



Healthy Communities Policy Advisory Group (SBDC)

Thursday, 22 February 2018 at 6.00 pm

Room 6, Capswood, Oxford Road, Denham

A G E N D A

This Policy Advisory Group meeting is not open to the public

Item

1. Apologies for Absence

To receive any apologies for absence.

2. Minutes (*Pages 5 - 14*)

To receive the minutes of the meetings held on 30 November 2017 and 29 January 2018.

3. Declarations of Interest

To receive any declarations of interest

4. Noise App Demonstration

Members will receive a demonstration of the noise app.

5. Reports from Members

To receive any reports from Members.

Cllr D Pepler: Bucks Healthcare Trust 29 November 2017 (Pages 15 - 16)

*Cllr W Matthews: Bucks Health and Adult Social Care Select Committee
November 2017 (Pages 17 - 18)*

6. Healthy Communities Update Report *(Pages 19 - 28)*

A. REPORTS LIKELY TO LEAD TO PORTFOLIO HOLDER DECISION

7. Designation of an Air Quality Management Area in Iver *(Pages 29 - 32)*

Appendix 1 (Pages 33 - 36)

Appendix 2 (Pages 37 - 62)

Appendix 3 (Pages 63 - 106)

8. Chiltern and South Bucks Open Space Strategy *(Pages 107 - 112)*

Appendix 1 (Pages 113 - 288)

*B. REPORTS LIKELY TO LEAD TO PORTFOLIO HOLDER
RECOMMENDATION TO CABINET*

9. Acquisition of Residential Properties *(Pages 289 - 294)*

C. REPORTS FOR INFORMATION/NOTING

10. Handy Helpers/ Gardening Scheme *(Pages 295 - 298)*

Appendix 1 (Pages 299 - 302)

11. Cost of Homelessness *(Pages 303 - 308)*

12. Any Other Business

13. Exempt Information

"That under Section 100(A)(4) of the Local Government Act 1972 following item of business is not for publication to the press or public on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A to the Act."

14. Incentive to Purchase - Request to waive the repayment condition *(Pages 309 - 314)*

Reasons for restriction: Paragraph(s) 1

Appendix A (Pages 315 - 316)

Appendix B (Pages 317 - 318)

Acquisition of Residential Properties- Part II Appendix (Pages 319 - 320)

Note: All reports will be updated orally at the meeting if appropriate and may be supplemented by additional reports at the Chairman's discretion.

Membership: (Healthy Communities Policy Advisory Group (SBDC))

Councillors: P Kelly (Chairman)
D Anthony
P Bastiman
M Bezzant
Dr W Matthews
D Pepler

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HEALTHY COMMUNITIES POLICY ADVISORY GROUP (SBDC)

Meeting - 30 November 2017

Present: Dr W Matthews (Chairman)
P Bastiman, D Pepler and M Bezzant

Apologies for absence: P Kelly and D Anthony

27. APOLOGIES FOR ABSENCE

Apologies were received from Cllr D Anthony and Cllr P Kelly.

28. MINUTES

The minutes of the meeting held on 14 September 2017 were agreed as an accurate record.

29. DECLARATIONS OF INTEREST

There were no declarations of interest.

30. REPORTS FROM MEMBERS

The PAG received and **NOTED** the following written updates:

1. Cllr W Matthews – Bucks Health and Adult Social Care Select Committee.
2. Cllr D Pepler – Buckinghamshire Health Trust

During discussion, the PAG was advised that a further Health and Adult Social Care Select Committee had taken place and it was agreed to be followed up that the Council's representative on the Adult Social Care Transformation Board provide regular feedback to Members.

A further meeting of the Buckinghamshire Healthcare Trust had been held on 29 November and Cllr Pepler advised that he would provide a further update report to Members.

31. HEALTHY COMMUNITIES UPDATE REPORT

The Head of Healthy Communities provided a verbal update to the PAG. Key points raised were as below:

- Older people's guides had been completed and were ready to print for distribution. These guides were unique to each locality and provide a wide range of information and contact details for residents.
- 601 tickets had been sold for the first draw of the Chiltern and South Bucks Lottery with 35 good causes signed up. This exceeded the predicted sales of 500. With this level of performance the lottery would raise up to £18k. Members were encouraged to spread word of the lottery to local charities and good causes and advised of the level of funds that could be raised.
- Chiltern District Council approved recommendations to adopt the Hackney Carriage and Private Hire Licensing Policy at its Council meeting in November 2017 which meant the two Councils now had similar policies in place. The PAG was advised of a recent case at Chiltern District Council

where at appeal a driver's licence was reissued following revocation due to new information being provided at the hearing. The Judge had agreed that the Council had been right in its initial revocation. A report would be brought to a future Licensing Committee on this matter.

- Three premises remained closed in the South Buckinghamshire area and would re-open when hygiene requirements were met. Legal cases were ongoing. Notice had also been served on Fulmer Mosque to ensure drainage issues at the site were rectified.
- Two developments which were providing affordable housing had been completed on Institute Road in Taplow. One scheme had properties already let with the other due to let properties shortly. Larger schemes in Denham and the Old Mill site in Taplow were due to be online toward the end of 2018.
- On current trends it was predicted that there would be an upturn in homelessness applications where the Council accepted full housing duty. Disabled Facilities Grants had increased on 2016/2017 due to a higher demand and an increase in referrals from Occupational Therapy.
- Consultation on the proposed Gerrards Cross development would start the week commencing 4 December 2017. Display boards would be available in reception at Capswood and letters had been issued to adjacent properties. 40% was the target for affordable housing on this site.

The PAG **NOTED** the update from the Head of Healthy Communities.

32. **PORTFOLIO BUDGETS 2018/19**

The Head of Finance presented the report which provided Members with information on the draft revenue budget for 2018/19, including the context of the overall financial position facing the Council for the coming year. The report provided summary information on the budgets and highlighted issues for consideration. The accompanying booklet presented detailed information to assist Members in their decision making.

Key points raised during discussion included:

The revenue support grant from central government would be zero in 2018/2019. There had been no increase in budgets unless essential. Page 16 of the reports pack detailed how the budget had differed from the previous two financial years. There had been an overall increase in this portfolio of £34k which was mainly due to a change in the cost share calculation. The Joint Committee had agreed a standard cost split of CDC 58% / SBDC 42% which would be used for all joint services excluding Revenues & Benefits and Waste. The way the cost shares had changed meant there was a £64k increase in this portfolio although overall there was a 9k saving to the Council.

Full budget proposals could be seen in appendix 1 (pages 21 – 50 of the reports pack). The PAG were advised that the increase in the homelessness budgets was mainly related to the receipt of the flexible homelessness support grant and new burdens funding. It was clarified that the trailblazer funding for the connexions resilience service was not included as this was separate funding from Government. With regard to the anticipated trend, the PAG were informed that on current statistics homelessness applications and applications where housing duty was accepted by the Council had increased year on year although was dependant on a range of factors which is why the Council continued to look at opportunities to ensure a supply of affordable housing to avoid B&B and nightly accommodation costs. Potential interest increases and the introduction of universal credit were recognised as potentially having an effect on homelessness.

It was suggested by the PAG that future budget proposals should differentiate the fees and charges so that it was clear which were statutory and which could be set by the Council. The Head of Finance agreed that this would be taken in to consideration for next year's budget proposals.

The PAG were advised that a risk analysis would be carried out during the process and actual income from this financial year and previous years had been looked at in detail.

Following a discussion, the PAG **AGREED** that the following items be approved for onward submission to Cabinet:

1. The 2018/19 revenue budget.
2. The 2018/19 fees and charges.

33. PRIVATE SECTOR LEASING SCHEME

The Housing Manager presented the report which sought approval to enter into an agreement with Paradigm Housing to deliver a Private Sector Leasing Scheme. The scheme was one of the options being worked on by the Council to generate affordable housing and could be seen in the reports pack (pages 51 – 58). The scheme was a model that was already working in other Local Authorities particularly in London Authorities.

During discussion the following points were noted:

The PAG were advised that the Council would pay Paradigm a weekly management fee while the property is occupied. Any issues with tenants not paying rent would be dealt with by Paradigm and the debt would sit with them rather than the Council. Subject to Cabinet approval the delivery of the scheme would commence around April 2018.

In response to a question on how long any agreement with Paradigm would last, the PAG were advised that Paradigm would lease the properties for a 3 – 5 year period and the Council would be contracted to the agreement for that period on a property by property basis. In terms of how long families would spend in the accommodation, it was anticipated that this would approximately be six months, dependant on individual circumstances.

The PAG were informed that were the scheme to be approved, Paradigm would look to procure properties in South Buckinghamshire and in adjacent authorities with the aim to find properties as close to the district as possible.

The level of savings would be dependent on the number of properties Paradigm was able to deliver. Paradigm had reported that they would be able to provide approximately 40 properties which would result in the region of £200k savings. The budget was cautious in predictions due to other potential impacts such as the homelessness reduction act.

The PAG requested regular progress updates through meetings of the PAG so that the schemes progress could be monitored. A full detailed report would be brought back before members in 12 months.

Following a discussion, the PAG **AGREED** to **RECOMMEND** to Cabinet that:

1. The Council agrees to the implementation of a Private Sector Leasing Scheme by Paradigm Housing to deliver temporary accommodation to meet the Council's statutory homelessness duties.
2. Delegated authority is given to the Head of Healthy Communities in consultation with the Portfolio Holder to enter into an agreement with Paradigm Housing for the delivery of the Private Sector Leasing Scheme.
3. It be noted that Management Team has agreed an exemption from the Chiltern District Council and South Bucks District Council Contract Procedure Rules for the Agreement between the Council and Paradigm Housing for the delivery of the Private Sector Leasing Scheme.

4. A further report is brought to Members in 12 months to update them on the progress of the scheme and its impact on the delivery of the Council's statutory homelessness duties. In addition to this report, regular updates would be provided at PAG meetings.

34. GREENHOUSE GAS REPORT

The Environmental Health Manager presented the report which outlined the key outcomes from the Greenhouse Gas reports for both Chiltern and South Bucks District Councils.

The PAG were advised that the Council were continually looking at measures to make energy savings. The report had been submitted to the Department of Energy & Climate Change (DECC) for residents and interested parties to view.

Following discussion the PAG **NOTED** the Council's Greenhouse Gas report, the close link between Chiltern District Council's and South Bucks District Council's Greenhouse Gas reports, the publication on the SBDC website and notification of completion to Department of Energy & Climate Change (DECC).

35. HOMELESSNESS REDUCTION ACT PRESENTATION

The PAG received a presentation from the Housing Manager on the implications of the Homelessness Reduction Act. Members were taken through what the Council's current duties were; how these would change; the impact on the Council and how the Council were preparing for the changes.

During discussion, the below points were raised:

- All clients would get the same level of advice and assistance and all would have an action plan. At the assessment stage, questions of intentionality and priority need would not prevent there being an action plan, although the plan would reflect this. Becoming homeless within 28 days was previously the trigger for the Council's duty to undertake an assessment, under the new act this was now 56 days.
- The Housing team would be required to complete an initial check to ensure that the client would indeed be homeless within 56 days. DCLG estimated that the initial meeting with clients would take approximately two hours, varying dependant on client circumstances.
- Based on homelessness applications for the current year (2017/18) application numbers and cases where full duty was accepted had increased on last year.
- Homelessness Prevention Duty and Homelessness Relief Duty were clarified to the Committee as outlined in the presentation. A key part of these was cross partnership working with agencies such as social care. The target of these additional duties was to prevent as many people as possible from reaching the Main Housing Duty stage (by preventing or relieving their homelessness)
- If at the end of the 56 day period of the Homelessness Relief Duty suitable accommodation had not been secured for at least six months the Main Housing Duty would be decided and at this point priority need would be assessed. This included assessing whether the applicant had local connections.
- DCLG had estimated a 26% upturn in homelessness applications and assessment work and casework to prevent or resolve homelessness would likely be more extensive. All duties would be subject to review so these too may increase.
- Staffing implications would be assessed on an ongoing basis. Standardised forms and templates were also being prepared for officers. The Housing Manager was closely assessing best practices from other Local Authorities.

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- Members were advised of good partnership working already in place which would be key to working with clients. Much had happened already such as the successful countywide bid for DCLG Homelessness Trailblazer funding which was being delivered by Connection Support to offer one to one floating support with a focus on preventing homelessness and sharing direct referral links with partner agencies. Further preparations were outlined in the presentation.
- External risk factors such as universal credit were recognised which could result in delays to benefit payments.
- DCLF funding support figures could be seen within the presentation. Members were advised that there were specific calculations completed when New Burdens funding was being allocated which took into account South Buck's limited indices and deprivation. The reason only three years had been accounted for was because the idea was for any costs incurred by the Council under the duties in the new Act to be offset from savings made through early intervention.
- It was not presently monitored what happened to those clients where housing duty was not accepted, although in cases where clients were placed in temporary accommodation reasonable time was given for them to move on.

The PAG thanked the Housing Manager and the team for their continued commitment in an ever changing environment.

36. ANY OTHER BUSINESS

There was no other business raised at this point.

The meeting terminated at 7.25 pm

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**A JOINT MEETING OF THE RESOURCES &
HEALTHY COMMUNITIES POLICY ADVISORY GROUPS (SBDC)**

Meeting - 29 January 2018

Present: B Gibbs (Chairman)
D Anthony, R Bagge, P Bastiman, S Chhokar, P Kelly,
D Pepler, J Jordan and W Matthews

Apologies for absence: P Hogan and M Bezzant

29. DECLARATIONS OF INTEREST

There were no declarations of interest.

30. REDEVELOPMENT OF FORMER GERRARDS CROSS POLICE STATION SITE

Members received a report setting out the draft business case for the proposed redevelopment of the former Police Station site in Gerrards Cross to deliver 34 rented apartments. The current expenditure to progress the project to date was £352,000. The site was purchased for £4M. An estimated £8,529,286 of additional investment was required to progress the project based on the recommended brick and block cavity construction. It was proposed that the project be financed using a fixed rate loan from the Public Works Load Board. The annual net rental income was estimated to be £297,125.

