

**Redbourn Neighbourhood Plan
2020-2038**

Local Green Space Assessment

October 2021

Updated April 2022

Redbourn Neighbourhood Plan – Local Green Space Assessment

INTRODUCTION

This document presents an assessment of all green spaces in Redbourn proposed for designation as a Local Green Space in line with the powers established in the National Planning Policy Framework (NPPF) that enable Neighbourhood Plan groups to identify and designate such spaces.

This document presents an overview of the importance of green spaces and the criteria for determining whether a space warrants designation, followed by assessment of proposed spaces.

The document was initially prepared for consultation in October 2021 alongside the Regulation 14 consultation version of the Neighbourhood Plan. It was then updated in April 2022 following feedback received through the Regulation 14 consultation.

The document concludes by recommending whether the proposed spaces warrant designation in the Redbourn Neighbourhood Plan.

ROLE AND PURPOSE OF LOCAL GREEN SPACE DESIGNATIONS

Planning Practice Guidance (PPG) highlights the importance of green infrastructure for communities, referencing benefits such as *‘enhanced well-being, outdoor recreation and access, enhanced biodiversity and landscapes, food and energy production, urban cooling and the management of flood risk’*.

Green infrastructure can drive economic growth and regeneration, reinforce and enhance local landscape character and contribute to a sense of place. It can also help to improve the health and well-being of a community, providing opportunities for residents and visitors to exercise, interact with one another, experience nature, and get involved in their community through activities like food growing and gardening, all of which bring physical and mental health benefits.

In their research project ‘Revaluing Parks and Green Spaces’, Fields in Trust, the independent charity working to secure the protection of parks and green spaces at both the local and national level, quantified the ‘Wellbeing Value’ of such spaces. They established that an individual would need to be compensated by £974 a year to replace the life satisfaction they would have gained from using their local park or green space. Equally, parks and green spaces are estimated to save the NHS around £111 million per year based solely on a reduction in GP visits¹.

¹ Fields in Trust – Revaluing Parks and Green Spaces: <http://www.fieldsintrust.org/research>

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Such spaces are particularly important in light of the COVID-19 pandemic. With access to gyms, sports facilities, cafés, shops and other community facilities restricted, open spaces have become hugely important sites where people can exercise and interact with one another in a socially distanced and safe environment².

This is highlighted in recent guidance published by the Town and Country Planning Association (TCPA)³, which identifies ‘good green spaces in the right places’ as a key ingredient in the ‘20-minute neighbourhood’, being places where the community has access to the full range of services and facilities to support day-to-day life. Equally, the Quality of Life Framework⁴ identifies access to places for leisure and recreation, and contact with nature, as being important determinants in the quality of a place and people’s quality of life, making health and wellbeing central to the way we plan for our communities.

Furthermore, and with the requirement to demonstrate biodiversity net-gain on development sites emerging through the Environment Bill⁵ and publication of the Natural England / Defra Biodiversity Metric⁶, Local Green Spaces might comprise locations where net gain can be delivered.

Under the NPPF Neighbourhood Plans can designate Local Green Spaces which are of importance and value to the local community. The NPPF states⁷ that Local Green Spaces should only be designated where the green space is:

- a) in reasonably close proximity to the community it services;
- b) 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
- c) local in character and is not an extensive tract of land.

It is important to note that whilst designation affords the green space similar policy protection to Green Belt, it does not place any new restrictions or obligations on landowners. Management of the land remains the responsibility of the landowner although, with the agreement of the landowner, there may be opportunities that can be explored which allow the local community to become more involved in the management of the space. Furthermore, designation does not confer any rights of access over what exists at present.

² LSE London Blog – Valuing London’s urban green space in a time of crisis – and in everyday life: <https://blogs.lse.ac.uk/lseclon/valuing-londons-urban-green-space-in-a-time-of-crisis-and-in-everyday-life/>

³ TCPA, March 2021, 20-Minute Neighbourhoods: Creating Healthier, Active, Prosperous Communities – An Introduction for Council Planners in England

⁴ The Quality of Life Foundation, March 2021, Quality of Life Framework (prepared with support from MHCLG, the TCPA, RTPI and others)

⁵ <https://www.gov.uk/government/publications/environment-bill-2020>

⁶ <http://publications.naturalengland.org.uk/publication/6049804846366720>

⁷ Paragraph 102, MHCLG, July 2021, National Planning Policy Framework

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Where sites are designated as Local Green Space in a Neighbourhood Plan, new development will only be allowed within those spaces where very special circumstances can be demonstrated in accordance with the National Planning Policy Framework and which might include provision of essential utility infrastructure, such as drainage pipes or sewer tunnels, or where the proposal is supplementary to and supports the function of that green space, such as new changing rooms associated with sports pitches.

Further information on the Local Green Space designation is set out in Planning Practice Guidance, as included in the appendix to this summary report.

LOCAL PLAN POLICY CONTEXT

The current adopted St Albans Local Plan was adopted in 1994 and was due to be replaced by a new Local Plan that was submitted for Examination in 2018 but subsequently withdrawn following the recommendation of the Inspector. Work on a new Local Plan is now underway.

The St Albans Local Development Scheme, published January 2021, envisages that the new Plan will be submitted for examination in Spring / Summer 2023, with adoption by the end of that year. Until such time as the new Local Plan is adopted, the ‘saved’ policies of the 1994 Local Plan apply. However, the saved policies are dated: the Local Plan notes that some are based on policies originally relating to the 1986 Structure Plan and thus covering the period

1981 – 1996, and that a full review of the Local Plan, ‘*looking to 2001 or beyond*’, should be undertaken as a ‘*matter of urgency*’.

Saved policies of relevance to Local Green Spaces in Redbourn include Policy 75: ‘Green Space within Settlements’. However, this policy does not afford such spaces with the same degree of protection conferred by the Local Green Space designation and is instead a ‘consideration’ when determining planning applications. The Policies map that accompanies the Local Plan does not identify any of the green spaces within the existing built up area of Redbourn.

Within this context there is very limited policy, beyond those contained in the most recent version of the NPPF (July 2021), that applies to specific sites and green spaces in Redbourn. In the absence of a new Local Plan, and adoption of this still some way off, it is important that Redbourn-specific policies are put in place to help inform planning applications. The use of the Local Green Space designation is important to identify those spaces of value to the local community which should be protected.

SITE ASSESSMENT

Green spaces considered potentially suitable for designation are assessed in the tables on the following pages. These are considered against the criteria outlined in the NPPF.

