEIGHBOURHOOD PLAN

2017 to 2033

APPENDIX B: LOCAL GREEN SPACES

CONTENTS		Page
Section 1	Introduction	3
Section 2	Local Green Spaces	3
	(a) Background	3
	(b) Green Spaces proposed for Designation	4
	(c) Detailed descriptions	6
	1. Field at end of Tibby's Lane	6
	2. The Lower Green	8
	3. The Playing Fields	9
	4. Baptist Churchyard	11
	5. St Nicholas Churchyard	12
	6. The Upper Green	13
	7. The Allotments	14
	8. Bridleway to Ridgebarn Farm	15

ACKNOWLEDGEMENTS

This report and its recommendations are the result of the voluntary work of many people. Particular thanks are due to the members of the CNP Design and Green Infrastructure Task Group:

Andy Devey

Doug Kennedy

Keith McCullagh

Elaine Morris

Paul Ridout

Ken Trew

SECTION 1. INTRODUCTION

The Cuddington Neighbourhood Plan (CNP) consists of a main document (The Plan) and the following appendices:

- Appendix A: Cuddington Neighbourhood Plan: General Evidence base
- Appendix B: Cuddington Neighbourhood Plan: Local Green Spaces
- Appendix C: Cuddington Neighbourhood Plan: Landscape
- Appendix D: Cuddington Neighbourhood Plan: Important Local Views
- Appendix E: Cuddington Neighbourhood Plan: Built Environment
- Appendix F: Cuddington Neighbourhood Plan: Social Infrastructure
- Appendix G: Cuddington Neighbourhood Plan: Traffic

Appendix B contains the Parish Council's recommendations in respect of areas within or immediately adjacent to Cuddington village (the 'village') to be designated as Green Spaces, and the reasons for the recommendations. In addition, the Report includes a Landscape assessment and sets out policies in relation to the countryside that surrounds the village. It follows a Cuddington village community-wide consultation exercise, detailed advice from planning consultants, O'Neill Homer, and debate and assessments made by the Parish Council and its Neighbourhood Plan Steering Group.

SECTION 2. LOCAL GREEN SPACES

a. BACKGROUND

In March 2012, the UK government published a new National Planning Policy Framework (NPPF) that sets out a presumption in favour of Sustainable Development and a policy to involve local communities in the planning process. The Framework document described three dimensions to sustainable development - economic, social and environmental. It proposed that, to improve the lives of people and communities, the planning system should play a role in each of these areas, seeking to achieve environmental and social benefits at the same time as economic development.

In relation to the environment, the NPPF recognized that planning should take into account the roles and character of different areas, promoting the vitality of urban areas, protecting the Green Belts around them, conserving the intrinsic character and beauty of the countryside and supporting thriving rural communities within it. As part of this approach, the NPPF 2012 introduced the concept of Local Green Spaces. Through local and neighbourhood plans, communities should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities would be able to rule out new development other than in very special circumstances.

In 2018, the government introduced some key policy changes to the 2012 NPPF, mainly intended to speed up the delivery of new housing across the country. A revised and updated NPPF was published in July 2018. However, the revised NPPF's commitment to policy of local communities being able to designate Local Green Spaces as part of their Neighbourhood Plan has been retained, as has the commitment to maintain the openness and permanence of Green Belt land.

The new NPPF expects that Local Green Spaces are consistent with the local planning of sustainable development, only designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period. In particular, the NPPF states that Local Green Space designation should only be used 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), tranquility or richness of its wildlife
- local in character and not an extensive tract of land.

One of the objectives of this Report is to set out proposed Local Green Space (LGS) designations to be included in the CNP.

b. GREEN SPACES PROPOSED FOR DESIGNATION

The following Local Green Spaces are being proposed for Designation in the CNP.

1. The Field at the end of Tibby's Lane
2. The Lower Green
3. The Playing Fields
4. Baptist Graveyard
5. St Nicholas Churchyard
6. The Upper Green
7. The Allotments
8. Bridleway to Ridgebarn Farm

The locations of these Green Spaces are shown on the map below:



In compliance with the NPPF, each of these spaces is:

- in close proximity to the community it serves
- 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
- local in character and not an extensive tract of land.

In relation to the second of the criteria above, the table overleaf summarises the special characteristics of each space that renders it of demonstrably special value to the Cuddington local community.

PROPOSED GREEN	Reason for Special Local Significance				
SPACE	<i>Beauty</i>	<i>History</i>	<i>Recreation</i>	<i>Tranquility</i>	<i>Wildlife</i>
1. Field at end of Tibby's Lane	Yes		Yes	Yes	Yes
2. Lower Green	Yes	Yes	Yes		
3. Playing Fields	Yes	Yes	Yes	Yes	
4. Baptist Graveyard		Yes		Yes	
5. St Nicholas Churchyard	Yes	Yes		Yes	
6. Upper Green	Yes	Yes	Yes	Yes	
7. Allotments		Yes	Yes	Yes	Yes
8. Bridleway to Ridgebarn Fm	Yes	Yes	Yes	Yes	Yes

c. DETAILED DESCRIPTIONS

Each of the green spaces proposed for designation is described in more detail in the sections below.