Members reviewed the business case in detail, and noted that the final business case would be subject to Cabinet approval. During the ensuring discussion the following key points were made:

A budgetary provision of £5.3M had already been included in the Capital Programme, and Members raised concerns regarding the increase in the investment required to progress the project. It was noted that the existing budget provision was based on a desktop study by the consultant preparing the Council's asset management plans. The initial works costs estimate from the Scape framework contractor Willmott Dixon indicated that the recommended construction method would cost £7,149,000 to build. Members felt that the construction cost was very high for a residential development. It was noted that initial comparisons with other similar developments suggested the quoted build cost reflected a realistic estimate.

There was concern that the increased build cost meant that the purchase price of the land represented less value for money, and that there could be further increases in build cost.

Members recognised that the project would help deliver additional housing which was supported, however it was not felt that this should be delivered at any cost particularly when the level of rental income was considered alongside the large capital cost to the Council to progress the project.

Alternative procurement options were discussed. These included a two stage tendering process using Southern Contractors framework, or a single stage design and build OJEU tendering process. Pursuing alternative methods could add up to 7 months to the delivery timescales and would not guarantee a reduction in construction costs.

In response to questions regarding the financial position of the Council's contractors it was noted that due diligence on all contractors had been requested and the Council pays after work had been done and not upfront.

The scheme proposed at the site had already been submitted for planning approval which meant that suggestions to amend the scheme would incur additional costs, such as increased borrowing costs and delays

Councillor Gibbs summarised the discussion by highlighting that Members were unhappy with the difference in the build cost, and wanted to know why there was such a large increase in costs. The overall cost per square metre should be reviewed. Members on balance felt that the scheme was worth pursuing, and recognised that planning approval had already been sought.

RESOLVED that the current position and the draft business case be noted.

31. **GERRARDS CROSS STATION ROAD CAR PARK**

During 2017 the Council submitted a planning application for the redevelopment of Gerrards Cross station road car park to increase car parking capacity to 450 spaces (an additional 328 spaces). The proposal consisted of a ground floor and 5.5 decks. The planning application was subsequently withdrawn to allow the Council to review the proposals in light of concerns regarding the aesthetics of the proposal.

Member's views were sought on how to proceed regarding future options for increasing car parking capacity in Gerrards Cross. Two parking studies had revealed that a minimum of 110 extra spaces, and up to 328 extra spaces, would be required by 2050. One option was to bring forward a smaller proposal for extending the station car park that was 1 to 1.5 floors lower than the previous scheme. This option could provide 220 extra spaces and would cost around £10.5M to develop. The

estimated annual return would be £500,000. This compared with the original scheme that would cost £11M, and would provide an annual return of £600,000.

It was felt that any new proposals needed to be respectful to the aesthetics of the area. The importance of ensuring that any proposals put forward should be financially viable and be supported by a robust business case was also highlighted.

RESOLVED that the verbal report be noted.

32. **CAPSWOOD 1 LETTINGS**

Members received an update on the lease of the Capswood 1 building. The first floor would be leased from 1 February 2018 and would provide savings to the Council of around £55,000 per annum.

Prior to Christmas 2017 the Council was also close to finding a tenant for the lease on the ground floor of Capswood 1, but unfortunately this interest did not materialise. This was currently being marketed by two property agents and Members would be kept updated on progress.

RESOLVED that the verbal report be noted.

The meeting terminated at 7.27 pm

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Report of the meeting of the Buckinghamshire Healthcare Trust on 29th November 2017

The Patient's Story came from a lady who had had problems in her pregnancy and at 20 weeks went through a bad experience with a male scenographer. When she came into the Labour ward at Stoke Mandeville she decided to have a caesarean and after the baby was born was full of praise for the staff.

This was followed by a presentation on maternity services in the Trust's Area. Their policy is never to turn women away on a day to day basis but in 2016 they had to impose a temporary cap on cross border requests. They are trying to reduce the number of preterm births and also to lower the average Caesarean rate . There was a 1% vacancy rate for midwives and there was a need to retain thee in what could be described as a very stressful job. They aim to have a happy staff, to improve the service and reduce the number of temporary staff.

A Report was received on the end of life care strategy. It showed that it was important to know the patient's wishes and patients should be encouraged to talk about death with everybody having a part to play. The Trust does work in conjunction with the Hospice Movement.

The Chief Executive's Report was received. He highlight here was that at the end of September Steve Baker MP for Wycombe and professor Jonathan Benger the national director for urgent care NHS England had visited High Wycombe Hospital and had talked about expanding the stroke and cardiac services and the development of community hubs. The Trust had also been awarded a three year tender to deliver immunisations to the schools throughout Bucks.

This was followed by an update on the Accountable Care System which is a plan to keep people healthy and well within the community. Three areas of transformation were essential for success namely Population, Health, Organisational Development, and Integrated Community Teams The report was noted.

The meeting then dealt with the Corporate Objectives This showed a number of achievements and challenges one of which was 15.6% vacancy rate in nurses expected by the end of the year and C difficile cases at 32 exceeding the annual target figure at September 2017

The Operational performance report was the received. This said that in December a new Acute Medical model for care outside A & E was being launched. There had been 5 additional Rapid Assessment bays brought into A & E and additional domiciliary care capacity equivalent to 20 extra beds. His moves to the Workforce Report where in October there had been an increase in the amount spent on Agency Nurses. 85% had undertaken Statutory Training with it being expected that by the end of December it would have increased to 95%.88% of Appraisals had been completed. Where there was non-compliance with

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training requirements disciplinary action would be taken.

The Strategic Workforce committee reported that a summit was going to be held to try and resolve the problems over the retention and recruitment of staff.

On Infection Control there had been 7 cases of C Difficile in October 5 were unavoidable and 2 were avoidable. With concern being expressed about the numbers of cases weekly hygienic audits were going to be carried out in order to try and resolve the problem.

A plan to develop a registered and non-registered nursing and AHP workforce for the future was agreed. This would create 65 new band 4 roles in medicine, surgery and specialist services and support the innovative deployment of alternative registered professional groups to work alongside nurses as part of a multidisciplinary team.

Lastly the financial report was received which revealed that in September they were £500.00-.00 off their plan and by October they were £4.5 million off the plan. Among the reasons for this were the growth in non-elective activity by 3.4% and an increase in agency staff. A further review of the situation would be carried out in December and there may be a need to draw from capital

David Pepler
26th January 2018

BUCKS HEALTH AND ADULT SOCIAL CARE SELECT COMMITTEE,**Update November 2017****Care Homes**

26 care homes currently operating in Bucks are rated inadequate/requires improvement by CQC. A number of others so rated have closed. Action plans and target are in place for all of these and they are monitored by the commissioners/safeguarding regulator. Support is provided by Bucks CC as they have clients in all these homes. Bucks carry out a contract management/monitoring function and are improving their grip on the situation by:

- Electronic sharing of data
- Setting up a Quality in Care team to facilitate collaboration
- Feeding in best practise from other good homes

In the case of a complaint, Bucks can carry out an un-announced visit.

The client base in the Bucks care homes is 65% self-funders, 5% funded by the Health Service and 35% by Bucks CC. Bucks recognise that improved support is needed for self-funders. They are developing a customer friendly approach across the teams and providers to encourage a dialogue about issues and concerns.

Hospital Discharge Inquiry - Update

Many of the recommendations have been actioned with positive effect. BHT have improved their processes but there are still problems at Wexham Park Hospital. A South Bucks specific plan has been developed to progress this.

Adult Social Care Transformation

The Board is set up, as are the work streams.

The aim is to encourage people to take responsibility for remaining well and healthy and as independent as possible, using short term support and working with community led support.

Individual care and support plans are drawn up by the integrated health and social care teams and then embedded in the local communities.

Full implementation target is December 17.

The minutes of the Board meetings are not published at the moment. There are no service users represented on the Board.

Wendy Matthews
December 2017

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SOUTH BUCKS DISTRICT COUNCIL – HEALTHY COMMUNITIES UPDATE

SUBJECT	UPDATE																
Workforce Development	<ul style="list-style-type: none"> • All managers in the division are undertaking the Senior Management Development Course with team leaders identified for the next course • 1 officer attending the CIEH degree course • 2 officers attending the CIH level 3 Homelessness course and 1 officer has completed the course • All Housing Options Team undertaking training on the Homeless reduction Act • 2 officers completed a level 3 Community Development Foundation course • Safeguarding, Health and Safety Business Continuity and Emergency Planning training delivered to council staff • 2 officers completed Prince 2 project management training 																
Affordable Housing Delivery	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">Scheme</th> <th style="width: 40%;">Units</th> </tr> </thead> <tbody> <tr> <td>Private sector Leasing Scheme with Paradigm Housing</td> <td>30 units of emergency accommodation</td> </tr> <tr> <td>Bath Road Depot – awaiting Planning approval</td> <td>12 units of emergency accommodation</td> </tr> <tr> <td>Gerrards Cross Police Station – awaiting Planning approval</td> <td>14 affordable housing units and 20 private rental units</td> </tr> <tr> <td>Hightown have completed on the former SGT site</td> <td>12 units of affordable housing</td> </tr> <tr> <td>Housing solutions due to be completed February/March 2018</td> <td>12 units (7 shared and 5 rented)</td> </tr> <tr> <td>LQ - 3 infill sites delivering affordable housing due March 2018</td> <td>1x3 bed bungalow, 2 x3 bed semi 1x1 bed semi 1x2 bed semi</td> </tr> <tr> <td>Taplow Mill and Denham Film Labs</td> <td>Due 2018/19</td> </tr> </tbody> </table>	Scheme	Units	Private sector Leasing Scheme with Paradigm Housing	30 units of emergency accommodation	Bath Road Depot – awaiting Planning approval	12 units of emergency accommodation	Gerrards Cross Police Station – awaiting Planning approval	14 affordable housing units and 20 private rental units	Hightown have completed on the former SGT site	12 units of affordable housing	Housing solutions due to be completed February/March 2018	12 units (7 shared and 5 rented)	LQ - 3 infill sites delivering affordable housing due March 2018	1x3 bed bungalow, 2 x3 bed semi 1x1 bed semi 1x2 bed semi	Taplow Mill and Denham Film Labs	Due 2018/19
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Bucks Home Choice	<p>As at 07 February 2018, 423 applicants registered with South Bucks District Council for Bucks Home Choice</p> <p>To date in 2017/18 (1.4.17 to 07.02.18) a total of 145 Registered Provider tenancies (e.g. L&Q, Hightown Housing Association etc.) have been let via BHC and broken down as follows:</p>																

	<p>Sheltered = 21 (Average wait = 7 months) 1 bedroom = 52 (Average wait = 18 months) 2 bedroom = 55 (Average Wait = 20 months) 3 bedroom = 17 (Average Wait = 21 months) 4 bedroom = None</p>						
<p>Homelessness</p>	<p>Homelessness Applications and Decisions (Period 1.4.17 to 31.1.18) Number of decision issued on homelessness applications = 80 Of which - subject to main homelessness duty = 58</p> <p>The main reasons for homeless amongst the accepted applications were:</p> <table border="1" data-bbox="600 555 1341 667"> <tr> <td>Exclusion by family/friends</td> <td>24</td> </tr> <tr> <td>End of private sector tenancy</td> <td>14</td> </tr> <tr> <td>Fleeing violence</td> <td>10</td> </tr> </table> <p>Projections indicate that the total number of applications and acceptances for 2017/18 will be slightly higher than the levels in the previous year (2016/17 saw a total of 102 decisions and 67 acceptances).</p> <p>County Court appeal on one case was heard at Oxford County Court on 17/11/17 and the decision went in favour of SBDC.</p> <p>Temporary Accommodation (As at 07/02/18) Total in Temporary Accommodation = 57 (slight decrease on snapshot figure for previous months) including:</p> <ul style="list-style-type: none"> (i) Total in B&B (non self-contained) = 15 (ii) Total in other nightly booked TA = 20 <p>Number of families in B&B for 6+ weeks has now reduced to 4 (of which 2 are case pending review/appeal and 1 is currently being referred to AVDC). This is a significant reduction on the total number 12 months ago which was 15.</p> <p>Homeless Task and Finish Group Update and progress report on Task and Finish Group Action Plan was presented to Overview and Scrutiny Committee on 30/1/18. New PIs have been agreed.</p>	Exclusion by family/friends	24	End of private sector tenancy	14	Fleeing violence	10
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	<p>Debt Recovery Weekly meetings are held across finance, housing and benefits to manage debt. Monthly meetings involving the heads of service for finance, customer service, healthy communities review the current actions, task and finish action plan and debtors. Actions from that meeting are reported to MT, and Portfolio Holder. The Head of Finance sends the monthly debt to MT and Portfolio Holder and leader. 82% of the councils charges for nightly accommodation have been collected from the 36 clients currently in nightly let accommodation</p> <p>Homelessness Reduction Act 2017 HRA 2017 still scheduled to commence in April 2018. Presentation made the previous PAG. New processes and documents are being developed and upgraded IT system (Locata HPA 2) has been procured to meet requirements of new Act. Cross agency briefing session with partner agencies was held on 2/2/18.</p> <p>Gypsy and Traveller Sites CAB advice and support project has now ended and final report on outcomes is being prepared. Cross departmental steering group and CAB are meeting to confirm ongoing arrangements to support any residents facing ongoing problems linked to change of site-ownership and rent increases.</p>
<p>Private Sector Housing and DFGs</p>	<p>DFGs (Disabled Facilities Grants) (01/04/17 to 31/01/18) Number of grants approved = 55 Number of grants completed (including some originally approved prior to 01/04/17) = 53</p> <p>This has already exceeded the number of approvals and completions recorded for the whole of the previous year 2016/17 (which saw 44 approvals and 35 completions)</p> <p>Cross district working is ongoing with CDC, AVDC and WDC to standardise services and products across the county to deliver a consistent and supportive services to customers across Bucks. Review of current products and services is completed and work on new ones is ongoing.</p> <p>HMOs (Houses in Multiple Occupation) Statutory HMO licensing being extended from April 2018 to cover a wider range of properties. It will apply where certain HMOs are occupied by five persons or more in two or more households, regardless of the number of storeys. This includes any HMO which is a building or a converted flat where such householders lack or share basic amenities such as a toilet,</p>