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SUGGESTED SITE 1: REDBOURN COMMON

SITE DETAILS	
Site Name:	Redbourn Common
Grid ref (if known):	
Description of site:	A (half mile end-to-end) common for the community – much loved and used by residents and visitors alike.
Quality and condition of site:	Outstanding – superbly maintained and protected as a facility for all.
Are there any existing policy designations on the site?	Subject to environmental, wildlife and natural protection regulations.
CRITERIA	
Does the green space have planning permission for development?	No
Is the green space in reasonably close proximity to the community it serves?	Yes, the Common is integral to the village – a focal point
Is the green space local in character and not an extensive tract of land?	No
Is the green space considered demonstrably special to the local community and hold a particularly local significance because of:	
Beauty? If so, say why:	Tree lined avenue. Heritage cottages on perimeter. Huge open space for all to access. Picturesque village green for cricket.
Historic significance? If so, say why:	Gifted to the Parish Council by the Earl of Verulam. Centuries old facility for the entire community.
Recreational value? If so, say why:	Currently includes: Redbourn Cricket Club pavilion and pitch; Redbourn Mile for walkers, runners and dog walkers; village events – Classics on the Common, Fete du Velo, folk on the Common, Conkerthon and more. Open space for children to play including play area.
Tranquility? If so, say why:	A place to be, think and play. Memorial bench seats liberally scattered around the common.
Wildlife? If so, say why:	Under appreciated – a reserve for birdlife, butterflies, bees and wildflowers.
Other values? If so, say what and why:	Size and beauty of the Common make it a unique selling feature of Redbourn as a village.
Supporting comments	

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SUGGESTED SITE 2: FLAMSTEADBURY PARK

SITE DETAILS	
Site Name:	Flamsteadbury Lane Play Area/ Outdoor Gym
Grid ref (if known):	
Description of site:	Children's play area plus outdoor adult gym and grassy area suitable for football etc.
Quality and condition of site:	Play area equipment is in good condition and inspected regularly.
Are there any existing policy designations on the site?	No
CRITERIA	
Does the green space have planning permission for development?	No
Is the green space in reasonably close proximity to the community it serves?	Yes
Is the green space local in character and not an extensive tract of land?	Yes
Is the green space considered demonstrably special to the local community and hold a particularly local significance because of:	
Beauty? If so, say why:	
Historic significance? If so, say why:	
Recreational value? If so, say why:	Yes. Play area designed for children plus outdoor gym for adults well used by residents.
Tranquility? If so, say why:	
Wildlife? If so, say why:	
Other values? If so, say what and why:	Caters for recreational activities for residents of all ages.
Supporting comments	It's an area specifically designed for recreational activities. Reasonably sized area with additional space for football.

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SUGGESTED SITE 3: LONG CUTT PLAY AREA

SITE DETAILS	
Site Name:	Long Cutt Play Area
Grid ref (if known):	
Description of site:	Well-developed children's play area with facilities for older children.
Quality and condition of site:	Regularly inspected play area
Are there any existing policy designations on the site?	Unsure
CRITERIA	
Does the green space have planning permission for development?	No
Is the green space in reasonably close proximity to the community it serves?	Yes
Is the green space local in character and not an extensive tract of land?	Yes
Is the green space considered demonstrably special to the local community and hold a particularly local significance because of:	
Beauty? If so, say why:	
Historic significance? If so, say why:	
Recreational value? If so, say why:	Well used children's play area for young children plus basketball for older children.
Tranquility? If so, say why:	
Wildlife? If so, say why:	
Other values? If so, say what and why:	
Supporting comments	Designated children's play area

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SUGGESTED SITE 4: PAN HANDLE

SITE DETAILS	
Site Name:	Pan Handle, next to St Luke's School
Grid ref (if known):	
Description of site:	Open area of grass and bushes
Quality and condition of site:	Poor, needs improving
Are there any existing policy designations on the site?	No
CRITERIA	
Does the green space have planning permission for development?	No
Is the green space in reasonably close proximity to the community it serves?	Yes
Is the green space local in character and not an extensive tract of land?	Yes
Is the green space considered demonstrably special to the local community and hold a particularly local significance because of:	
Beauty? If so, say why:	
Historic significance? If so, say why:	
Recreational value? If so, say why:	Yes, could be used as a cycle track.
Tranquility? If so, say why:	
Wildlife? If so, say why:	
Other values? If so, say what and why:	
Supporting comments	

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SUGGESTED SITE 5: REDBOURN LEISURE CENTRE

SITE DETAILS	
Site Name:	Redbourn Recreation Centre, 75 Dunstable Road, Redbourn
Grid ref (if known):	
Description of site:	Sports Fields, site of 13 football pitches, Bowls Green and a cricket pitch.
Quality and condition of site:	Site kept in good condition managed by Everyone Active on behalf of Redbourn Recreation Centre and Playing Fields Trust.
Are there any existing policy designations on the site?	No
CRITERIA	
Does the green space have planning permission for development?	No but two small sections of the site owned by Jarvis homes are likely to have plans for housing development submitted shortly.
Is the green space in reasonably close proximity to the community it serves?	Yes
Is the green space local in character and not an extensive tract of land?	Yes
Is the green space considered demonstrably special to the local community and hold a particularly local significance because of:	
Beauty? If so, say why:	Yes, an attractive site and well maintained.
Historic significance? If so, say why:	No
Recreational value? If so, say why:	Yes: busy location used for a number of sports for young and old alike including bowls, football, cricket, netball, gymnastics, badminton, table tennis, health and fitness. Plans for the site to also be used for tennis and hockey in the future.
Tranquility? If so, say why:	Yes: on edge of village surrounded on two sides by open fields and used by walkers, joggers and recreational walkers outside of sports use.
Wildlife? If so, say why:	Yes: hedges and borders house birds, small mammals etc.
Other values? If so, say what and why:	Yes: offers potential for development of future recreational pursuits for the Village and surrounding area for many years to come. If managed financially it also offers the potential to generate significant funds for physical, social and mental wellbeing. Potential to provide much needed services to sections of the local population lacking in activities/ facilities.
Supporting comments	N/A

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SUGGESTED SITE 6: HOLTS MEADOW

SITE DETAILS	
Site Name:	Holts Meadow
Grid ref (if known):	
Description of site:	Square piece of land with trees and grass.
Quality and condition of site:	Good condition, maintained by St Albans Council/HCC.
Are there any existing policy designations on the site?	No
CRITERIA	
Does the green space have planning permission for development?	No
Is the green space in reasonably close proximity to the community it serves?	Yes
Is the green space local in character and not an extensive tract of land?	Yes
Is the green space considered demonstrably special to the local community and hold a particularly local significance because of:	
Beauty? If so, say why:	
Historic significance? If so, say why:	
Recreational value? If so, say why:	Used by children/ dog walker/residents
Tranquility? If so, say why:	
Wildlife? If so, say why:	Yes, birds
Other values? If so, say what and why:	Enclosed area for local residents to use safely
Supporting comments	

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SUGGESTED SITE 7: GREYHOUND MEADOW