1. Field at end of Tibby's Lane

This is a small grazing pasture measuring approximately 0.8 hectare in size which lies in close proximity to the northern edge of the village. The field is bounded to the south by the gardens of village houses on Lower Church Street, to the west by a hedgerow separating it from a large agricultural field, to the east by Holymans Farm and to the north by open countryside and views to the Winchendon hills. The field often becomes overgrown with grasses and nettles in summer but has 2 footpaths. The first enters the field over a stile at the bottom of Tibby's Lane and crosses the field diagonally to exit through a gate just south of Holymans Farm into Frog Lane. The second footpath passes north of Holymans Farm. At the top of the field there is a large badger sett. Many birds are seen in the surrounding trees and tawny owls nested on Holymans Farm in 2018. There are lovely views from the top of the field and it is much used by village residents for recreational walking. (Figs 1 and 2).



Fig 1. View from footpath looking across the field to neighbouring countryside to the north



Fig 2. View from the north looking south across the field to Tibby's Lane and the village.

2. The Lower Green



Fig 3. Cuddington Lower Green

Cuddington's Lower Green is a triangle of lawn, measuring about 30m on each of its 3 sides and raised above the surrounding roads. It is located in the heart of the village at the bifurcation of Lower Church Street as it runs into Holly Tree Lane. The Green is a significant historical feature and distinctive part of the lower village which creates an lovely informal atmosphere among the multiple houses that border both sides of Lower Church Street and Holly Tree Lane. It is used by the community as a place to walk and rest and for children's games during the annual village fete.

3. The Playing Fields



Fig 4. View across the playing fields towards the social club



Fig 5. The Boules Pitch at the north west corner of the Playing Fields

The Playing Fields comprise a triangular level area of mown grass measuring approximately 2 hectares in size. It is bounded to the north by Aylesbury Road, to the west by the village and to the south-east by the agricultural land of Dadbrook Farm. The land was acquired and donated to the village after the second world war and has been a much-valued village amenity since that time. A brick built, single storey Clubhouse is sited approximately midway along the Playing Field's western edge. The Playing Fields and Clubhouse are owned the Parish Council on behalf of the whole village and are leased to the Cuddington Playing Fields Association, at a peppercorn rent, who manage these facilities.

The Playing Fields are open to all Cuddington villagers free of charge, and has football and cricket pitches. At its southern tip there are tennis courts and a children's play area. In the north-west corner there is a boules piste. The Playing Fields are well used by a variety of village recreational and sports clubs and also by local children, families and individuals.

The Playing Fields are used for the village fireworks evening and other fund-raising and charity events. It is also popular area for exercising dogs. There are long distance views towards the Chilterns.

4. Baptist Church Graveyard, Dadbrook

This small walled graveyard, belonging to the Baptist Church, is located immediately to the east of Dadbrook between Welford Way and Aylesbury Road. It measures only about 25m square (0.06 hectares). The ground, which is laid to lawn and regularly mown, contains some graves, but is not full.



Fig 6. The Baptist Church Graveyard

5. St Nicholas Churchyard

The church yard which surrounds St Nicholas Church is situated in the Conservation Area of the village to the north of Aylesbury Road. The Churchyard is surrounded by old stone walls along Upper and Lower Church Streets to the west and north, and by houses and gardens to the south and east. The land measures approximately 0.2 hectares in area. There is a wide sward of grass and wildflowers between the graves, and a number of trees including a row of attractive lime trees along Upper Church Street. The entrance to the Churchyard is via gates located in the walls on Upper Church Street and Lower Church Street. The church and its churchyard are a much loved and special traditional feature of the old village of Cuddington.



Fig 7. St Nicholas Churchyard from Upper Church Street.

6. The Upper Green

The Upper Green is located in the centre of the village at the junction of Aylesbury Road, Bridgeway, Upper Church Street and Dadbrook. It is split into three sections by Aylesbury Road and Upper Church Street but is regarded as a single Green Space. The combined area is small, measuring about 500 square metres (0.05 hectares) but its location and surrounding buildings mean that it brings a special character to the village. On the largest northern segment there is an old village pump and to the east of the small segment lies The Crown Public House, traditionally thatched. Many of the other houses and cottages around the Upper Green are also of traditional designs and thatched. The individual Greens are bordered by footpaths as well as roads and the atmosphere of the Green and its buildings, paths and roads is that of a traditional village and it is extremely highly valued by the community and visitors alike.



Fig 8. View of the Upper Green, the village pump, The Crown public house, and thatched cottages along Aylesbury Road

7. The Allotments



Fig 9. Track running east to west across the centre of the Allotment



Fig 10. Sheep grazing on pasture the Allotments.

The area known as the Allotments is a field of approximately 5 hectares lying immediately to the west of Dadbrook and south of Bridgeway. The eastern boundary of the Allotments borders the rear gardens of the houses lining Dadbrook close to its junction with Aylesbury Road. The land is owned by Cuddington Allotment Society, which was formed in 1921 by a group of villagers. In 1922, they purchased some the land from Sir Nathaniel Rothschild of Tring Park to form the allotments. The Society continues to be run by its Members, who manage the land and encourage its use as allotments by villagers who, in turn, pay rent, thus making it self-sustaining. Some of the area is down to traditional allotment activities, and some is for poultry keeping, sheep grazing and horses.

8. Bridleway to Ridgebarn Farm

This is an unmetalled lane which runs from the junction of Frog Lane with Spickett's Lane on the eastern boundary of the village. It leads from Cuddington to Ridgebarn Farm to the east of the village, a distance of approximately 1 kilometre. The bridleway is lined by deciduous trees and shrubs with fields on both sides and the ride has significant width, making it a good place to view scenery and wildlife. Woodland birds and butterflies are frequently encountered here. It is a lovely walk and is of special significance to Cuddington as one of the best places to view the close connection between the village Conservation Area and the rural countryside around it.



Fig 11. Bridleway to Ridgebarn Farm with its rural lining of trees, shrubs and grassland