



Assessment of open spaces against NPPF 2023 criteria. Evidence supporting Policy BUX 16: Local Green Spaces in the Buxton with Lamas Neighbourhood Plan

Site name and reference	Assessment against NPPF 2023 criteria			Notes on landowner engagement and conclusion
	Is it in reasonably close proximity to the community it serves?	Is it demonstrably special to a local community and does it hold 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?	Is it local in character and not an extensive tract of land?	
<p><b>Name:</b> Balay Park recreation ground  <b>Location:</b> Aylsham Road. See site a) on <b>Map 17</b> in Regulation 15 NP.  <b>Description:</b> Important recreation area serving the parish community  <b>Landowner:</b> Buxton with Lamas Parish Council</p>	<p>Yes, the site is immediately adjacent to Buxton village.</p>	<p>Yes, due to its recreational value to all members of the community. Recreational uses include a skate park, football playing fields, allotments and general amenity land.</p> <p>During the June 2022 NP community engagement exercise (two community conversation events were held in addition to the running of an online survey), nearly 90% of participants responded with either “love it” (over 40%) or “agree” to the proposal to designate this space as a Local Green Space.</p>	<p>Yes. The site boundaries are clearly defined.</p>	<p>NP steering group sent letter to landowners in May 2022. Landowner also included as part of Regulation 14 consultation.  <b>Notes on landowner feedback:</b> BwLPC consented at an engagement meeting 6<sup>th</sup> June 2022 Proposed for LGS designation in Regulation 14 NP, (May - June 2023).</p>
<p><b>Name:</b> Bulwer Green  <b>Location:</b> Bulwer Green. See site b) on Map 17 (<b>check</b>) in Regulation 15 NP  <b>Site area:</b> 0.27 hectares  <b>Description:</b> An area of publicly accessible amenity land in the heart of a residential area in Buxton.  <b>Landowner:</b> Broadland District Council</p>	<p>The space is in the heart of a residential area in Buxton village.</p>	<p>Yes, due to its recreational value as an open amenity area for residents, in particular those living within this neighbourhood. It is used as a local meeting place, for exercising dogs and for local events.</p> <p>During the June 2022 NP community engagement exercise (two community conversation events were held in addition to the running of an online survey), nearly 90% of participants responded with either “love it” (40%) or “agree” to the proposal to designate this space as a Local Green Space.</p>	<p>Yes. The site boundaries are clearly defined.</p>	<p>NP steering group sent letter to landowners in May 2022. Landowner also included as part of Regulation 14 consultation.  <b>Notes on landowner feedback:</b> No reply was received. Proposed for LGS designation in Regulation 14 NP, (May - June 2023).</p>



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<p><b>Name:</b> The Dell  <b>Location:</b> Back Lane. See site c) on <b>Map 17 (check)</b> in Regulation 15 NP  <b>Site area:</b> 0.95 hectares  <b>Description:</b> An area of publicly accessible deciduous woodland on the edge of Buxton village. A public right of way runs through the woodland.  <b>Landowner:</b> Broadland District Council.</p>	<p>Yes, the site is immediately adjacent to residential areas.</p>	<p>Yes. Due to its:</p> <ul style="list-style-type: none"> <li>• Recreational value</li> <li>• Richness of its wildlife</li> </ul> <p>The Dell is a popular place for local walks on the edge of Buxton village. The site is also recognised for its value to local biodiversity. During the June 2022 NP community engagement exercise (two community conversation events were held in addition to the running of an online survey), 100% participants responded with either “love it” (over 55%) or “agree” to the proposal to designate this space as a Local Green Space.</p>	<p>Yes. The site boundaries are clearly defined.</p>	<p>NP steering group sent letter to landowners in May 2022. Landowner also included as part of Regulation 14 consultation.  <b>Notes on landowner feedback:</b> No reply was received.  Proposed for LGS designation in Regulation 14 NP, (May - June 2023).</p>