	personal washing facilities or cooking facilities. It also applies to purpose built flats where there are up to two flats in the block and one or both are occupied as an HMO. An initial estimate is that this may result in 30 additional licensable HMOs across CDC and SBDC.
Housing Related Support (formerly Supporting People) contracts	Bucks CC now undertaking a range of tender exercises and invitations to quote on prevention services (including some homelessness services). This includes a full tender exercise for the 3 year floating support contract (currently delivered by Connection Support) and invitations to quote for smaller scale homelessness and support services.
Licensing	<ul style="list-style-type: none"> • The Licensing Manager, Nathan March is leaving the authority and will be replaced on a temporary basis pending a review • Forecast income is £60k higher than estimated reflecting an increased number of taxi licenses • Licensing Act policy is currently under consultation • Safeguarding training provided to 90% of drivers • Single Point of Contact is being developed with TVP for Taxi Licensing
Environmental Health shared Service	The service is currently updating its process with regard to food inspections to enable more effective mobile working. This will include a smart food inspection form for completion at the business. Work is also taking place on the enterprise system to improve reporting and usability of system.
EH - Public Protection:	<ul style="list-style-type: none"> • Noise App now launched http://www.southbucks.gov.uk/article/7393/The-Noise-App • Burnham village Stores – out of date food and issues of cleanliness – • Unique Spice, Burnham – rats in first floor storeroom – Hygiene Emergency Prohibition Notice served confirmed by Court. • Curry Paradise, Iver –Hygiene Emergency Prohibition Notice served and confirmed by Court. • Lent Rise Nursing Home, Burnham – scored 0 requiring urgent improvement – officers working with business to improve
EH -Strategic Environment and Sustainability	<ul style="list-style-type: none"> • Work on Heathrow Airport expansion across multiple environmental strands including Health Impact Assessments, air quality and noise. • Considered and advised on updates to Crossrail S61 applications. • Organised for the loan of an Electric Van for facilities to consider if this would be an option for procurement / loan in the future
EH- Resilience	<ul style="list-style-type: none"> • Corporate Resilience Officer has completed council wide awareness training for staff, a further round of training events for the roles of rest centre managers and EOC assistants. • Updates to first aiders and refresher training taken place. • Mission Mode event logging system being implemented for use in emergency situations. • Automatic External Defibrillator training through Red Cross.

<p>Community Safety</p>	<ul style="list-style-type: none"> • Overall increase in crime for the Chiltern and South Bucks LPA, but recent decrease in burglary in SBDC as result of the Cross Boarder partnership operations • 5 ANPR cameras to be installed on SBDC boarder and other areas across both districts as part of target hardening. • SBDC Community Forum established and Chaired by Graham Young who was identified by CIB as independent chair. • SBDC virtual community forum launched 7th February – themes parking in Beaconsfield, Burglary, • Cyber Crime presentation to be run from Burnham library using TVP Cadets • Safe Place Scheme, Ask Angela, Hotel Watch now operating across SBDC • Modern slavery training to all staff, and to be rolled out to target business and community groups • Community Cards relaunches in April • Scam awareness workshops in Beaconsfield – may be rolled out in other areas. Working with banks and PCSO and holding scam workshops. Nationwide are especially proactive – held first workshop yesterday and hoping to run them quarterly.
<p>Community and Leisure</p>	<ul style="list-style-type: none"> • SBDC match funded grants in partnership with Heart of Bucks gone live and awarded • KKP reviewed options for Farnham Park Playing Fields tender • Open Space strategy finalised • Playing Pitch strategy being finalised, awaiting sign off from Sport England • Beacon Centre replacement seating and flooring tenders received The theatre company were consulted over the seating specification as part of the tender process. • Army recruitment day to be held at each centre • Older peoples guides produced for the Wexham and Iver and Beeches LAF areas
<p>Lottery update</p>	<ul style="list-style-type: none"> • 752 tickets sold • 38 Good Causes • Annualised £23,462 raised for Good Causes • £3,427 raised to date • Annualised Community Fund £7,966 • Community Fund raised to date £1,261
<p>Heart of Bucks update</p>	<ul style="list-style-type: none"> • 1st round grants awarded £16,176 • 14th Feb panel meeting to decide second of grants £16,129 applied for • Considering how we can use crowd funding to add value to the awards of funding. Crowd funding could be in the form of additional financial contributions to a project or in the form of additional volunteering support

Risks

Service Area	Description of Risk	Consequences	Mitigation Actions
Housing	<p>SR10 Affordable Housing Homelessness increases</p> <ol style="list-style-type: none"> 1. Current demand 2. Impact of the Homelessness Reduction Act 2017 3. Impact of benefit changes 	<p>Current 60+ households in temporary accommodation.</p> <ul style="list-style-type: none"> • Extended duty to provide advice and assistance to prevent and relief of homelessness. • Duty to accept applicants within 56 day period of being homeless • Duty to provide a Homeless Plan • Duty to Prevent Homelessness including providing emergency accommodation • Increasing pressure on housing budget if we continue to place in B+B accommodation • Seek to deliver more accommodation which the tenant has a direct relationship with the housing provider, to manage the financial risk to the council • Benefit changes resulting in larger families being capped with the HB portion being capped. Currently 6 families with 4 bed need in TA. 	<ul style="list-style-type: none"> • 8 Police Houses in SBDC available till 31st May 2018. • 4 x 5 bed flats available from L+Q for use by SBDC and CDC • Use of housing stock provided by the housing associations • Use the Private Sector Leasing Scheme to reduce direct costs of homelessness • Current use of direct nightly lets • Redevelopment of Bath Road Depot to provide 9 x2 bed and 3 x 1 bed units • Acquire 801 Bath Road to deliver 2 x 4 bed properties • Redirect s106 funding to deliver temporary housing for use by the Council enabling savings on B+B costs, management fees and deliver an income to the Council.
Homelessness payments	<p>SR10 Affordable Housing Unable to reclaim nightly accommodation costs</p>	<p>Financial risk to SBDC</p>	<ul style="list-style-type: none"> • Implement finding of Task and Finish Group, Housing, Finance and Benefits officer review workshop and MT/Portfolio Holder meeting actions • Weekly monitoring by finance, housing and benefits Officers • Monthly monitoring by HoS and Managers from

Service Area	Description of Risk	Consequences	Mitigation Actions
			Housing, Finance and Benefits <ul style="list-style-type: none"> • Project Plan to address HRA • Report on the implementation of the Task and Finish Group Action Plan to HC PAG • Monthly monitoring report to MT/Cabinet on KPI • Move the financial risk to housing providers through providing accommodation in which the tenant has a direct relationship with the housing provider.
Housing	SBDC - Unavoidable cost arising from Appeal cases and second appeals to Court of Appeal on homelessness	Temporary accommodation costs, legal costs and extended time in Temporary accommodation Housing benefit not covering cost of temporary accommodation resulting in adverse impact on Council Safeguarding of children	<ul style="list-style-type: none"> • Counsels advice and attendance at hearing • Robust evidence required to support the case at appeal • Court Decision to support Homeless decision • Appellant decision to apply to Court of appeal on point of law • Council decision to refuse to exercise power to accommodate pending appeal <ul style="list-style-type: none"> • Judicial review of councils decision to refuse to exercise power to accommodate pending appeal
Safeguarding	Loss of reputation	<ul style="list-style-type: none"> • Loss of reputation 	<ul style="list-style-type: none"> • Safeguarding Policies approved • Safeguarding working group established • Staff training ongoing and includes; Prevent, Modern Day Slavery, DV, CSE, Gang County Lines etc • Monitoring cases and reporting to MASH/Early Help/Police • Partnership working with police and other agencies

Service Area	Description of Risk	Consequences	Mitigation Actions
			<ul style="list-style-type: none"> • Over 400 drivers trained on night safe by Barnardos • Working with Barnardos and police to target budget hotels, B+B, HMO, Guest houses to raise awareness of CSE • Section 11 audit agreed and submitted • Number of cases referred to agencies mainly relating to vulnerable adults
Emergency Planning	Insufficient resources to cope with an emergency situation and the recovery	<ul style="list-style-type: none"> • Loss of reputation • Business continuity 	<ul style="list-style-type: none"> • Emergency plan • Emergency contacts list • KINs contacts • Councillors and senior officers getting to know community leaders • Network of community organisations to provide support • Mutual agreements with Bucks Authorities • TVRF support and guidance • Trained volunteers • Identified roles in an emergency • LALO, Gold Silver, Bronze designated officers • Call out arrangement in place • Rest centre protocols and agreements • Guttman Centre available to provide sleeping accommodation as required • Testing of systems and joint exercises with BCC • EOC software provided • Remediation plan • Communication plan • Community Wellbeing Plan developing local

Service Area	Description of Risk	Consequences	Mitigation Actions
			community initiatives

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SUBJECT:	Designation of an Air Quality Management Area in Iver
REPORT OF:	<i>Healthy Communities, Cllr Paul Kelly</i>
RESPONSIBLE OFFICER	Martin Holt – Head of Healthy Communities
REPORT AUTHOR	Ben Coakley ben.coakley@southbucks.gov.uk
WARD/S AFFECTED	Iver Parish

1. Purpose of Report

In June 2017, the Healthy Communities Policy Advisory Group received an update on air quality where it was noted that further additional monitoring in the Iver area was required to robustly confirm the requirement for an Air Quality Management Area (AQMA).

The additional monitoring has now concluded, the assessment has been updated and the Cabinet Member is now recommended to proceed to a formal consultation and subsequent declaration of an AQMA through the drafting of an official order and approval by Cabinet.

RECOMMENDATIONS

1. To note the completion of the additional monitoring and production of the updated air quality assessment for Iver with recommendation to proceed to the formal declaration of a new Air Quality Management Area in accordance with Part IV of the Environment Act 1995.
2. That in consultation with the PAG, the Cabinet Member decides whether consultation should proceed on the basis of either the 36ugm3 contour boundary or a wider boundary such as the Parish boundary (both shown in appendix 1)
3. That the Head of Healthy Communities be authorised to undertake consultation with the statutory and other consultees referred to in paragraph 4 of the report between 1st March and 31st March 2018
4. That associated reports and maps be placed on South Bucks District Council's website and its publication advertised to relevant stakeholders
5. That responses to the consultation be reported to Cabinet for consideration and formal designation of an Air Quality Management Area under section 83 (1) of the Environment Act 1995

2. Reasons for Recommendations

Under Section 83 (1) of the Environment Act 1995, where it is identified that an objective will not be met, and members of the public are exposed to the elevated levels of pollutants, the local authority is required to declare an AQMA for the specific pollutants that are exceeding. The main source of the exceedences is motor vehicles, and associated congestion.

The monitoring data confirms the requirement for an AQMA to be declared along the High Street in Iver. It also suggests that the boundary of the AQMA should be extended beyond the modelled area above 36µg/m³ to include properties located along the northern section of Thorney Lane North, to the junction with Delaford Close. This would represent the smallest area that could be declared.

If it is considered that a wider area would provide greater scope for making improvements to air quality then statutory guidance allows for a wider area to be declared.

The Council is expected to carry out consultation with relevant statutory consultees and key stakeholders before designating an AQMA.

3. Content of Report

At a District level, the Environment Act 1995 requires Local Authorities to undertake air quality reviews. In areas where an air quality objective is not anticipated to be met, Local Authorities are required to establish Air Quality Management Areas (AQMA) and implement targeted action plans to improve air quality.

SBDC carried out a Detailed Assessment of Iver High Street in 2016 (appendix 2). The data indicated that the national air quality strategy objective for nitrogen dioxide may not be met at locations close to the kerbside. The report recommended a further years data and increased diffusion tube locations.

The Detailed Assessment was updated with the 2017 data (appendix 3), and this confirms earlier predictions and indicates that the air quality along Iver High Street is unlikely to meet the Government target for Nitrogen Dioxide.

To enable SBDC to support the delivery of improving air quality along Iver High Street and Iver more generally, it is now necessary to formally declare an AQMA. The effect of an AQMA designation is that public bodies such as the transport authority (Bucks CC) are required to work with SBDC to identify and formulate actions to improve an area that is not meeting the standards.

When determining the boundary of an AQMA the authority should make an appropriate judgement based on the extent of predicted areas of exceedance, the locations of relevant receptors, the nature and location of relevant sources, and other local factors.

The starting point for setting the extent of the AQMA is the 36ugm³ contour boundary as shown in appendix 1.

It must be accepted that predicting air pollutant concentrations in future years is not an exact science, and it is anticipated that authorities will need to apply a degree of professional judgment in drawing the boundary line for the designated area. In many cases, the precise description of the geographical exceedance of an objective is unlikely to be critically important from the air quality management perspective - in this respect it is more important to determine the approximate extent of the exceedance, together with which sources are predominant, so that an effective and well-targeted action plan can be formulated.

In areas where trans-boundary pollution is an issue, the authority may decide to designate the entire ward/parish/district as an AQMA; this kind of declaration provides greater flexibility for air quality officers to respond to pollution issues as and when they arise. This does not prevent officers from then focussing on key areas within an AQMA for taking action.

Although Local Authorities have 12 months to develop an action plan from the time of designation, Officers have already started to consider what opportunities there are for action. These are likely to include opportunities to engage with local schools and residents, work with partners to try and improve the flow of traffic, options for limiting polluting vehicles, the routing of freight, associated signage improvements, the influence of parking enforcement, the promotion of green travel plans and working with local schools.

Monitoring will be used to measure any changes in air quality as a result of improvement actions.

The action plan development, like the designation process, has a statutory process that requires stakeholder engagement and approval from the Secretary of State. This will be subject of a further report to the PAG following declaration.

4. Consultation

The 1995 Act provides the statutory basis for consultation and liaison in respect of LAQM. Defra (for England authorities, outside of London) is the key statutory consultee under LAQM. Schedule 11 of the 1995 Act also requires local authorities to consult the following:

- Environment Agency
- Highways England
- All local authorities neighbouring the local authority in question
- The County Council (if a District Council)
- Any National Park authority as appropriate
- Other public authorities as appropriate
- Bodies representing local business interests and other organisations as appropriate

This will include the designation and the geographical extent of the AQMA.