SITE DETAILS	
Site Name:	Greyhound Meadows off the Common and surrounded by housing on the Common, Lords Meadow, Crouch Hall Lane and Beechfield Close
Grid ref (if known):	
Description of site:	An area of land that has a Scout Hut, car parking, 2 tennis courts and a hut, allotments and grassed areas.
Quality and condition of site:	Good condition maintained by various parties above and the Parish Council as its their land.
Are there any existing policy designations on the site?	No
CRTIERIA	
Does the green space have planning permission for development?	No
Is the green space in reasonably close proximity to the community it serves?	Yes
Is the green space local in character and not an extensive tract of land?	Yes
Is the green space considered demonstrably special to the local community and hold a particularly local significance because of:	
Beauty? If so, say why:	
Historic significance? If so, say why:	
Recreational value? If so, say why:	Yes, well used and served by local community for various activities
Tranquility? If so, say why:	Yes, open area of land
Wildlife? If so, say why:	Yes, used by various wildlife
Other values? If so, say what and why:	Community asset for the whole village it serves
Supporting comments	

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SUGGESTED SITE 8: LAMB LANE

SITE DETAILS	
Site Name:	Lamb Lane corner
Grid ref (if known):	
Description of site:	Grassed area with a small number of trees.
Quality and condition of site:	In good condition, regularly mowed by SADC and with some bushes and flowers maintained by people living nearby.
Are there any existing policy designations on the site?	No
CRITERIA	
Does the green space have planning permission for development?	No
Is the green space in reasonably close proximity to the community it serves?	Yes
Is the green space local in character and not an extensive tract of land?	Yes
Is the green space considered demonstrably special to the local community and hold a particularly local significance because of:	
Beauty? If so, say why:	It is nice to have a small area of open space in this fairly congested area. In spring and summer, the bushes and flowers planted by local residents are lovely and attract butterflies. Frogs from a local pond are also seen from time to time.
Historic significance? If so, say why:	
Recreational value? If so, say why:	There is a proposal to convert the land to a Community Garden (Pat Schofield), with the possibility of a "Friendly Bench" to tackle loneliness (Ian Caldwell).
Tranquility? If so, say why:	It is a quiet area, occasionally used (pre Covid) for picnics etc. Parents often teach their children to ride bikes on in this area.
Wildlife? If so, say why:	Butterflies, in particular, also birds and frogs (from a pond on Shepherd's Row).
Other values? If so, say what and why:	
Supporting comments	

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SUGGESTED SITE 9: VER MEADOWS

SITE DETAILS	
Site Name:	Ver Meadows (Area in Floodplain)
Grid ref (if known):	
Description of site:	Open area of grass through which the River Ver passes.
Quality and condition of site:	Poor, needs improving
Are there any existing policy designations on the site?	No
CRITERIA	
Does the green space have planning permission for development?	No, not at the moment.
Is the green space in reasonably close proximity to the community it serves?	Yes
Is the green space local in character and not an extensive tract of land?	Yes
Is the green space considered demonstrably special to the local community and hold a particularly local significance because of:	
Beauty? If so, say why:	Yes, the site of a rare chalk stream
Historic significance? If so, say why:	Yes, the site of a rare chalk stream
Recreational value? If so, say why:	Yes, could be used for walking
Tranquility? If so, say why:	Yes, open area of land
Wildlife? If so, say why:	Yes, used by wetland animals
Other values? If so, say what and why:	
Supporting comments	

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SUGGESTED SITE 10: BEN AUSTINS

SITE DETAILS	
Site Name:	Ben Austins
Grid ref (if known):	
Description of site:	A square piece of grassed land with trees and hedging that has access to a right of way
Quality and condition of site:	Good condition maintained by SADC/HCC.
Are there any existing policy designations on the site?	No
CRITERIA	
Does the green space have planning permission for development?	No
Is the green space in reasonably close proximity to the community it serves?	Yes
Is the green space local in character and not an extensive tract of land?	Yes
Is the green space considered demonstrably special to the local community and hold a particularly local significance because of:	
Beauty? If so, say why:	
Historic significance? If so, say why:	
Recreational value? If so, say why:	Used by residents and dog walkers, gives access to a right of way
Tranquility? If so, say why:	
Wildlife? If so, say why:	Yes, birds
Other values? If so, say what and why:	Gives access to dog walkers/walkers accessing the right of way routes
Supporting comments	No

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SUGGESTED SITE 11: LAND DIRECTLY TO THE SOUTH OF THE GADDESSEN LANE / HEMEL HEMPSTEAD ROAD JUNCTION

SITE DETAILS	
Site Name:	Hemel Hempstead Road and Gaddesden Lane
Grid ref (if known):	
Description of site:	Triangular piece of land with trees, hedging and fencing that sits between the two roads and the M1.
Quality and condition of site:	Land appears to be used and maintained by the resident of the adjacent property.
Are there any existing policy designations on the site?	No
CRITERIA	
Does the green space have planning permission for development?	No
Is the green space in reasonably close proximity to the community it serves?	No
Is the green space local in character and not an extensive tract of land?	Yes
Is the green space considered demonstrably special to the local community and hold a particularly local significance because of:	
Beauty? If so, say why:	
Historic significance? If so, say why:	
Recreational value? If so, say why:	Used by adjacent resident.
Tranquility? If so, say why:	
Wildlife? If so, say why:	Limited, some birds.
Other values? If so, say what and why:	Its forms a barrier/separation between Redbourn and any future coalescence.
Supporting comments	Private land with limited community value.

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SUGGESTED SITE 12: HEMEL HEMPSTEAD ROAD / GADDESSEN LANE

SITE DETAILS	
Site Name:	Hemel Hempstead Road and the Nickey Line
Grid ref (if known):	
Description of site:	Triangular piece of grassed land with trees and hedging that sits between HHR and the Nickey Line.
Quality and condition of site:	Land appears to be used for horses and has in the past had flood issues.
Are there any existing policy designations on the site?	No
CRITERIA	
Does the green space have planning permission for development?	No
Is the green space in reasonably close proximity to the community it serves?	No
Is the green space local in character and not an extensive tract of land?	Yes
Is the green space considered demonstrably special to the local community and hold a particularly local significance because of:	
Beauty? If so, say why:	
Historic significance? If so, say why:	
Recreational value? If so, say why:	Used for horses
Tranquility? If so, say why:	
Wildlife? If so, say why:	Limited, some birds.
Other values? If so, say what and why:	It forms a barrier/separation between Redbourn and any future coalescence.
Supporting comments	Limited recreational and/or wildlife value.