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		 <p><i>Image 2: The Dell</i></p>		
<p><b>Name:</b> Picnic area adjacent to Bure Valley Railway  <b>Location:</b> Off Stacey Road. See site d) on <a href="#">Map 17 (check)</a> in Regulation 15 NP  <b>Description:</b> An area of publicly accessible green space planted with trees and picnic benches next to car park and Bure Valley path.  <b>Landowner:</b> Broadland District Council</p>	<p>Yes- the site is immediately adjacent to a residential area and immediately adjacent to public car park that serves wider community</p>	<p>Yes, due to its recreational value to local residents and walkers looking for a place to rest along the Bure Valley Path. During the June 2022 NP community engagement exercise (two community conversation events were held in addition to the running of an online survey), 100% participants responded with either “love it” (over 60%) or “agree” to the proposal to designate the Bure Valley path and the picnic area as a Local Green Space.</p>	<p>Yes. The site boundaries are clearly defined.</p>	<p>NP steering group sent letter to landowners in May 2022. Landowner also included as part of Regulation 14 consultation.  <b>Notes on landowner feedback:</b> No reply was received. Proposed for LGS designation in Regulation 14 NP, (May - June 2023).</p>
<p><b>Name:</b> St. Andrews Churchyard  <b>Location:</b> Mill Street, Buxton. See site e) on <a href="#">Map 17 (check)</a> in Regulation 15 NP  <b>Description:</b> Churchyard in the centre of Buxton village.  <b>Landowner:</b> St. Andrews Church</p>	<p>Yes. In the centre of Buxton village at the junction of Mill Street, Aylsham Road and Coltishall Road</p>	<p>Yes, due to its beauty and recreational value. An open area of land available to visitors to the churchyard. The site also provides visual amenity to passers-by. Yew trees and greenery over the church door, walls and entrance way provide a striking street scape in this prominent location in the village.</p>	<p>Yes. The site boundaries are clearly defined</p>	<p>NP steering group sent letter to landowners in May 2022. Landowner also included as part of Regulation 14 consultation.  <b>Notes on landowner feedback:</b> A positive response was received from the churchwarden and curate. Proposed for LGS designation in Regulation 14 NP, (May - June 2023).</p>


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		 <p>During the June 2022 NP community engagement exercise (two community conversation events were held in addition to the running of an online survey), 100% participants responded with either “love it” (over 60%) or “agree” to the proposal to designate the Bure Valley path and the picnic area as a Local Green Space.</p>		
<p><b>Name:</b> Buxton recreation ground and bowling green.  <b>Location:</b> Mill Street, Buxton. See site f) on <a href="#">Map 17</a> (check) in Regulation 15 NP  <b>Description:</b> Publicly accessible recreation ground and bowling green.  Site area: 11.215 ha  <b>Landowner:</b> Buxton with Lamas Parish Council</p>	<p>The site is located in the centre of Buxton village.</p>	<p>Yes, due to its recreational value to all members of the community. Recreational uses include football, bowls, village fetes and a play area.</p>  <p><i>Image 6: Part Buxton recreation ground (on right)</i></p>	<p>Yes, clearly defined.</p>	<p>NP steering group sent letter to landowners in May 2022. Landowner also included as part of Regulation 14 consultation.  <b>Notes on landowner feedback:</b>  BwLPC consented at an engagement meeting 6<sup>th</sup> June 2022 Proposed for LGS designation in Regulation 14 NP, (May - June 2023).</p>

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		During the June 2022 NP community engagement exercise (two community conversation events were held in addition to the running of an online survey), nearly 100% of participants responded with either “love it” (60%) or “agree” to the proposal to designate this space as a Local Green Space.		
<p><b>Name:</b> St. Andrews burial ground, Lammas  <b>Location:</b> Off The Street, Lammas. See site g) on <a href="#">Map 17 (check)</a> in Regulation 15 NP  <b>Site area:</b> 0.8 hectares  <b>Description:</b> A publicly accessible and exceptionally tranquil contained site away from the noise and disturbance of vehicular traffic along The Street.                      Site area: 0.8 ha  <b>Landowner:</b> St Andrew’s Church, Lammas</p>	The space is in the settlement of Lammas.	<p>Yes, due to its:</p> <ul style="list-style-type: none"> <li>• Recreational value as a small open space, adjacent to The Street</li> <li>• Tranquillity, away from the noise and disturbance of The Street.</li> <li>• Historical importance as providing setting to the Grade II* listed church</li> </ul>  <p>During the June 2022 NP community engagement exercise (two community conversation events were held in addition to the running of an online survey), over 90% of participants responded with either “love it” (over 60%) or “agree” to the proposal to designate this space as a Local Green Space.</p>	Yes. The site has clearly defined boundaries.	<p>NP steering group sent letter to landowners in May 2022. Landowner also included as part of Regulation 14 consultation.  <b>Notes on landowner feedback:</b> The churchwardens and curate confirmed their consent by email. Proposed for LGS designation in Regulation 14 NP, (May - June 2023).</p>