5. Corporate Implications

5.1 Financial

No specific financial implications. Action plan measures will be the subject of a further report.

5.2 Legal

SBDC has a statutory duty to declare an AQMA as and when nitrogen dioxide pollution exceeds the Government target of 40 micrograms per cubic metre annual mean. Defra is the key statutory consultee under LAQM. Schedule 11 of the 1995 Act.

6. Links to Council Policy Objectives

Two of our three shared headline objectives are:

- Working towards safe and healthier local communities
- Striving to conserve the environment and promote sustainability

7. Next Step

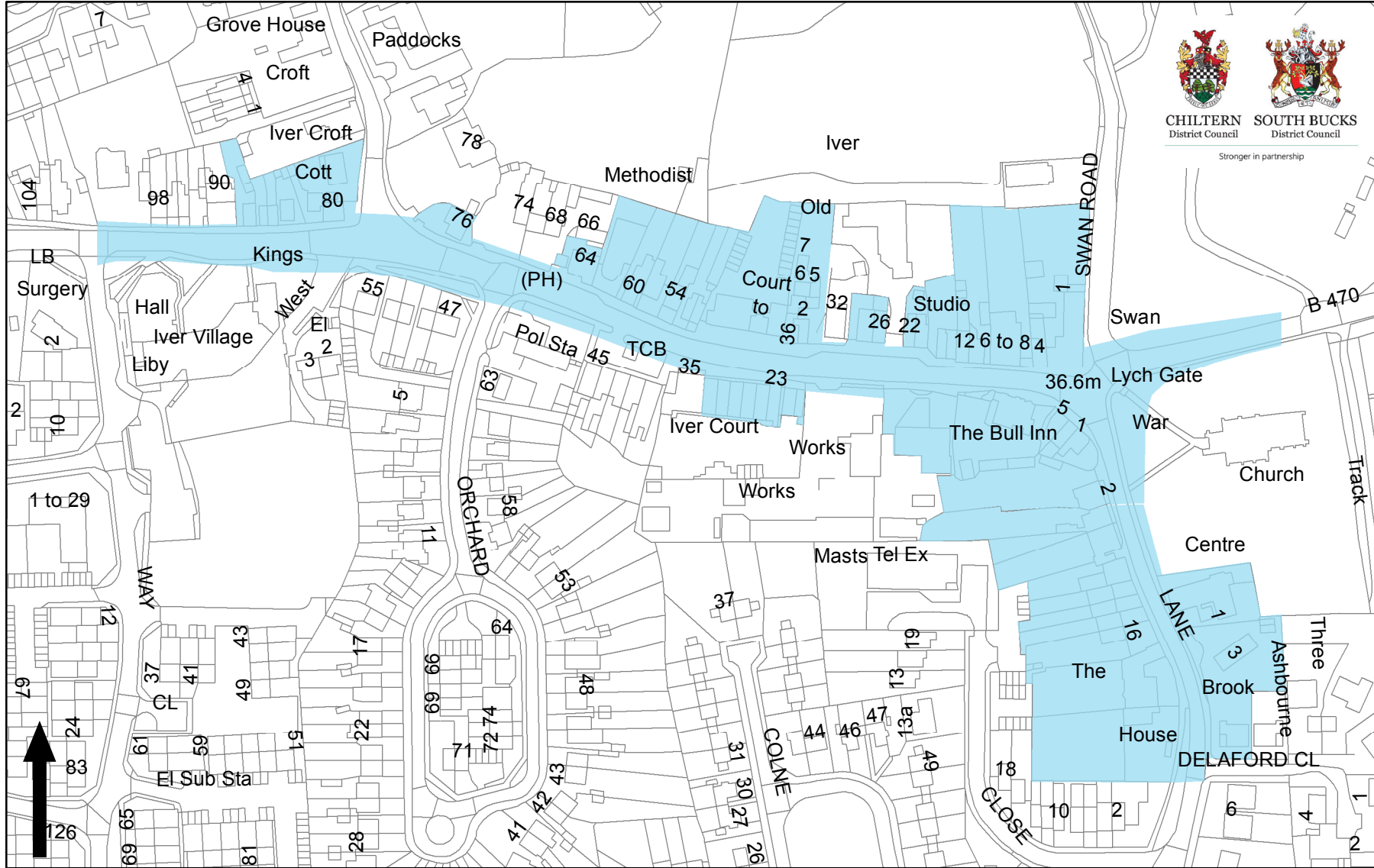
Following public consultation and taking into account all relevant information, Cabinet will be asked to approve the designation of the Air Quality Management Area by official Order. Following this, an Air Quality Action Plan will then be produced with relevant stakeholders.

Appendix 1: Proposed boundary options for AQMA consultation

Appendix 2: Detailed Assessment of Iver 2016

Appendix 3: Updated Detailed Assessment of Iver December 2017

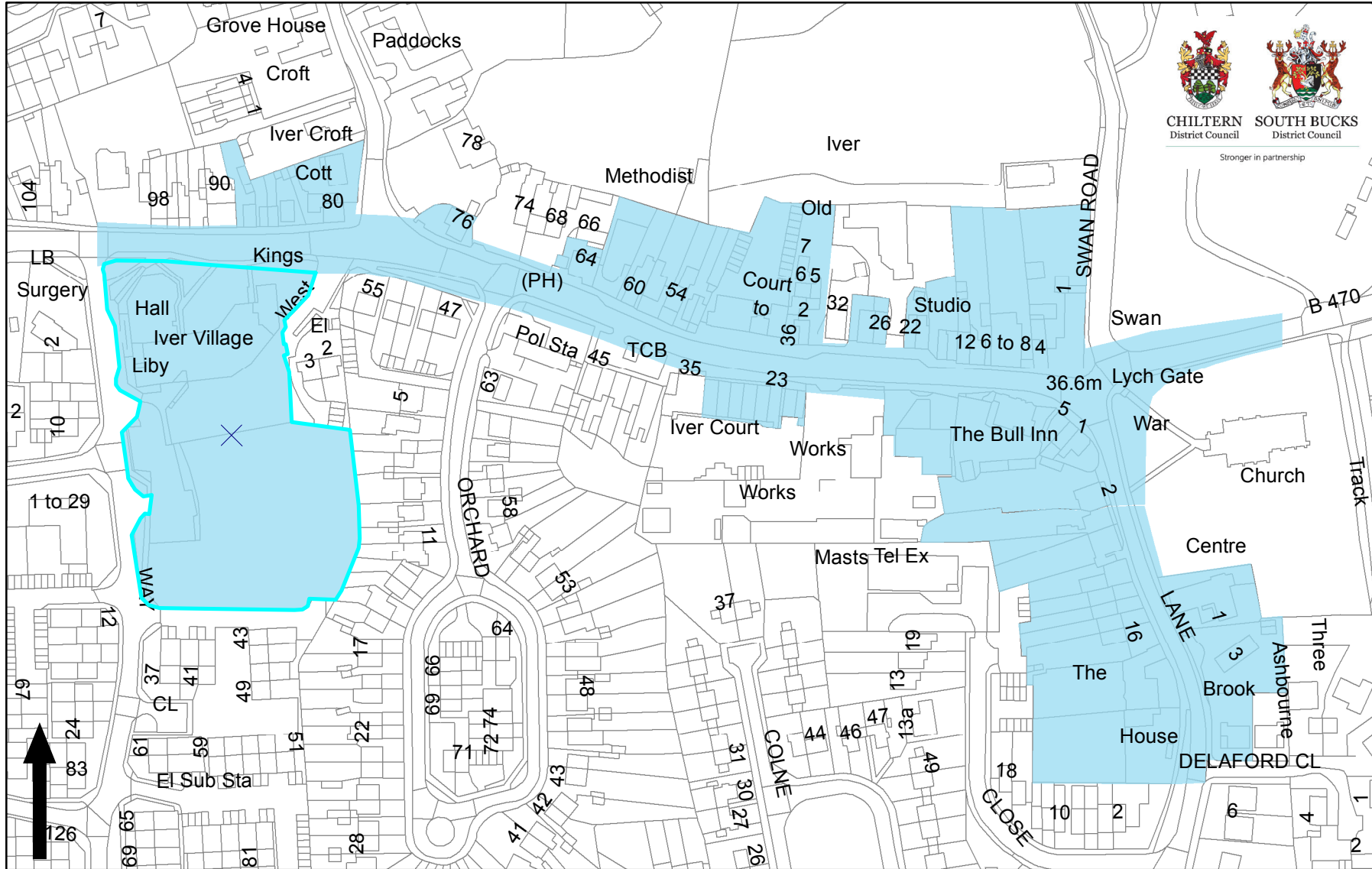
Iver Proposed AQMA Designation



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Iver Proposed AQMA Designation incl. Iver Village Infant School



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Detailed Assessment of Air Quality in Iver for Chiltern District Council

November 2016



Experts in air quality
management & assessment

Document Control

Client	Chiltern District Council	Principal Contact	Tracy Farrell
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Job Number	J2693
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Report Prepared By:	Pauline Jezequel and Penny Wilson
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Document Status and Review Schedule

Report No.	Date	Status	Reviewed by
2693/D1	30 th November 2016	Draft Report	Prof. Duncan Laxen

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1 Introduction

- 1.1 Air Quality Consultants Ltd has been commissioned by Chiltern District Council to undertake a Detailed Assessment of air quality within Iver. Exceedences of the annual mean nitrogen dioxide objective were measured in Iver at one monitoring location in 2013 (DT1) and one monitoring location in 2014 (DT4).
- 1.2 The aim of this Detailed Assessment is to determine whether the annual mean nitrogen dioxide objective is exceeded at relevant locations and, if so, the extent of exceedences and thus the boundary of the Air Quality Management Area (AQMA) required.

Background

- 1.3 The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (Defra, 2007) sets out a framework for air quality management, which includes a number of air quality objectives. National and international measures are expected to achieve these objectives in most locations, but where areas of poor air quality remain, air quality management at a local scale has a particularly important role to play. Part IV of the Environment Act 1995 requires local authorities to periodically review and assess air quality in their areas. The role of this process is to identify areas where it is unlikely that the air quality objectives will be achieved. These locations must be designated as AQMAs and a subsequent Air Quality Action Plan (AQAP) developed in order to reduce pollutant emissions in pursuit of the objectives.
- 1.4 Local Authorities in England are required to produce Annual Status Reports (ASR) detailing progress of Action Plan measures, air quality monitoring data and screening of changes to pollutant emissions within their administrative area.
- 1.5 Technical Guidance for Local Air Quality Management (LAQM.TG(16)) (Defra, 2016a) sets out a streamlined approach to the Review and Assessment process. This prescribes the submission of a single Annual Status Report (ASR) which all local authorities in England and Scotland must submit each year by the 30th June. It should identify new non-compliant areas and report progress made within existing AQMA's. When an exceedence has been identified, the local authority can either use the "Fast Track Option" and immediately declare an AQMA, or obtain further information and/or data before deciding on the declaration of an AQMA. The latter approach is being treated as a 'Detailed Assessment' for the purposes of this report¹.
- 1.6 The purpose of the Detailed Assessment that is being presented here is to determine whether an exceedence of an air quality objective is likely and the geographical extent of that exceedence. If the outcome of the Detailed Assessment is that one or more of the air quality objectives are likely

¹ Detailed Assessments were part of the previous approach to LAQM, but they are no longer required in current TG(16) guidance.

to be exceeded, then an Air Quality Management Area (AQMA) must be declared, and an Air Quality Action Plan put in place to identify measures to improve air quality within the AQMA. In order to inform the Action Plan process, source apportionment should be undertaken to ascertain the sources contributing the exceedences and the magnitude of reduction in emissions required to achieve the objective should also be calculated.

- 1.7 This report represents a Detailed Assessment following the findings of South Bucks District Council's ASR (Chiltern is part of the Bucks Air Quality Management group) published in 2016, which concluded that there were measured exceedences of the annual mean nitrogen dioxide objective at locations of relevant exposure (South Bucks District Council, 2016). Diffusion tube 1, located on Old Slade Lane, was set up in 2012, and measured a value equal to the objective ($40\mu\text{g}/\text{m}^3$) in 2013. Diffusion tube 4, located along Uxbridge Road, was set-up in 2014, and measured an exceedance of the objective ($42\mu\text{g}/\text{m}^3$) that same year. Annual mean nitrogen dioxide concentrations measured since at these two locations have been below the objective. However, Chiltern District Council commissioned AQC Ltd to undertake a Detailed Assessment in order to determine whether exceedences occurred at any relevant exposure location in Iver in 2015.

The Air Quality Objectives

- 1.8 The Government's Air Quality Strategy (Defra, 2007) provides air quality standards and objectives for key air pollutants, which are designed to protect human health and the environment. The 'standards' are set as concentrations below which health effects are unlikely even in sensitive population groups, or below which risks to public health would be exceedingly small. They are based purely upon the scientific and medical evidence of the effects of a particular pollutant. The 'objectives' set out the extent to which the Government expects the standards to be achieved by a certain date. They take account of the costs, benefits, feasibility and practicality of achieving the standards. It also sets out how the different sectors: industry, transport and local government, can contribute to achieving the air quality objectives. The objectives are prescribed within The Air Quality (England) Regulations 2000 (Stationery Office, 2000) and The Air Quality (England) (Amendment) Regulations 2002 (Stationery Office, 2002). Table 1 summarises the objectives which are relevant to this report. Appendix 1 provides a brief summary of the health effects of nitrogen dioxide.