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SUGGESTED SITE 13: NICOLLS CLOSE AND RIDGEDOWN

SITE DETAILS	
Site Name:	Nicholls Close and Ridgedown
Grid ref (if known):	
Description of site:	Opened grassed areas will low level accommodation for the elderly, trees, shrubs and flower beds.
Quality and condition of site:	In good condition, managed and maintained by St Albans Council and Redbourn in Bloom.
Are there any existing policy designations on the site?	No
CRITERIA	
Does the green space have planning permission for development?	No
Is the green space in reasonably close proximity to the community it serves?	Yes
Is the green space local in character and not an extensive tract of land?	Yes
Is the green space considered demonstrably special to the local community and hold a particularly local significance because of:	
Beauty? If so, say why:	Lovely opened spaced area for residents.
Historic significance? If so, say why:	
Recreational value? If so, say why:	Used by dog walkers, kids playing, accessible for the elderly.
Tranquility? If so, say why:	
Wildlife? If so, say why:	Yes, birds
Other values? If so, say what and why:	It is asset for the immediate residents to have open space that is well used.
Supporting comments	

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SUGGESTED SITE 14: MILLENNIUM SITE

SITE DETAILS	
Site Name:	Millennium Site
Grid ref (if known):	
Description of site:	Small grassed / seated area immediately adjacent to the Nickey Line, provided as a stop-off rest point for residents and visitors – often walkers and cyclists – who use the route.
Quality and condition of site:	Satisfactory. Maintained as a safe and welcoming area – green grass, planted areas, hedgerows with access to the Nickey Line and pathway to south end of the High Street.
Are there any existing policy designations on the site?	Unknown
CRITERIA	
Does the green space have planning permission for development?	Unknown - does the site form part of housing development for east end of the village, as included in original draft of the Neighbourhood Plan?
Is the green space in reasonably close proximity to the community it serves?	Yes - see above comments: a community space
Is the green space local in character and not an extensive tract of land?	Yes
Is the green space considered demonstrably special to the local community and hold a particularly local significance because of:	
Beauty? If so, say why:	Under appreciated by both visitors and residents. Concealed from Nickey Line thoroughfare.
Historic significance? If so, say why:	Created in 2000 as part of the Millennium Celebrations – a gift to the community.
Recreational value? If so, say why:	Potential to be further developed as a recreational site. Based on site of old railway station / goods yard – could become a railway heritage site along similar lines to old station at Wheathampstead.
Tranquility? If so, say why:	Very much so – a place to snack, rest and reflect.
Wildlife? If so, say why:	Plants, birds, trees and assorted insects
Other values? If so, say what and why:	
Supporting comments	

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SUGGESTED SITE 15: CUMBERLAND GARDENS

SITE DETAILS	
Site Name:	Cumberland Gardens, off High Street and Hawkes Drive
Grid ref (if known):	
Description of site:	Walled garden consisting of a mixture of flower beds, mature trees, lawns and benches with a pergola as a focal point.
Quality and condition of site:	In good condition, managed and maintained by Parish Council.
Are there any existing policy designations on the site?	No
CRITERIA	
Does the green space have planning permission for development?	No
Is the green space in reasonably close proximity to the community it serves?	Yes
Is the green space local in character and not an extensive tract of land?	Yes
Is the green space considered demonstrably special to the local community and hold a particularly local significance because of:	
Beauty? If so, say why:	
Historic significance? If so, say why:	Cumberland Garden was formally part of Cumberland House, a grand Georgian building situated on the east side of the Common, said to have been built by the duke of Cumberland as a hunting lodge around 1745. It passed through a number of owners being bought by Mr R Cecil Peake in 1890 who installed a generator making Cumberland House the first in the village with electric lighting. A more recent owner was the Central Electricity Generating Board and later the National Grid. The garden was donated to the Parish of Redbourn in 2007 by Miller Homes who were the developer of Cumberland House and new housing that became Miller Close and Hawkes Drive where Redbourn's Health Centre is now located.
Recreational value? If so, say why:	Well used by people walking through to the High Street, teaching children to ride a bike safely, exercise and painting classes and the odd event such as a music and theatre production evening in the summer and Christmas Market in Winter.
Tranquility? If so, say why:	Yes, people used it for exercise classes such as yoga and to just sit and relax.
Wildlife? If so, say why:	Yes, birds and butterflies

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Other values? If so, say what and why:	It is a great asset for the community of Redbourn, a good size, sits right in the heart of the High Street, accessible to the Common and a gateway between the two sides of the village.
Supporting comments	

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Summary assessment table

Site No.	Site Name	Should it be designated?	Reasons
1	Redbourn Common	Yes	Redbourn Common is a key focal point of Redbourn Village. Contained on all sides by development, the Common serves as a key recreational area, hosting Redbourn Cricket Club, the Redbourn Mile for Walkers and numerous community events such as the Fete du Velo, Classics on the Common and Folk on the Common. Redbourn Common is also historically significant, as this site was gifted to the Parish by the Earl of Verulam. Despite its size (half a mile end to end), the Common is its own entity and is not considered an extensive tract of land.
2	Flamsteadbury Park	Yes	Flamsteadbury Park primarily serves as a play park and outdoor gym area, however the grassy areas also cater to other recreational activities such as football. The site is adjacent to the built-up edge of Redbourn and is easily accessible via Flamsteadbury Lane. The site is clearly distinguishable from the adjacent agricultural fields due to the dense wooded western and northern boundaries.
3	Long Cutt / Hill Top Play Area	Yes	Long Cutt Play Area offers nearby residents a children's play area and green space. The site was purposely designed to cater to children's recreational needs. Centrally located, the site is contained on all sides by the rear gardens of properties and a dense wooded area.
4	Pan Handle	No	Although situated adjacent to residential properties off Hill Top road and being well-contained by woodland on all sides, Pan Handle is not considered to have any significant community value, as it has no real historic, biodiverse, community, aesthetically beautiful or tranquil features.
5	Redbourn Leisure Centre	No	Open space associated with Redbourn Leisure Centre serves a clear recreational purpose, offering football pitches and cricket pitches and space for fitness. Despite this, the Leisure Centre fields are fairly extensive and do partially meld in with the adjacent agricultural fields. Furthermore, designating this site could preclude future improvements to sports facilities.

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6	Holts Meadow	Yes	Holts Meadow offers a tranquil scenic break from the surrounding residential properties. It also has a clear recreation purpose, serving as a children's play space and area for dog walkers. Centrally located, Holts Meadow is contained on all sides by development and is accessible via Holts Meadow (road) and a pathway leading to Dunstable Road.
7	Greyhound Meadow	Yes	Greyhound Meadow is located within the centre of Redbourn and features tennis courts, allotments and open space associated with the Scout Hut. The site is well-used and has a clear purpose to provide recreational space for local residents. The allotments also serve as a wildlife habitat. The site is not deemed an extensive tract of land as it is contained on all sides by the rear gardens of properties.
8	Lamb Lane	Yes	This site is deemed significant to the local community as it offers a natural open break from the surrounding properties. In the summer months, flowers bloom, attracting butterflies and other wildlife to the site. There is also a proposal to convert the site into a 'Community Garden' for local residents. With the above in mind, it is considered that the site fulfils the 'beauty' and 'recreation' criteria for local green space designation. The site is centrally located and is easily accessible via Lamb Lane.
9	Ver Meadows (Area in Floodplain)	Yes	The area proposed as LGS comprises that part of the Ver Meadows within the floodplain of the River Ver, a rare chalk stream. The site is situated in close proximity to broadleaved deciduous woodland fragments to the north west and the Nickey Lane to the east. Its boundary is dictated by the extent of Flood Zones 2 and 3. The site supports a variety of wildlife and is also considered tranquil. The site lies adjacent to the south eastern edge of Redbourn and is accessible on foot via Crown Street. The wider area (that area of land outside of the floodplain) has been subject to developer interest and it is only that area within the floodplain that is deemed to have the most community value.
10	Ben Austins	No	The site is a small area of grass located along Ben Austins. The site is easily accessed via the roadside pathway. The site provides access to a Public Right of Way which allows walkers to walk northwards across agricultural fields. Despite this, it is not considered that the site is demonstrably special to the local community as it provides little recreational value due to its small scale and lack of features. The site is not historic or beautiful, nor is it capable of supporting wildlife. The site is located adjacent to Ben Austins Road and therefore cannot be deemed tranquil.