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<p><b>Name:</b> St. Andrews Churchyard, Lammas  <b>Location:</b> Off The Street, Lammas. See site g) on <a href="#">Map 17 (check)</a> in Regulation 15 NP  <b>Site area:</b> 0.4 hectares  <b>Description:</b> Churchyard surrounding the Grade II* listed church in Lammas. The land extends to the river edge, where the area is left as open grassland with trees and two benches, providing a place for contemplation and views over the water meadows  <b>Landowner:</b> St. Andrews Church, Lammas</p>	<p>The church and church yard is located at the end of a path, access off The Street in Lammas. There are also two public rights of way that run close by.</p>	<p>Yes, due to its beauty, tranquillity and recreational value. The area of open land, together with the church convey an overwhelming sense of peace and tranquillity. A priority view (see Policy BUX 8) is located close by. The land is part of a wider network of water meadows.            During the June 2022 NP community engagement exercise (two community conversation events were held in addition to the running of an online survey), nearly 100% of participants responded with either “love it” (70%) or “agree” to the proposal to designate this space as a Local Green Space</p> 	<p>Yes. The site has clearly defined boundaries.</p>	<p>NP steering group sent letter to landowners in April 2022 (<a href="#">check</a>). Landowner also included as part of Regulation 14 consultation.  <b>Notes on landowner feedback:</b> The churchwardens and curate confirmed their consent by email. Proposed for LGS designation in Regulation 14 NP, (May - June 2023).</p>
<p><b>Name:</b> Amenity area, near Mayton Bridge in Little Hautbois  <b>Location:</b> Little Hautbois. See site i) on <a href="#">Map 17 (check)</a> in Regulation 15 NP  <b>Description:</b> An area of publicly accessible amenity</p>	<p>It is in Little Hautbois.</p>	<p>Yes, due to its:</p> <ul style="list-style-type: none"> <li>• Recreational value. This location provides a launch site for wild swimming and canoeists. A public right of way runs along this site.</li> <li>• Richness of its wildlife</li> </ul>	<p>Yes. The site has clearly defined boundaries.</p>	<p>NP steering group sent letter to landowners in May 2022. Landowner also included as part of Regulation 14 consultation.  <b>Notes on landowner feedback:</b> No reply received.</p>

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<p>land, partially located in the neighbouring parish. Only the area of land in Buxton with Lamas parish is proposed for LGS designation.  <b>Landowner:</b> Norfolk County Council</p>		<p>During the June 2022 NP community engagement exercise (two community conversation events were held in addition to the running of an online survey), nearly 100% of participants responded with either “love it” (nearly 50%) or “agree” to the proposal to designate this space as a Local Green Space</p>		<p>Proposed for LGS designation in Regulation 14 NP, (May - June 2023).</p>
<p><b>Name:</b> Jaguar Drive Green  <b>Location:</b> Jaguar Drive, Badersfield. See site j) on Map 17 (check) in Regulation 15 NP                      Site area: 2.5 hectares  <b>Description:</b> An area of amenity land in front of the Grade II listed Officer’s Mess building of the former RAF Coltishall.  <b>Landowner:</b> At the time, a holding company called Wiseheights.</p>	<p>The space is in the settlement of Badersfield.</p>	<p>Yes, due to its</p> <ul style="list-style-type: none"> <li>● recreational value, providing amenity land on the edge of Badersfield.</li> <li>● historical significance as it provides the setting for the Grade II listed Jaguar House.</li> </ul> <p>The Badersfield Conservation Area Character Appraisal records the importance of landscaping and open spaces throughout the conservation area and Jaguar Drive green is one of a number of these spaces. However, it is more visually prominent because it is seen from outside the Conservation Area (it is seen when passing by on the Hautbois Road) and because it is located in a prominent position opposite the Officers Mess.</p>	<p>Yes. The site has clearly defined boundaries.</p>	<p>NP steering group sent letter to landowners in May 2022. Landowner also included as part of Regulation 14 consultation.  <b>Notes on landowner feedback:</b> No reply received.                      Proposed for LGS designation in Regulation 14 NP, (May - June 2023).</p>