Table 1: Air Quality Objectives for Nitrogen Dioxide

Pollutant	Time Period	Objective
Nitrogen Dioxide	1-hour mean	200 $\mu\text{g}/\text{m}^3$ not to be exceeded more than 18 times a year
	Annual mean	40 $\mu\text{g}/\text{m}^3$

- 1.9 The air quality objectives only apply where members of the public are likely to be regularly present for the averaging time of the objective (i.e. where people will be exposed to pollutants). For annual mean objectives, relevant exposure is limited to residential properties, schools and hospitals. The 1-hour objective applies at these locations as well as at any outdoor location where a member of the public might reasonably be expected to stay for 1 hour or more, such as shopping streets, parks and sports grounds, as well as bus stations and railway stations that are not fully enclosed.
- 1.10 Measurements across the UK have shown that the 1-hour nitrogen dioxide objective is unlikely to be exceeded unless the annual mean nitrogen dioxide concentration is greater than $60 \mu\text{g}/\text{m}^3$ (Defra, 2016a). Thus exceedences of $60 \mu\text{g}/\text{m}^3$ as an annual mean nitrogen dioxide concentration are used as an indicator of potential exceedences of the 1-hour nitrogen dioxide objective.

2 Assessment Methodology

Monitoring

- 2.1 Nitrogen dioxide and PM_{10} concentrations are monitored in the South Bucks area using one automatic monitoring station, located at Gerrards Cross. This monitoring station is not located within the study area. In addition, annual mean nitrogen dioxide concentrations are monitored across South Bucks District Council using 20 diffusion tubes, of which four (1 to 4) are located in the study area. The monitoring sites and study area are shown in Figure 1. Diffusion tubes were prepared and analysed by Gradko using the 20% TEA in water method. It is necessary to adjust diffusion tube data to account for laboratory bias. For 2015, a national bias adjustment factor of 0.88 was used (South Bucks District Council, 2016).

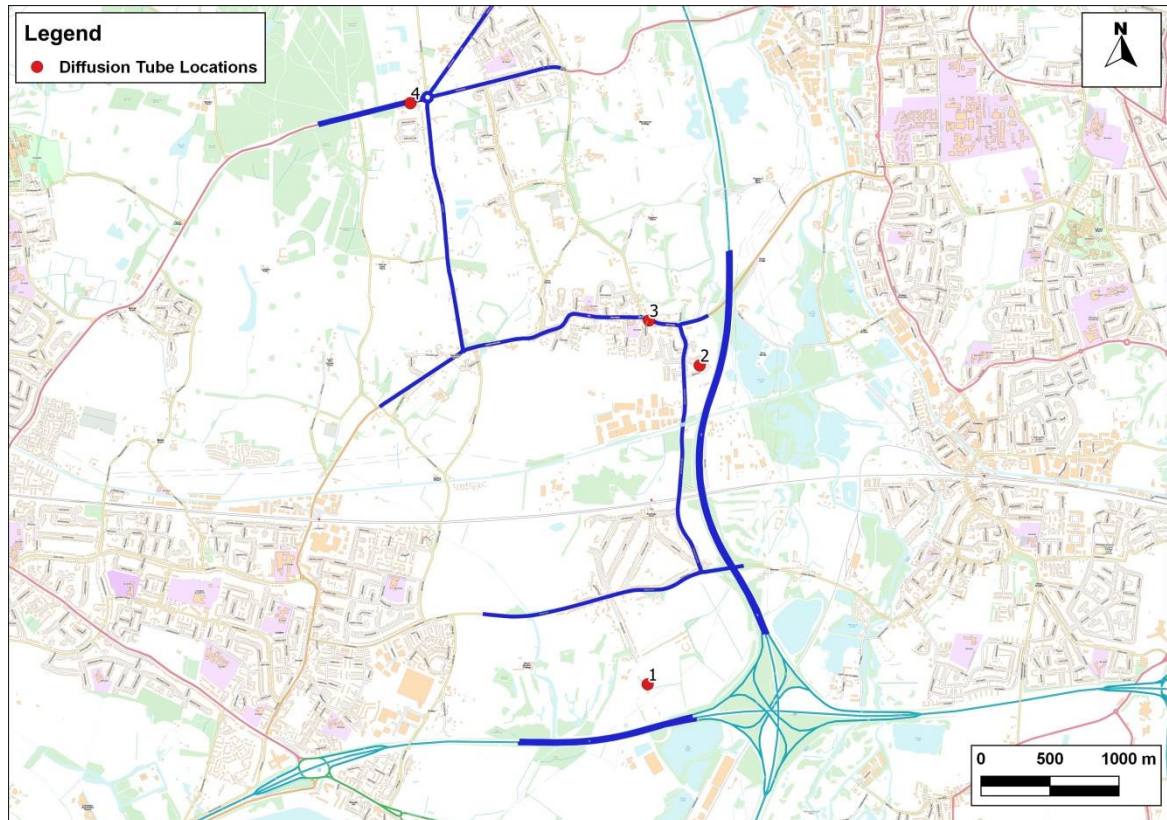


Figure 1 Detailed Assessment Study Area and Monitoring Locations. Roads explicitly included in the model shown in blue.

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Modelling

- 2.2 Annual mean nitrogen dioxide concentrations have been predicted using detailed dispersion modelling (ADMS-Roads v4.1). The model outputs have been verified against the monitoring data described in paragraph 2.1. Details of the model inputs and the model verification are supplied in Appendix 2. Concentrations have been predicted at a number of worst-case receptor locations (Figures 2 to 5). The worst-case receptors have been modelled at ground floor level.

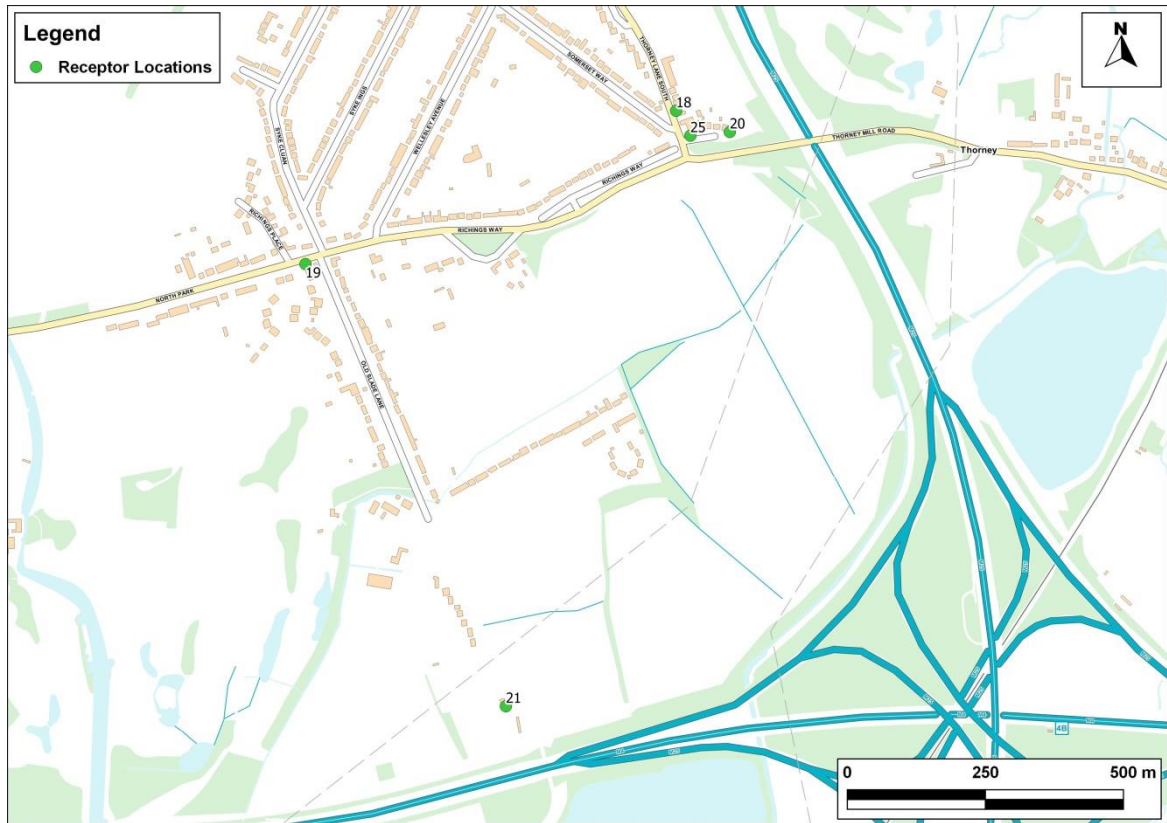


Figure 2 Specific Receptor Locations A - Thorney Lane South and M4

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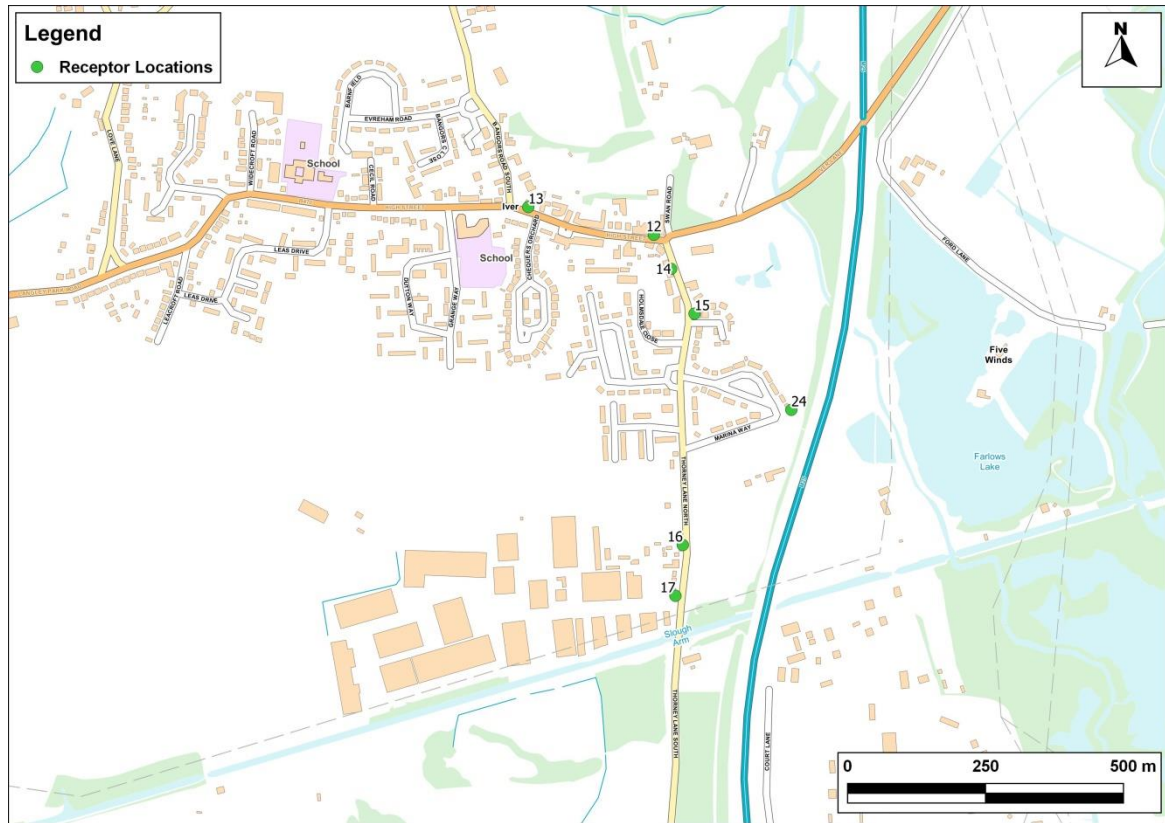


Figure 3 Specific Receptor Locations B - Iver High Street

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Figure 4 Specific Receptor Locations C - Shreding Green

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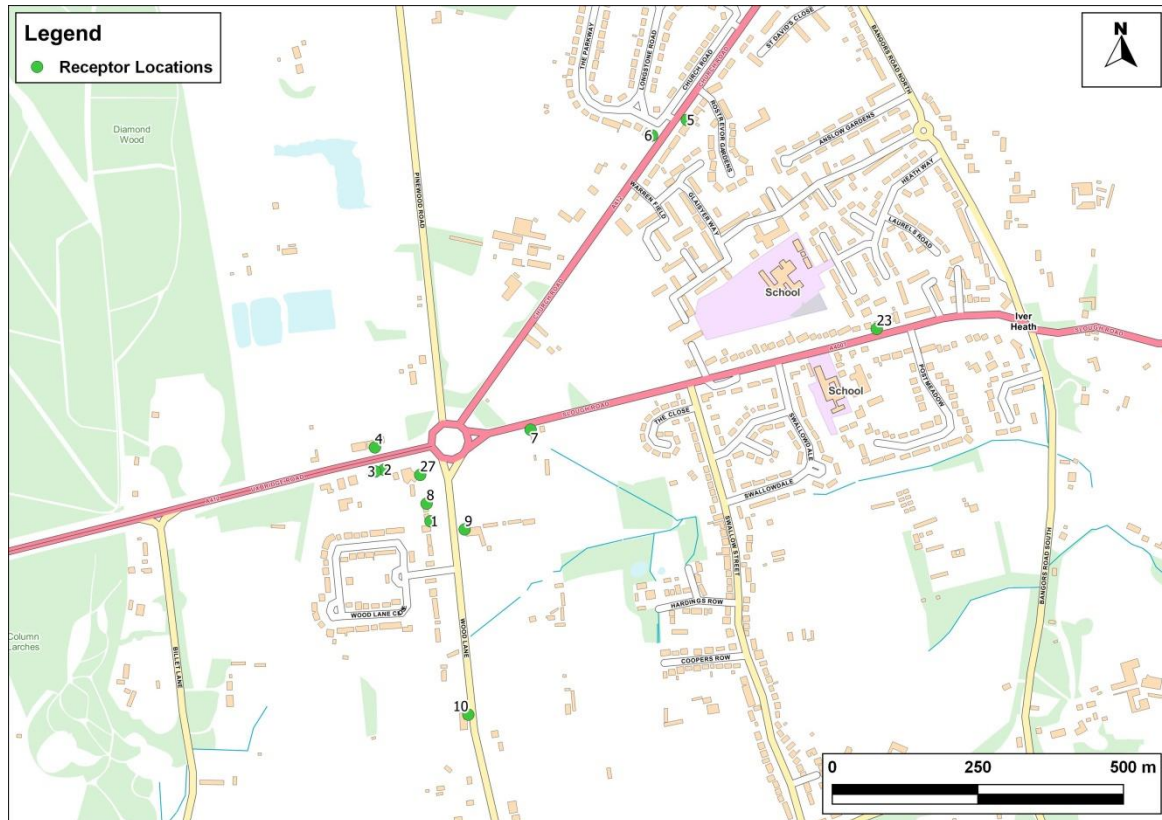


Figure 5 Specific Receptor Locations D - Crooked Billet

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Traffic Data

- 2.3 Traffic data for the assessment have been provided by Transport for Buckinghamshire, with the exception of the M4 and M25, for which traffic data were determined from the interactive web-based map provided by the Department for Transport (DfT, 2016). Further details of the traffic data used in this assessment are provided in Appendix A2.