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11	Land directly to the south of the Gaddesden Lane / Hemel Hempstead Road junction	No	The site is easily accessible via a gate off Hemel Hempstead Road. Although the site sits on the south western edge of Redbourn it is within walking distance from the village centre. Despite this, the site is privately owned and is used for equestrian purposes. On this basis, the site is considered to have very limited value for the wider community.
12	Hemel Hempstead Road / Gaddesden Lane	No	The site is relatively open and serves as a pleasant backdrop when approaching Redbourn via car from the B487 (turning left along Hemel Hempstead Road), comprising grassland and tree. Although within walking distance of the village centre, the site is severed from the wider countryside by the road network. It has limited value as a recreational, wildlife nor tranquil space.
13	Nicolls Close and Ridgedown	Yes	The site comprises a tree-lined grassy open space. It serves as a recreation space for dog walkers and elderly residents who walk within the space. It is a well-loved and well-used space due to its beauty and openness. The site is contained on all sides by housing and is accessible via Nicholls Close. The site is located a short walking distance away (~300m) from the centre of Redbourn.
14	Millennium Site	Yes	The site is locally significant as it was gifted to the local community as part of the Millennium celebrations in 2000. The site is considered tranquil and is often used as an area for picnics by local residents, walkers and users of the Nickey Line. It is a relatively contained site, with a woodland forming the western boundary. The site is accessible via the High Street and is within walking distance from the centre of Redbourn.
15	Cumberland Gardens	Yes	Cumberland Gardens is historically significant as it was formally part of Cumberland House, a Georgian building situated on the east side of the Common which was developed as a hunting lodge by the Duke of Cumberland in the 1700s. In 1890 Mr. R Cecil bought the property and installed a generator, making it the first property in the village to have electric lighting. The site also has recreational value, as it is a well-used community space that is used for accessing the High Street on foot and art classes. The site lies within the heart of the village and is not considered an extensive tract of land.

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INITIAL RECOMMENDATIONS

Based upon the above the following sites may be considered appropriate for Local Green Space designation and subject to consultation alongside the Neighbourhood Plan:

1. Redbourn Common
2. Flamsteadbury Park
3. Long Cutt / Hill Top Play Area
4. Holts Meadow
5. Greyhound Meadow
6. Lamb Lane
7. Ver Meadows (Area in Floodplain)
8. Nicolls Close and Ridgedown
9. Millennium Site
10. Cumberland Gardens

CONSULTATION FEEDBACK

Alongside the Regulation 14 Consultation version of the Neighbourhood Plan a feedback form was prepared. A total of 66 feedback forms were returned: 65 of whom identified as residents of Redbourn. A further 11 responses were received from statutory consultees and other interested parties.

Respondents were asked for their views and comments on proposed policies in the draft Neighbourhood Plan. In respect of the draft Local Green Space policy, 90% of those who responded to the question said they agreed or strongly agreed with the policy

and proposed designations. Of those responding, 6% did not express an opinion, and only 4% said they disagreed.

Respondents were also asked whether they agreed with the designation of individual sites. All were supported, with more than 80% of respondents agreeing to designation of each of the sites, with Redbourn Common, Flamsteadbury Park and Long Cutts/Hill Top all receiving 94% support in favour of designation.

Respondents were also asked to indicate what the green space is used for, with many saying informal recreation and children's play. Respondents agreed that each of the sites proposed for designation met the criteria outlined in the NPPF.

In terms of feedback from statutory consultees and others, including landowners, it was suggested by one respondent that the designation of Ver Meadows was not appropriate as it holds little community value and that designation might not help create an informal space in the longer term that could be used and valued by the local community. However, other respondents noted that it was rightly proposed for designation, recognising its environmental value. It should be noted that it is only that part of Ver Meadows identified as being within an area of flood risk that is proposed for designation and that this would not preclude development of the wider part of the Ver Meadows area at a future date, should that be considered appropriate. As such, it was not considered necessary to amend the proposed designation of the Ver Meadows site.

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Other sites were also suggested for designation. These will be considered at a later date through a review of the Neighbourhood Plan.

More information on consultation feedback is set out in the Redbourn Neighbourhood Plan Consultation Statement, Volume 3, Part 3.

RECOMMENDATIONS

Based upon the assessment outlined in the document and the feedback from consultation, it is recommended that all sites proposed for designation in the Regulation 14 version of the Neighbourhood Plan are taken forward.

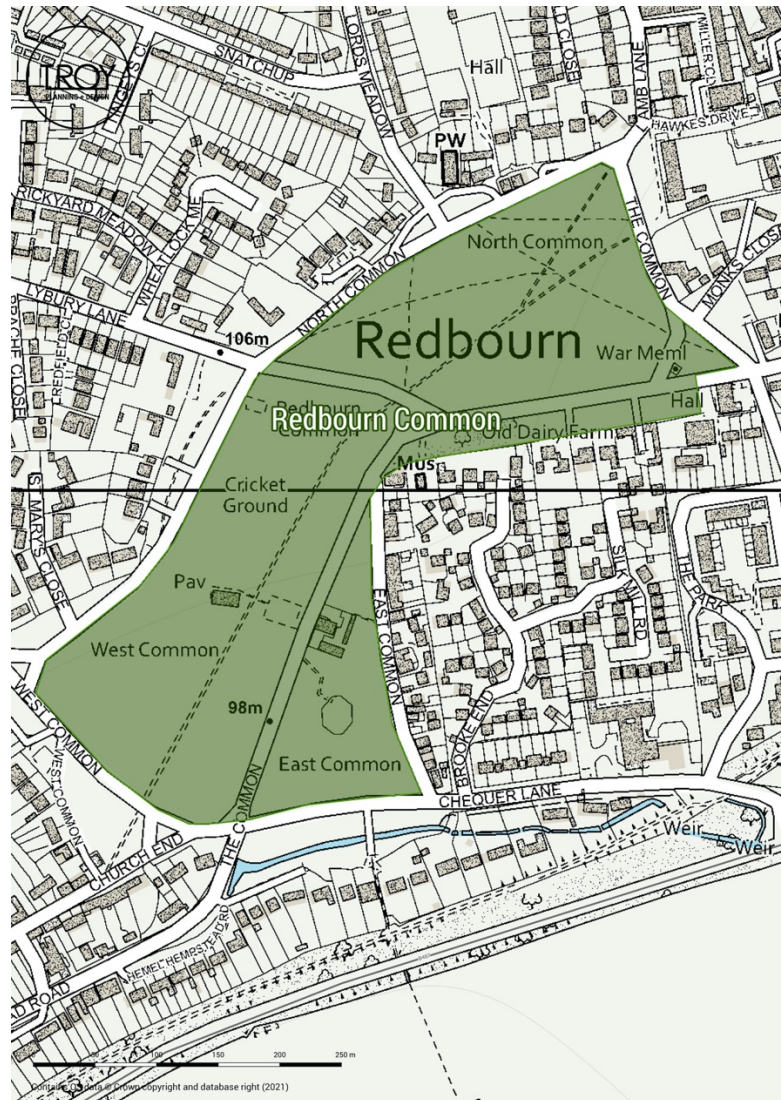
The final list of sites proposed for designation as Local Green Space in the Neighbourhood Plan is:

1. Redbourn Common
2. Flamsteadbury Park
3. Long Cutt / Hill Top Play Area
4. Holts Meadow
5. Greyhound Meadow
6. Lamb Lane
7. Ver Meadows (Area in Floodplain)
8. Nicolls Close and Ridgedown
9. Millennium Site
10. Cumberland Gardens

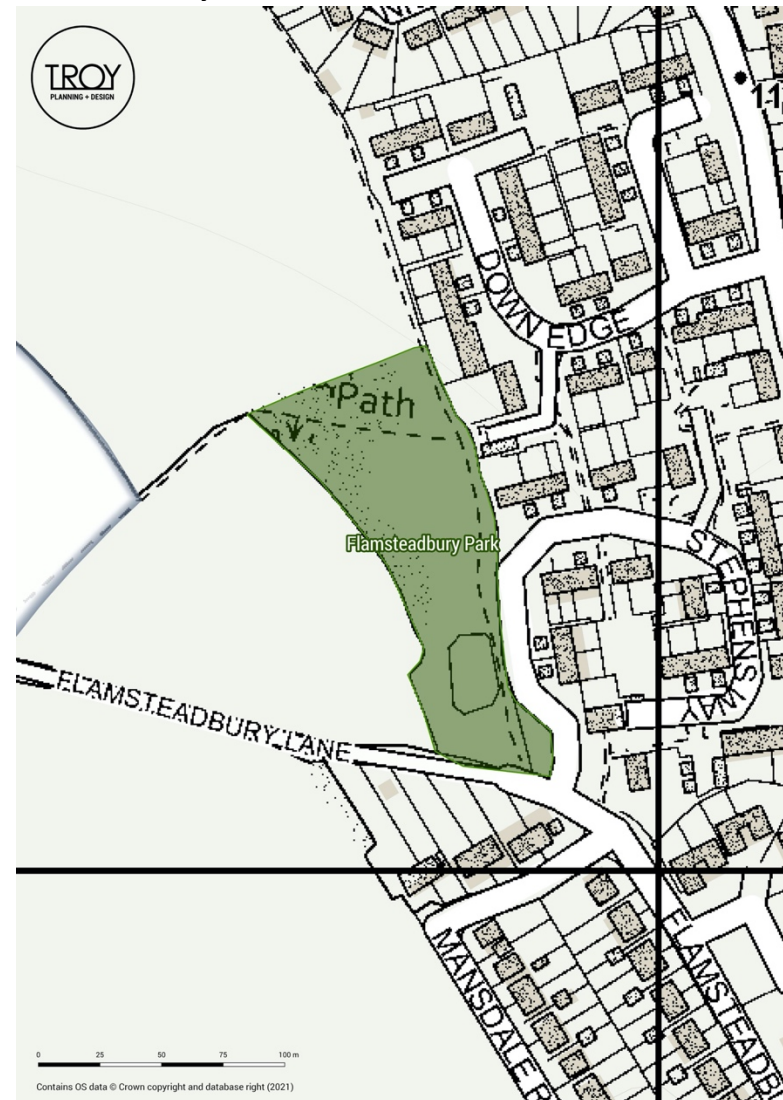
The sites are mapped on the following pages.

Redbourn Neighbourhood Plan – Local Green Space Assessment

Redbourn Common



Flamsteadbury Park



Redbourn Neighbourhood Plan – Local Green Space Assessment

Long Cutt / Hill Top Play Area

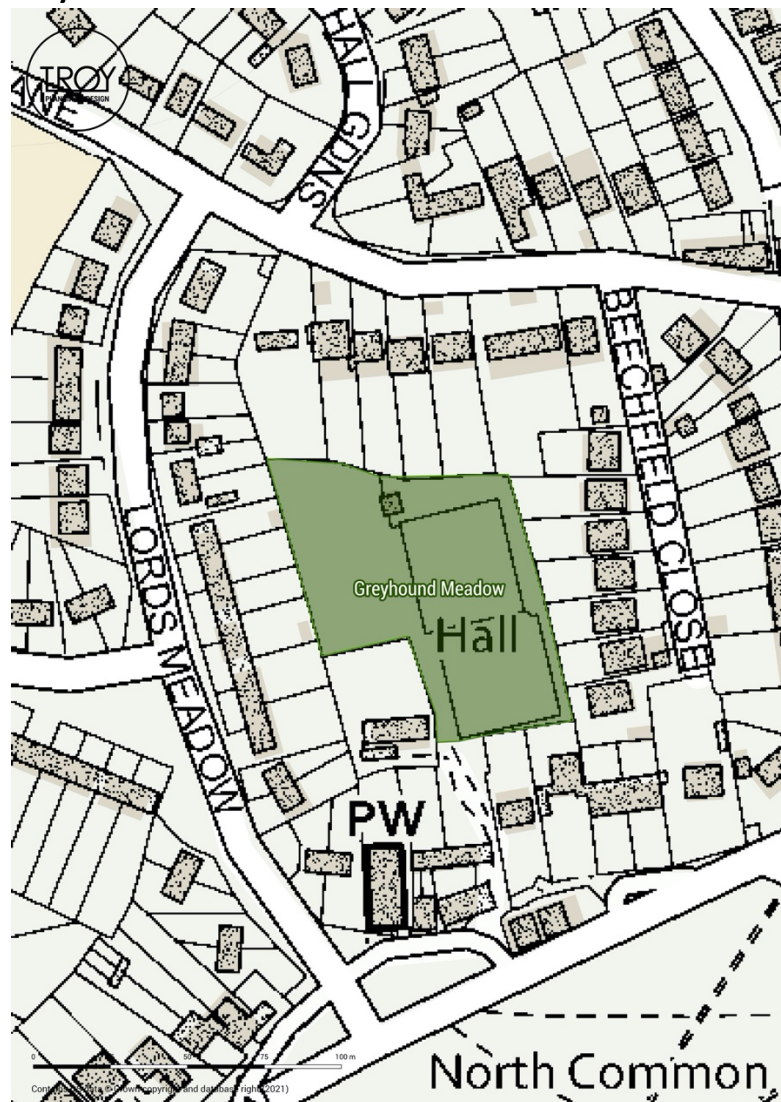


Holts Meadow

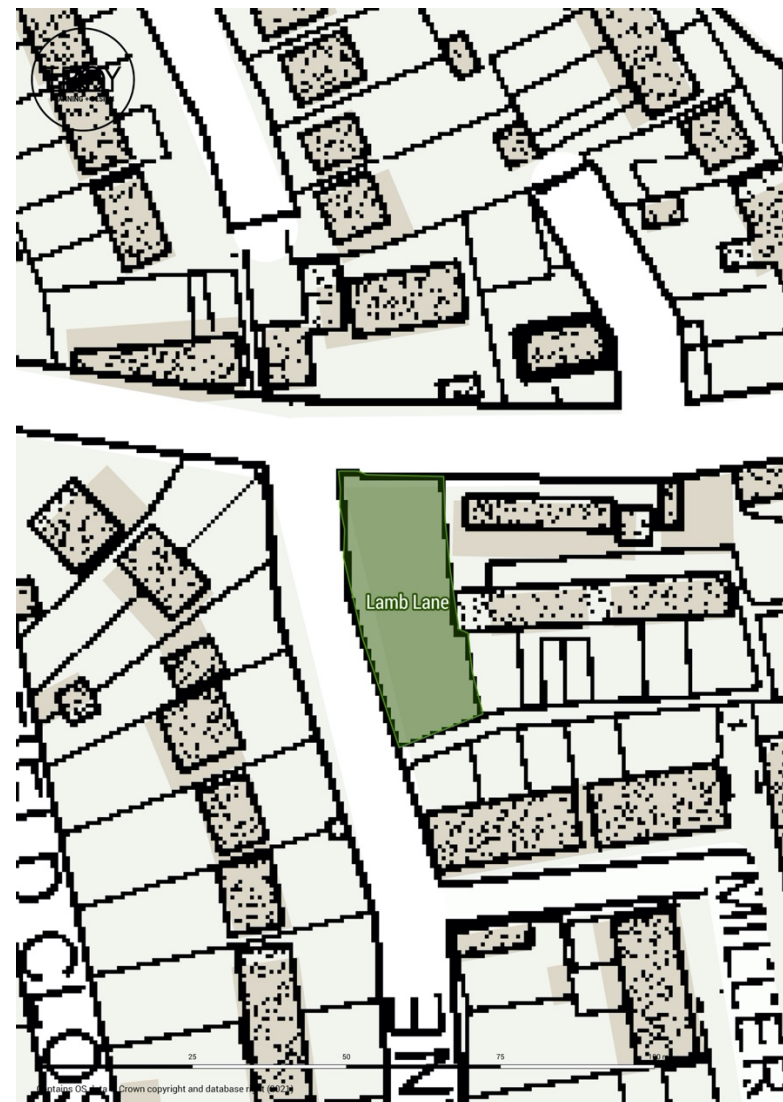


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Greyhound Meadow



Lamb Lane

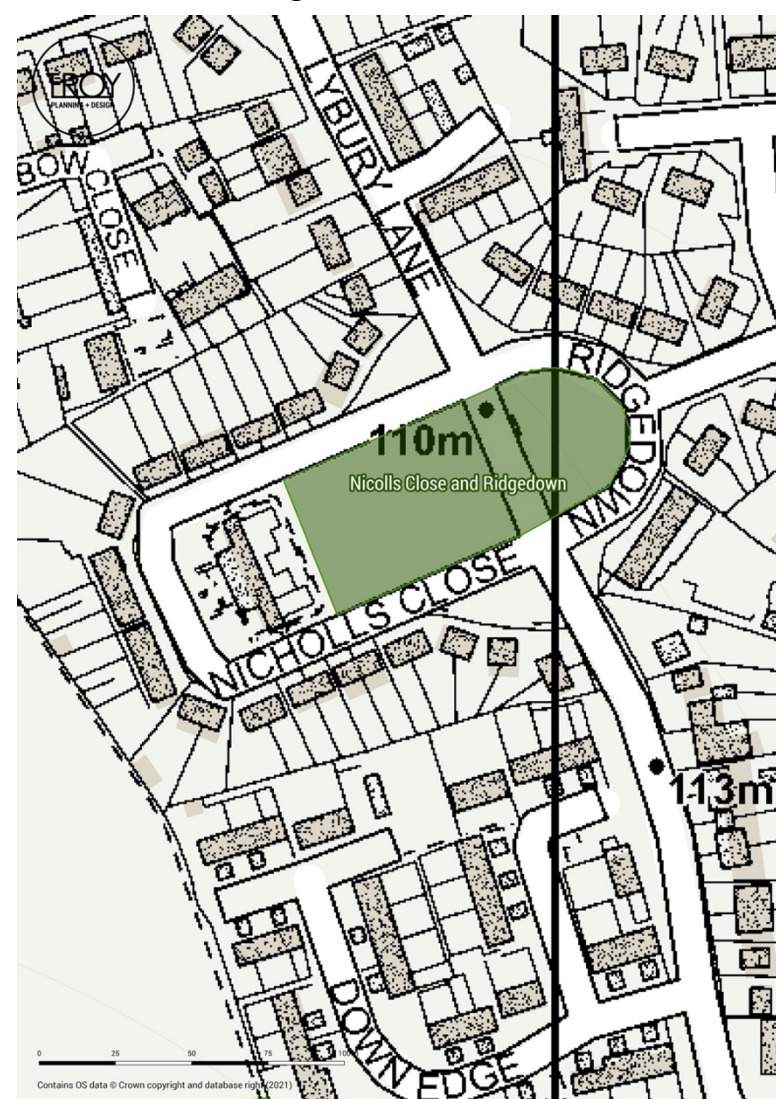


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Ver Meadows (Area in Floodplain)