Uncertainty

- 2.4 Uncertainty is inherent in all measured and modelled data. All values presented in this report are the best possible estimates, but uncertainties in the results might cause over- or under-predictions. All of the measured concentrations presented have an intrinsic margin of error. Defra (2016a) suggests that this is of the order of plus or minus 20% for diffusion tube data and plus or minus 10% for automatic measurements.
- 2.5 The model results rely on traffic data determined from the interactive web-based map provided by the Department for Transport (DfT, 2016) and data provided by Transport for Buckinghamshire, and any uncertainties inherent in these data will carry into this assessment. There will be

additional uncertainties introduced because the modelling has simplified real-world processes into a series of algorithms. For example: it has been assumed that wind conditions measured at Heathrow Airport during 2015 will have occurred throughout the study areas during 2015; and it has been assumed that the dispersion of emitted pollutants will conform to a Gaussian distribution over flat terrain.

- 2.6 An important step in the assessment is verifying the dispersion model against the measured data. By comparing the model results with measurements, and correcting for the apparent under-prediction of the model, the uncertainties can be reduced. However, only two monitoring sites are sufficiently close to the roadside to be used in the verification process, which is not ideal for a study area of this size. In addition, it is understood that the heights of the diffusion tubes may have varied during the monitoring period and concentrations at one of the diffusion tubes may have been influenced by the adjoining vegetation, this has introduced extra uncertainty in the model results.
- 2.7 The limitations to the assessment should be borne in mind when considering the results set out in the following sections. While the model should give an overall accurate picture, i.e. one without bias, there will be uncertainties for individual receptors. The results are 'best estimates' and have been treated as such in the discussion.

3 Results

Monitoring

3.1 Monitoring data for the sites within the study area (Figure 1) are summarised in Table 2.

Table 2: Annual Mean Nitrogen Dioxide Concentrations Measured by Diffusion Tubes within the Iver area ($\mu\text{g}/\text{m}^3$)

Site	Site Type	Site Description	2012 ^a	2013 ^a	2014 ^a	2015 ^a
1	Roadside	Iver: Old Slade Lane	34	40	30	26
2	Roadside	Iver: Victoria Crescent	38	35	33	28
3	Roadside	Iver: High Street	38	35	31	31
4	Roadside	Iver: Uxbridge Road	No data	No data	42	38
Objective			40			

^a As reported in South Bucks District Council 2016 Annual Status report (South Bucks District Council, 2016).

3.2 The annual mean objective was not exceeded at any of the four locations in 2015. Exceedences were measured in 2013 at location 1 and in 2014 at location 4. The majority of the diffusion tubes are attached to lamp posts or sign posts on the pavements and are therefore expected to measure higher concentrations than at the façades of the properties, however, none of the monitoring locations are within street canyons, where concentrations are expected to be higher. There are no measured concentrations exceeding $60 \mu\text{g}/\text{m}^3$, and thus exceedences of the 1-hour objective are unlikely.

Modelling

Results

3.3 Predicted annual mean nitrogen dioxide concentrations in 2015 at each of the receptor locations shown in Figures 2 to 5, are set out in Table 3. Predicted concentrations exceed the annual mean objective at receptors 12 and 25. The receptors where no exceedences are predicted are either on roads with lower traffic flows, further away from the road or at locations where there is less congestion/slow traffic.

Table 3: Modelled Annual Mean Nitrogen Dioxide Concentrations at Specific Receptors in 2015

Receptor	Location	Height	2015 ($\mu\text{g}/\text{m}^3$) ^a
1	Residential property Wood Lane	1.5	24.8

Receptor	Location	Height	2015 ($\mu\text{g}/\text{m}^3$) ^a
2	Residential property Uxbridge Road	1.5	28.3
3	Residential property Uxbridge Road	1.5	28.2
4	Residential property Uxbridge Road	1.5	28.4
5	Residential property Church Road	1.5	34.2
6	Residential property Church Road	1.5	31.2
7	Residential property Slough Road	1.5	30.5
8	Residential property Wood Lane	1.5	25.4
9	Residential property Wood Lane	1.5	28.0
10	Residential property Wood Lane	1.5	29.4
11	Residential property Wood Lane	1.5	27.8
12	Residential property High Street	1.5	44.9
13	Residential property High Street	1.5	39.5
14	Residential property Thorney Lane	1.5	34.5
15	Residential property Thorney Lane	1.5	34.3
16	Residential property Thorney Lane	1.5	35.3
17	Residential property Thorney Lane	1.5	32.6
18	Residential property Thorney Lane	1.5	39.4
19	Residential property North Park	1.5	37.9
20	Residential property Thorney Lane	1.5	36.3
21	Residential property Old Slade Lane	1.5	30.2
22	Residential Property Langley Park Road	1.5	33.6
23	Residential property Slough Road	1.5	28.5
24	Residential property Marina Way	1.5	38.4
25	Tower Arms Pub, Thorney Lane	1.5	40.5
26	Residential property Wood Lane	1.5	30.2
27	Crooked Billet Pub, Uxbridge Road	1.5	27.8
Objective			40

^a Values in bold are exceedences of the objective.

- 3.4 The highest modelled annual mean nitrogen dioxide concentration is $44.9 \mu\text{g}/\text{m}^3$, predicted at receptor 12. This receptor is located on the High Street, near its junction with Iver Lane and Thorney Lane North. An exceedance of the annual mean nitrogen dioxide objective is also predicted at receptor 25, with an annual mean concentration of $40.5 \mu\text{g}/\text{m}^3$. This receptor corresponds to the Tower Arms Hotel, where only short-term exposure is anticipated. As such, this

exceedance has not been considered relevant for the purpose of this assessment, as the annual mean objective only applies to locations where members of the public might be regularly exposed, such as residential properties and schools. There are no predicted annual mean concentrations greater than $60 \mu\text{g}/\text{m}^3$, and thus exceedences of the 1-hour objective are unlikely.

- 3.5 Exceedences of the annual mean nitrogen dioxide objective could occur at locations of relevant exposure along the High Street in Iver. As such, annual mean nitrogen dioxide concentrations have also been predicted for a grid of receptors (located at 1.5 m height), with a resolution of 4 m, along the High Street to allow concentration isopleths to be plotted. The resultant isopleth map of the modelled annual mean nitrogen dioxide concentrations at ground-floor level is presented in Figure 6, with the area above $40 \mu\text{g}/\text{m}^3$ in red, as well as the area between 36 and $40 \mu\text{g}/\text{m}^3$ in blue. There is a risk that the annual mean objective may be exceeded alongside the High Street between Grange Way and Thorney Lane North, as well as on the northern end of Thorney Lane North. Objective exceedences are predicted at approximately 14 residential properties. Assuming that each property has on average two occupants, this equates to approximately 28 residents.

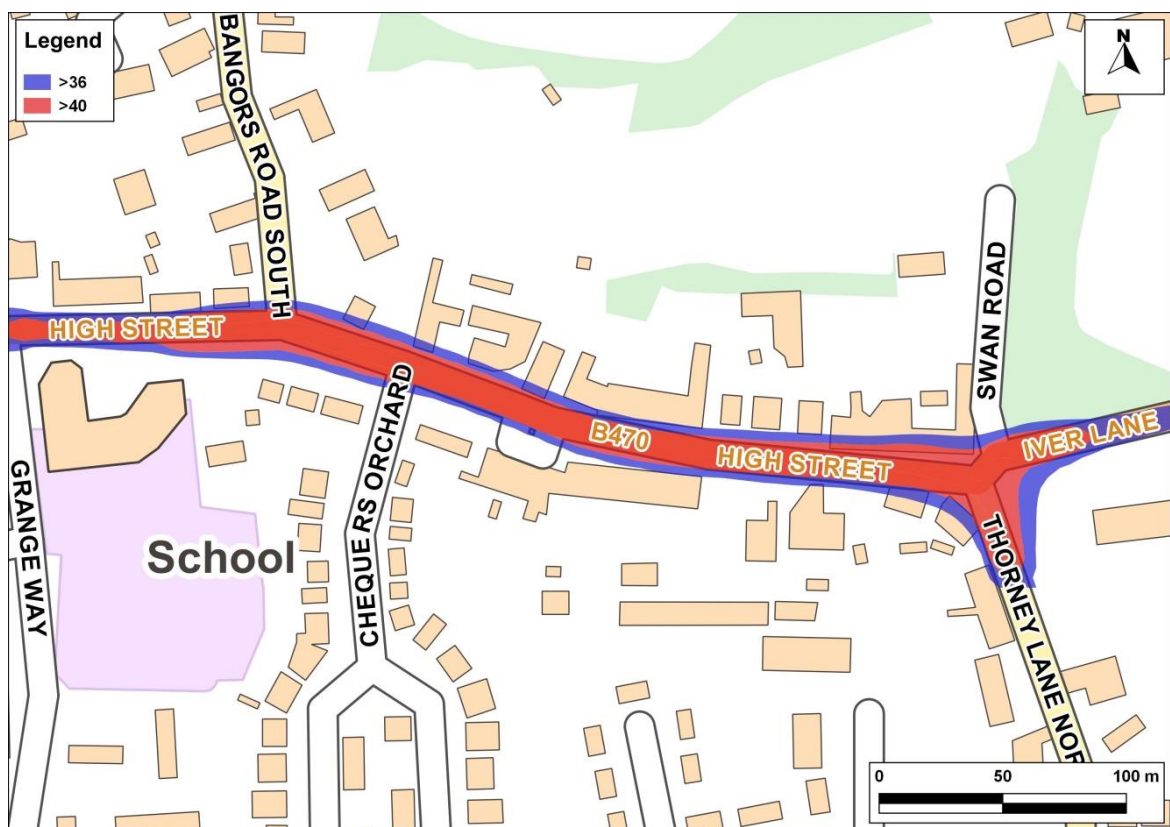


Figure 6 Extent of Modelled $40 \mu\text{g}/\text{m}^3$ Contour (red line) and $36 \mu\text{g}/\text{m}^3$ Contour (blue line) of Annual Mean Nitrogen Dioxide Concentrations in 2015 (modelled at 1.5 m).

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Sensitivity Test

3.6 Within the study area, exceedences of the annual mean nitrogen dioxide objective have only been predicted at relevant exposure locations along the High Street in Iver. No exceedences have been predicted in the vicinity of diffusion tubes 1 and 4, despite exceedences being measured at these locations in 2013 and 2014 respectively. The isopleth map presented in Figure 6 above was obtained from modelling results which were verified against two diffusion tube locations (3 and 4). Diffusion tube 3 is located within the red area of the contour, where exceedences of the objective are predicted. These modelled concentrations contradict the monitoring results, as concentrations measured at diffusion tube 3 were below the objective between 2012 and 2015. The discrepancy between the modelled and monitored annual mean nitrogen dioxide concentrations at diffusion tube 3 indicates that modelling results presented in Table 3 should be treated with caution. As such, a sensitivity test has been carried-out, whereby modelling results have been verified against monitoring results at diffusion tube 3 only. The annual mean nitrogen dioxide concentrations predicted through the sensitivity test at selected receptor locations in Iver are presented in Table 4 below.

Table 4: Modelled Annual Mean Nitrogen Dioxide Concentrations at Specific Receptors in 2015 (Sensitivity Test)

Receptor	Location	Height	2015 ($\mu\text{g}/\text{m}^3$) ^a
1	Residential property Wood Lane	1.5	23.2
2	Residential property Uxbridge Road	1.5	25.0
3	Residential property Uxbridge Road	1.5	25.0
4	Residential property Uxbridge Road	1.5	25.1
5	Residential property Church Road	1.5	29.4
6	Residential property Church Road	1.5	27.5
7	Residential property Slough Road	1.5	26.6
8	Residential property Wood Lane	1.5	23.5
9	Residential property Wood Lane	1.5	25.1
10	Residential property Wood Lane	1.5	25.9
11	Residential property Wood Lane	1.5	25.1
12	Residential property High Street	1.5	36.8
13	Residential property High Street	1.5	33.1
14	Residential property Thorney Lane	1.5	30.4
15	Residential property Thorney Lane	1.5	30.5
16	Residential property Thorney Lane	1.5	32.4
17	Residential property Thorney Lane	1.5	31.0

Receptor	Location	Height	2015 ($\mu\text{g}/\text{m}^3$) ^a
18	Residential property Thorney Lane	1.5	36.0
19	Residential property North Park	1.5	34.8
20	Residential property Thorney Lane	1.5	34.9
21	Residential property Old Slade Lane	1.5	30.1
22	Residential Property Langley Park Road	1.5	28.6
23	Residential property Slough Road	1.5	25.9
24	Residential property Marina Way	1.5	38.1
25	Tower Arms Pub, Thorney Lane	1.5	36.7
26	Residential property Wood Lane	1.5	26.5
27	Crooked Billet Pub, Uxbridge Road	1.5	25.0
Objective		40	

- 3.7 Results show that no exceedences of the annual mean nitrogen dioxide concentration are predicted at sensitive receptor locations when verifying modelling results against diffusion tube 3 only. This confirms that results presented in this report should be treated with caution.
- 3.8 Annual mean nitrogen dioxide concentrations obtained through the sensitivity test were also predicted for a grid of receptors (located at 1.5 m height), with a resolution of 4 m, along the High Street in Iver to allow concentration isopleths to be plotted.
- 3.9 The isopleth map of modelled annual mean nitrogen dioxide concentrations at ground-floor level based on the sensitivity test is presented in Figure 7, with the area above $40 \mu\text{g}/\text{m}^3$ in red, as well as the area between 36 and $40 \mu\text{g}/\text{m}^3$ in blue. This shows that in the case of the sensitivity test, the annual mean objective is not exceeded at any relevant exposure location along the High Street.

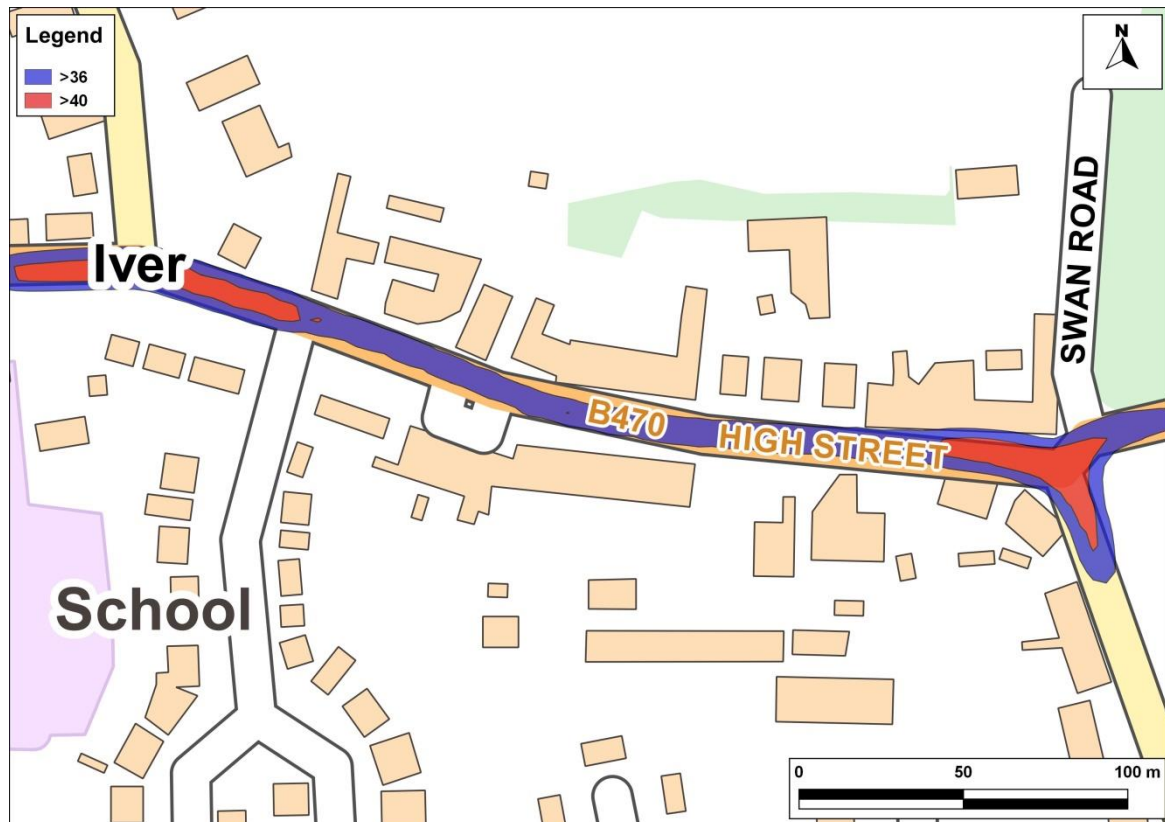


Figure 7 Extent of Modelled $40\mu\text{g}/\text{m}^3$ Contour (red line) and $36\mu\text{g}/\text{m}^3$ Contour (blue line) of Annual Mean Nitrogen Dioxide Concentrations in 2015 for the Sensitivity Test (modelled at 1.5 m).

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Discussion

3.10 There is a high degree of uncertainty surrounding the measured concentrations and thus also the modelled predictions, which have been verified against these measurements. Furthermore, no monitoring has been carried out at the locations where exceedences of the objective have been predicted by the model. As a result of this uncertainty it is recommended that further monitoring is carried out at worst-case relevant locations before an AQMA is declared. If exceedences are measured at any of these locations, an AQMA should be declared. It is recommended that monitoring is carried out at the following locations:

- Receptor 7 – Slough Road
- Receptor 12 – High Street, near junction with Thorney Lane
- Receptor 25 – Tower Arms, Thorney Lane (or nearby properties)

- 3.11 No exceedences of $60 \mu\text{g}/\text{m}^3$ as an annual mean nitrogen dioxide concentration have been identified at locations of relevant exposure, and thus exceedences of the 1-hour objective are unlikely and do not need to be considered further.

4 Conclusions and Recommendations

- 4.1 A Detailed Assessment has been carried out for nitrogen dioxide within Iver. This area was identified as being at risk of exceeding the annual mean air quality objective for nitrogen dioxide in the 2016 ASR prepared by South Bucks District Council.
- 4.2 A Detailed Assessment has been carried out using a combination of monitoring data and modelled concentrations. Concentrations of nitrogen dioxide have been modelled for 2015 using the ADMS-Roads dispersion model. The model has been verified against measurements made at two nitrogen dioxide diffusion tube monitoring locations which lie adjacent to the road network included in the model. A sensitivity test has also been carried-out, where modelling results have verified been against one diffusion tube location adjacent to Iver High Street, where the highest concentrations were predicted.
- 4.3 The assessment has identified that there is a risk that the annual mean nitrogen dioxide objective is being exceeded at a number of relevant locations alongside the High Street in Iver. No exceedences of $60 \mu\text{g}/\text{m}^3$ as an annual mean nitrogen dioxide concentration have been identified at locations of relevant exposure, and thus exceedences of the 1-hour objective are unlikely.
- 4.4 There is some uncertainty surrounding both the measured and modelled concentrations. It is therefore recommended that further monitoring is carried out at the worst-case relevant locations identified by the modelling. If this monitoring identifies exceedences of the objective at any of these locations, an AQMA should be declared.
- 4.5 It is also recommended that South Bucks District Council continues monitoring nitrogen dioxide at the existing monitoring locations, in order to identify trends in measured concentrations.

5 References

Defra, 2007. The Air Quality Strategy for England, Scotland, Wales and Northern Ireland, July 2007.

Defra, 2016a. Local Air Quality Management: Technical Guidance LAQM.TG(16).

Defra, 2016b. LAQM Support Website Available at: <http://laqm.defra.gov.uk/>

DfT, 2016. Annual Average Daily Flows. Available at: <http://www.dft.gov.uk/traffic-counts/cp.php>

South Bucks District Council, 2016, Annual Status Report

Stationery Office, 2000. Air Quality Regulations, 2000, Statutory Instrument 928.

Stationery Office, 2002. Air Quality (England) (Amendment) Regulations, 2002, Statutory Instrument 3043.

6 Glossary

Standards	A nationally defined set of concentrations for nine pollutants below which health effects do not occur or are minimal.
Objectives	A nationally defined set of health-based concentrations for nine pollutants, seven of which are incorporated in Regulations, setting out the extent to which the standards should be achieved by a defined date, taking into account costs, benefits, feasibility and practicality. There are also vegetation-based objectives for sulphur dioxide and nitrogen oxides.
Exceedence	A period of time where the concentration of a pollutant is greater than the appropriate air quality objective.
AQMA	Air Quality Management Area
ADMS Roads	Atmospheric Dispersion Modelling System for Roads.
NO_x	Nitrogen oxides (taken as NO + NO ₂)
NO	Nitric Oxide
NO₂	Nitrogen dioxide.
µg/m³	Microgrammes per cubic metre.
Roadside	A site sampling between 1 m of the kerbside of a busy road and the back of the pavement. Typically this will be within 5 m of the road, but could be up to 15 m (Defra, 2009).
HDV	Heavy Duty Vehicle
AADT	Annual Average Daily Traffic flows

A1 Appendix 1 – Summary of Health Effects of Nitrogen Dioxide

Table A1.1: Summary of Health Effects of Nitrogen Dioxide

Pollutant	Main Health Effects
Nitrogen Dioxide	Short-term exposure to high concentrations may cause inflammation of respiratory airways. Long term exposure may affect lung function and enhance responses to allergens in sensitised individuals. Asthmatics will be particularly at risk (Defra, 2007).

A2 Appendix 2 – Dispersion Modelling Methodology

Meteorological Data

A2.1 The model has been run using a full year of meteorological data for 2015 from the meteorological station at Heathrow Airport.

Background Concentrations:

A2.2 Background concentrations of nitrogen dioxide have been taken from the national maps of background concentrations published by Defra (Defra, 2016b). The background concentrations used in the modelling are presented in Table A2.1.

Table A2.1: Background Concentrations ($\mu\text{g}/\text{m}^3$)^a

	NO ₂
2015	20.8 – 29.6

^a The area lies within a number of grid squares, hence the range.

Traffic Data

A2.3 The ADMS-Roads model requires the user to provide various input data, including the Annual Average Daily Traffic (AADT) flow, the proportion of heavy duty vehicles (HDVs), road characteristics (including road width and street canyon height, where applicable), and the vehicle speed.

A2.4 Annual Average Daily Traffic (AADT) flows, and the percentages of HDV's were provided by Transport for Buckinghamshire for all the roads within the study area, with the exception of the M4 and M25, for which traffic data were sourced from the interactive web-based map provided by the Department for Transport (DfT, 2016). The traffic data used in this Detailed Assessment are presented in Table A2.2.

Table A2.2: Summary of AADT Flows (2015)

	AADT	%HDV
A412 Uxbridge Road	17,506	3.6
A412 Church Road	20,333	7.2
A4007 Slough Road	9,823	5.3
B470 Iver Lane	9,241	3.6
B470 Langley Park Road	9,442	4.7
B470 High Street	13,269	6.1
Thorney Lane	7,111	13.4
North Park	8,569	10.8
Wood Lane	12,994	5.0
M4	151,506	8.0
M25	186,549	11.0

Model Verification

- A2.5 Most nitrogen dioxide (NO₂) is produced in the atmosphere by reaction of nitric oxide (NO) with ozone. It is therefore most appropriate to verify the model in terms of primary pollutant emissions of nitrogen oxides (NO_x = NO + NO₂). The model has been run to predict the annual mean road-NO_x concentration during 2015 at the diffusion tube monitoring sites described in Table 2, which lie alongside the roads included in the model. Diffusion tubes 1 and 2 were discarded for the model verification, as Old Slade Lane and Marina Way were not specifically included in the model (due to the absence of available traffic data for these roads).
- A2.6 The model output of road-NO_x (i.e. the component of total NO_x coming from road traffic) has been compared with the 'measured' road-NO_x. Measured road-NO_x for the diffusion tube sites has been calculated from the measured NO₂ concentration and the predicted background NO₂ concentration using the NO_x from NO₂ calculator available on the LAQM Support website (Defra, 2016b).
- A2.7 An adjustment factor has been determined as the slope of the best fit line between the 'measured' road contribution and the model derived road contribution, forced through zero (Figure A2.1). This factor has then been applied to the modelled road-NO_x concentration for each receptor to provide adjusted modelled road-NO_x concentrations. The total nitrogen dioxide concentrations have then been determined by combining the adjusted modelled road-NO_x concentrations with the predicted background NO₂ concentration within the NO_x from NO₂ calculator.
- A2.8 An adjustment factor of 2.8217 has been applied to all modelled nitrogen dioxide data.

A2.9 The results imply that the model has under-predicted the road-NO_x contribution. This is a common experience with this and most other models. Although, the verified results are within +/-25% of the 1:1 line, the measured values do not demonstrate a particularly good fit with model outputs, further highlighting the high degree of uncertainty in the model outputs.

A2.10 Figure A2.2 compares the adjusted modelled total NO₂ at each of the monitoring sites, to measured total NO₂, and shows an overall 1:1 relationship.

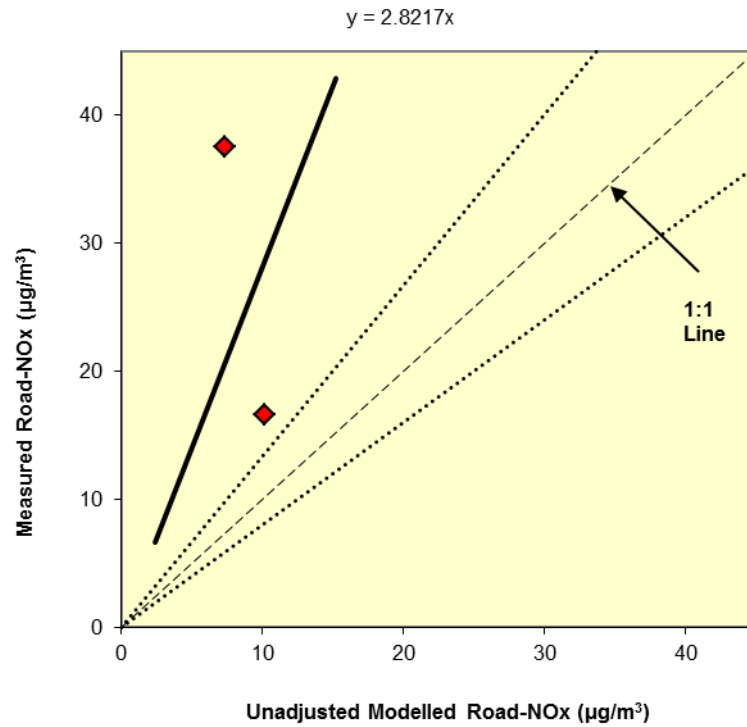


Figure A2.1: Comparison of Measured Road-NO_x to Unadjusted Modelled Road NO_x Concentrations

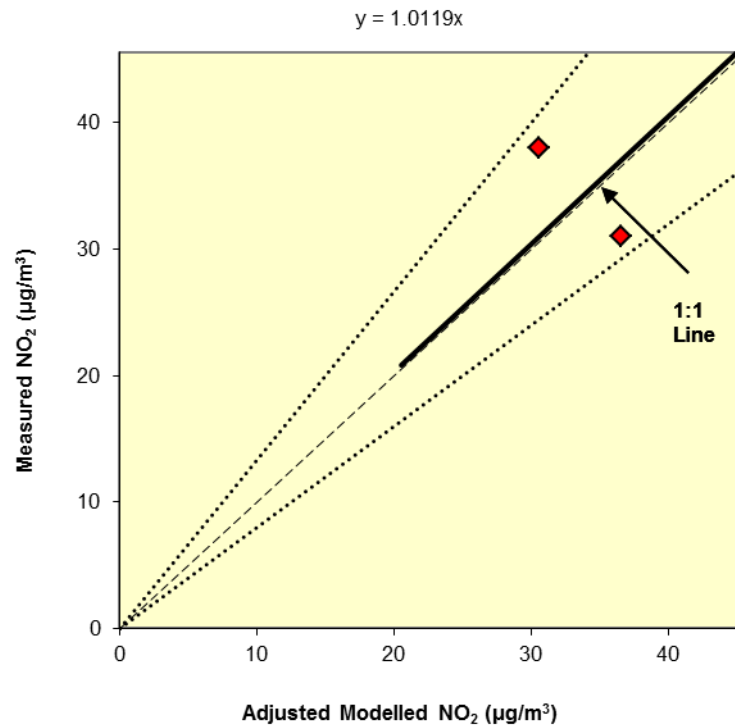


Figure A2.2: Comparison of Measured Total NO₂ to Adjusted Modelled Total NO₂ Concentrations

A2.11 A separate adjustment factor of 1.6340 has been applied for the sensitivity test. This factor has been calculated as the difference between the measured and modelled road NO_x contribution at the location of diffusion tube 3.