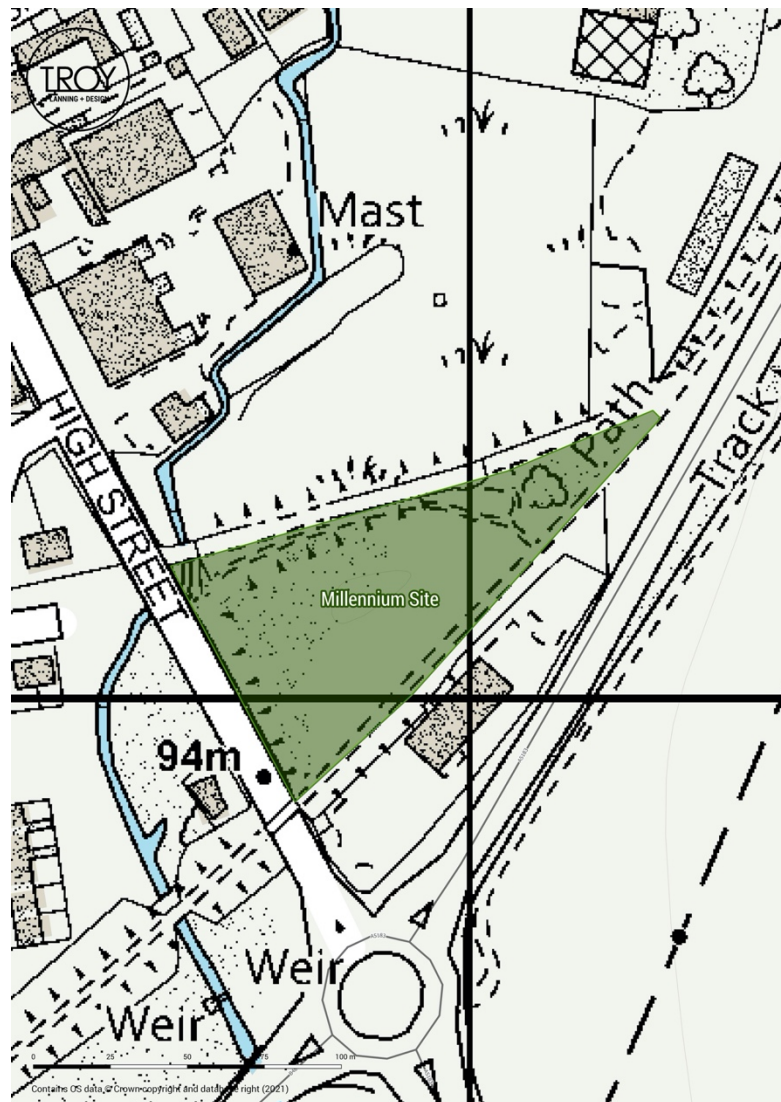


Nicolls Close and Ridgedown



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Millennium Site



Cumberland Gardens



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APPENDIX 1: PLANNING PRACTICE GUIDANCE

The following is extracted from Planning Practice Guidance and provides an overview of the Local Green Space Designation, how these should be identified and what is conferred by designation.

What is Local Green Space designation?

Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.

Paragraph: 005 Reference ID: 37-005-20140306

Revision date: 06 03 2014

How is land designated as Local Green Space?

Local Green Space designation is for use in [Local Plans](#) or [Neighbourhood Plans](#).

These plans can identify on a map ('designate') green areas for special protection. Anyone who wants an area to be designated as Local Green Space should contact the local planning authority about the contents of its local plan or get involved in neighbourhood planning.

Paragraph: 006 Reference ID: 37-006-20140306

Revision date: 06 03 2014

How does Local Green Space designation relate to development?

Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making.

Paragraph: 007 Reference ID: 37-007-20140306

Revision date: 06 03 2014

What if land has planning permission for development?

Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented.

Paragraph: 008 Reference ID: 37-008-20140306

Revision date: 06 03 2014

Can all communities benefit from Local Green Space?

Local Green Spaces may be designated where those spaces are demonstrably special to the local community, whether in a village or in a neighbourhood in a town or city.

Paragraph: 009 Reference ID: 37-009-20140306

Revision date: 06 03 2014

What if land is already protected by Green Belt or as Metropolitan Open Land (in London)?

If land is already protected by Green Belt policy, or in London, policy on Metropolitan Open Land, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space. One potential benefit in areas where protection from development is the norm (e.g.: villages included in the green belt) but where there could be exceptions is that the Local Green Space designation could help to identify areas that are of particular importance to the local community.

Paragraph: 010 Reference ID: 37-010-20140306

Revision date: 06 03 2014

What if land is already protected by designations such as National Park, Area of Outstanding Natural Beauty, Site of Special Scientific Interest, Scheduled Monument or conservation area?

Different types of designations are intended to achieve different purposes. If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.

Paragraph: 011 Reference ID: 37-011-20140306

Revision date: 06 03 2014

Redbourn Neighbourhood Plan – Local Green Space Assessment

What about new communities?

New residential areas may include green areas that were planned as part of the development. Such green areas could be designated as Local Green Space if they are demonstrably special and hold particular local significance.

Paragraph: 012 Reference ID: 37-012-20140306

Revision date: 06 03 2014

What types of green area can be identified as Local Green Space?

The green area will need to meet the criteria set out in [paragraph 100](#) of the National Planning Policy Framework. Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis.

Paragraph: 013 Reference ID: 37-013-20140306

Revision date: 06 03 2014

How close does a Local Green Space need to be to the community it serves?

The proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served.

Paragraph: 014 Reference ID: 37-014-20140306

Revision date: 06 03 2014

How big can a Local Green Space be?

There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed. However, [paragraph 100](#) of the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.

Paragraph: 015 Reference ID: 37-015-20140306

Revision date: 06 03 2014

Is there a minimum area?

Provided land can meet the criteria at [paragraph 100](#) of the National Planning Policy Framework there is no lower size limit for a Local Green Space.

Paragraph: 016 Reference ID: 37-016-20140306

Revision date: 06 03 2014

What about public access?

Some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (e.g.: green areas which are valued because of their wildlife, historic significance and/or beauty). Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with land owners, whose legal rights must be respected.

Paragraph: 017 Reference ID: 37-017-20140306

Revision date: 06 03 2014

What about public rights of way?

Areas that may be considered for designation as Local Green Space may be crossed by [public rights of way](#). There is no need to designate linear corridors as Local Green Space simply to protect rights of way, which are already protected under other legislation.

Paragraph: 018 Reference ID: 37-018-20140306

Revision date: 06 03 2014

Does land need to be in public ownership?

A Local Green Space does not need to be in public ownership. However, the local planning authority (in the case of local plan making) or the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan.

Paragraph: 019 Reference ID: 37-019-20140306

Revision date: 06 03 2014

Redbourn Neighbourhood Plan – Local Green Space Assessment

Would designation place any restrictions or obligations on landowners?

Designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations on landowners.

Paragraph: 020 Reference ID: 37-020-20140306

Revision date: 06 03 2014

Who will manage Local Green Space?

Management of land designated as Local Green Space will remain the responsibility of its owner. If the features that make a green area special and locally significant are to be conserved, how it will be managed in the future is likely to be an important consideration. Local communities can consider how, with the landowner's agreement, they might be able to get involved, perhaps in partnership with interested organisations that can provide advice or resources.

Paragraph: 021 Reference ID: 37-021-20140306

Revision date: 06 03 2014

Can a Local Green Space be registered as an Asset of Community Value?

Land designated as Local Green Space may potentially also be nominated for listing by the local authority as an [Asset of Community Value](#). Listing gives community interest groups an opportunity to bid if the owner wants to dispose of the land.

Related policy: [paragraphs 99-100](#)

Paragraph: 022 Reference ID: 37-022-20140306

Revision date: 06 03 2014

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Local Green Space Assessment
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