Note:

Update to Detailed
Assessment – South
Bucks District Council

December 2017



Experts in air quality
management & assessment

Document Control

Client	South Buckinghamshire District Council	Principal Contact	Tracey Farrell
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Job Number	J2693_B
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Report Prepared By:	Pauline Jezequel and Dr Clare Beattie
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Document Status and Review Schedule

Report No.	Date	Status	Reviewed by
J2693_B/1/F1	15 December 2017	Final	Penny Wilson (Associate Director)

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1 Introduction

- 1.1 This Note presents an update to the results of the Detailed Assessment (Air Quality Consultants, 2016) of Air Quality in Iver undertaken for South Bucks District Council (presented in Appendix A2). The Detailed Assessment recommended that because of uncertainty surrounding both the measured and modelled concentrations, further monitoring was carried out at the worst case locations identified by the modelling. If this monitoring identifies exceedances of the annual mean nitrogen dioxide objective at any of these locations, then an Air Quality Management Area (AQMA) should be declared in Iver.
- 1.2 South Bucks District Council has now carried out this further monitoring. The conclusions and recommendations presented in the Detailed Assessment have therefore been examined and updated against the new monitoring data.

2 Detailed Assessment - Original Conclusions

2.1 Annual mean nitrogen dioxide concentrations were predicted using detailed dispersion modelling (ADMS-Roads), for the year 2015. The model outputs were verified against 2015 monitoring data. The assessment identified exceedances of the annual mean nitrogen dioxide objective at two receptor locations, receptor R12 located on Iver High Street, and receptor R25, corresponding to the Tower Arms Pub on Thorney Lane. The latter was however not considered relevant to the assessment as the annual mean objective does not apply at this location. Further analysis was carried out along the High Street in Iver, and exceedances were predicted at relevant locations along the High Street as well as along the northern section of Thorney Lane North. The extent of the predicted exceedances is presented in Figure 1 below.

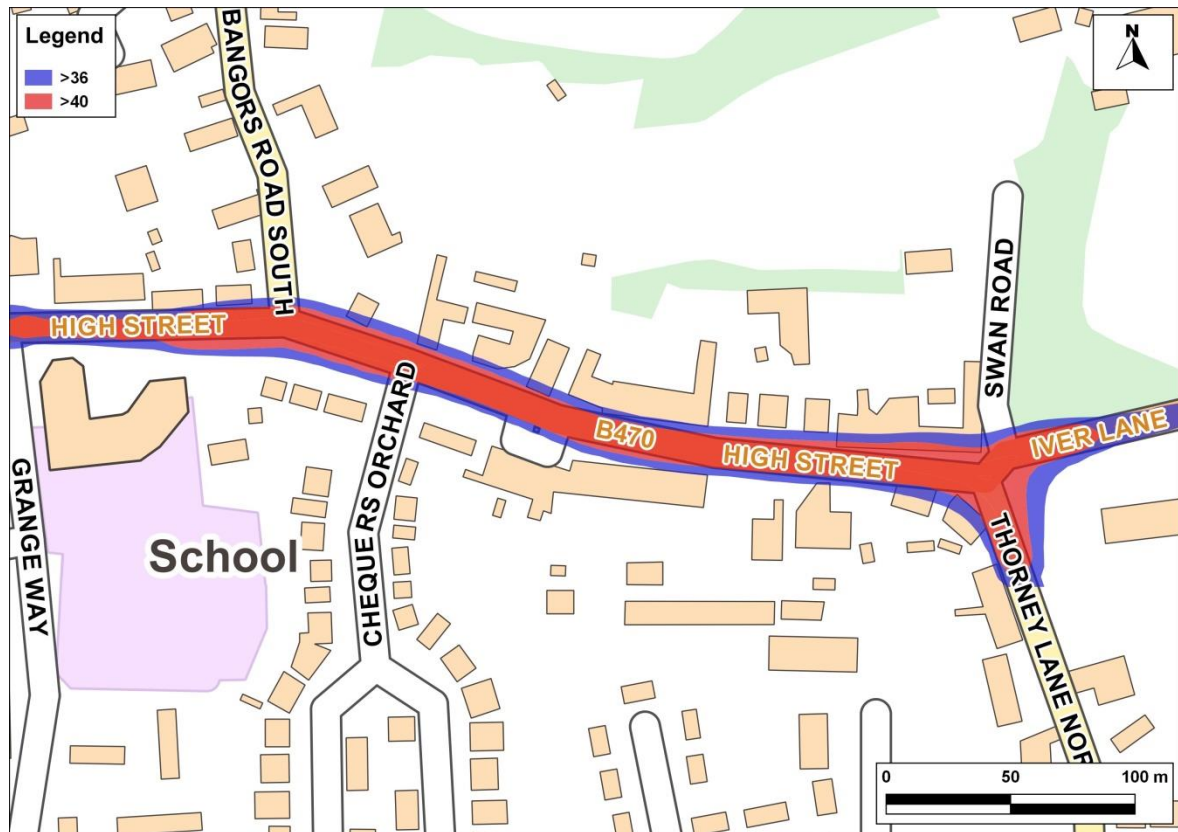


Figure 1: Extent of Modelled $40\mu\text{g}/\text{m}^3$ Contour (red line) and $36\mu\text{g}/\text{m}^3$ Contour (blue line) of Annual Mean Nitrogen Dioxide Concentrations in 2015 (modelled at 1.5 m).

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2.2 Due to uncertainties in the monitoring and modelling, it was advised to carry out further monitoring prior to declaring an AQMA, which has been done by South Bucks District Council. This note

therefore provides an examination of initial recommendations against the newly available monitoring data, and an update to conclusions.

3 Monitoring Data

- 3.1 Annual mean nitrogen dioxide concentrations have been measured using diffusion tubes supplied and analysed by Gradko (prepared using 20% TEA in water). Seven additional monitoring sites were established in 2016, with a further 4 sites (with duplicate tubes) added in 2017 following completion of the Detailed Assessment.
- 3.2 Previous and new monitoring data are presented in Table 2. The locations of interest for this assessment are displayed on Figure 2, with a zoomed in view of diffusion tubes located near the proposed AQMA presented in Figure 3. It should be noted that 2017 data are regarded as provisional, as at the time of writing this report there are no available laboratory bias adjustment factors. Bias adjustment factors for Gradko 20% TEA in water have been examined over the last 4 years and presented in Table 1. A factor of 0.92 has been used to adjust 2017 data as a reasonable factor based on those for previous years.

Table 1: Gradko 20% TEA in Water Bias Adjustment Factors (Taken from Spreadsheet version 09/17)

Year	Bias Adjustment Factor
2013	0.95
2014	0.92
2015	0.87
2016	0.92

Table 2: South Bucks Monitoring Data ^a

Diffusion Tube No.	Description	Exposure Type	2013	2014	2015	2016	2017 ^b
Diffusion Tubes Located in the Study Area							
1	Iver, Old Slade Lane	Roadside	40	30	26	27	28
2	Iver, Victoria Crescent	Roadside	35	33	28	30	29
3	Iver, High Street	Roadside	35	31	31	32	32
4	Iver Heath Uxbridge Road	Roadside	No data	42	38	40	45
21	47 Richings Way	Roadside	No data	No data	No data	30	42
22	29 Thornley Lane North	Roadside	No data	No data	No data	35	36
23	82 Thorney Lane	Roadside	No data	No data	No data	28	37
24	Langley Park Road	Roadside	No data	No data	No data	38	32
25	Bangors Road South	Roadside	No data	No data	No data	35	36
26	Wood Lane	Aligned with building façade	No data	No data	No data	34	33
27	Church Lane	Roadside	No data	No data	No data	27	39
28/29	The Swan, Iver High Street	Building façade	No data	No data	No data	No data	40
30/31	6 Thorney Lane North	Building façade	No data	No data	No data	No data	45
32/33	Tower Arms, Thorney Lane South	Roadside	No data	No data	No data	No data	44
34/35	2 Slough Road	Roadside	No data	No data	No data	No data	33
Other Diffusion Tubes							
5	New Denham, Oxford Road	Roadside	37	33	31	33	34
6	Denham Green, Nightingale Way	Roadside	22	21	19	31	No data
7	Gerrard Cross, Tatling End	Roadside	37	36	33	38	36
8	Gerrard Cross, Packhorse Road	Roadside	32	32	26	29	29
9	Fulmer Village	Roadside	26	24	21	22	No data
10	Wexham Black Park	Roadside	18	16	15	15	No data
11	Hedgerley Village	Roadside	18	14	14	15	No data

Diffusion Tube No.	Description	Exposure Type	2013	2014	2015	2016	2017 ^b
12	Farnham Common Beaconsfield Road	Roadside	30	29	26	27	28
13	Beaconsfield Station Road	Roadside	38	33	31	31	31
14	Beaconsfield A40 North Drive	Roadside	32	42	35	31	42
15	Beaconsfield Shepherds Lane	Building façade		27	26	24	27
16	Burnham, High Street	Building façade	23	23	19	20	21
17	Taplow	Roadside	36	34	32	35	37
18/19/20	Air Quality Monitoring Station	Building façade	41	39	36	38	38
Objective			40				

^a Data sourced from the 2017 Annual Status Report (South Bucks District Council, 2017)

^b Data provided by South Bucks District Council, averaged for January to September 2017, and bias adjusted by a factor of 0.92.

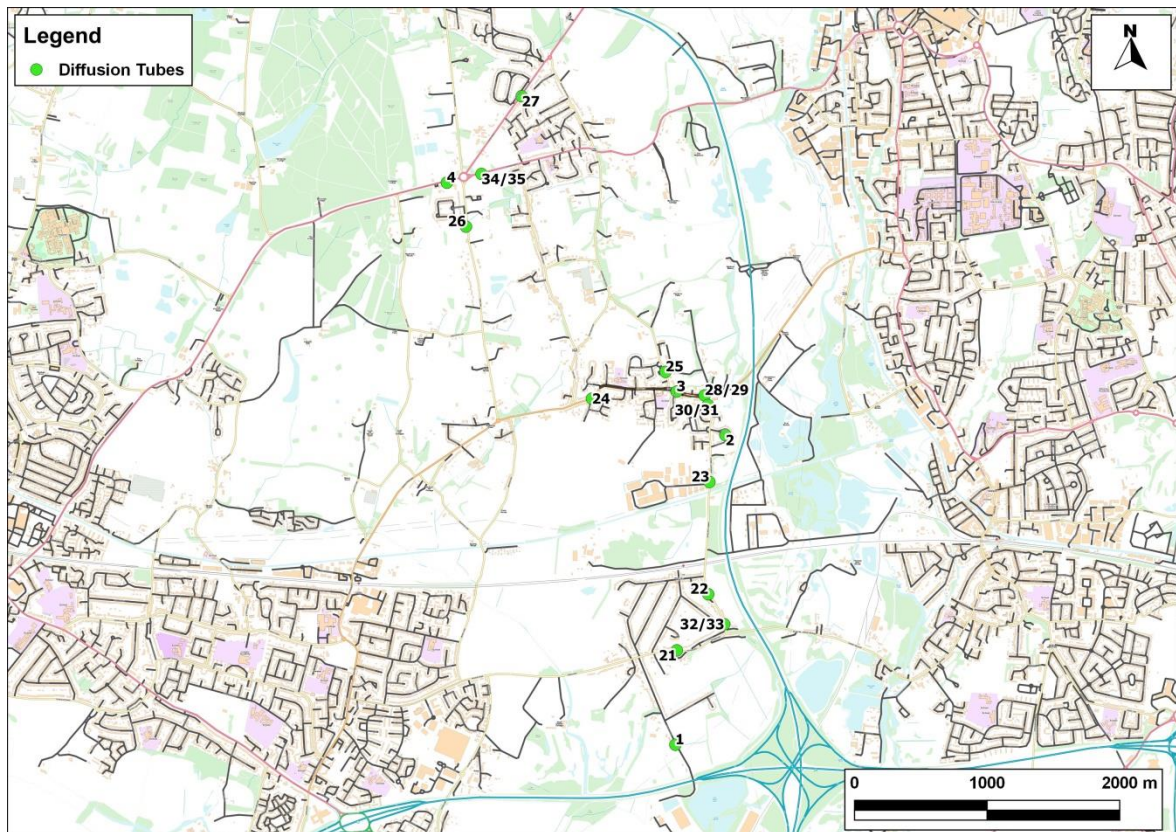


Figure 2: Diffusion Tube Monitoring Locations

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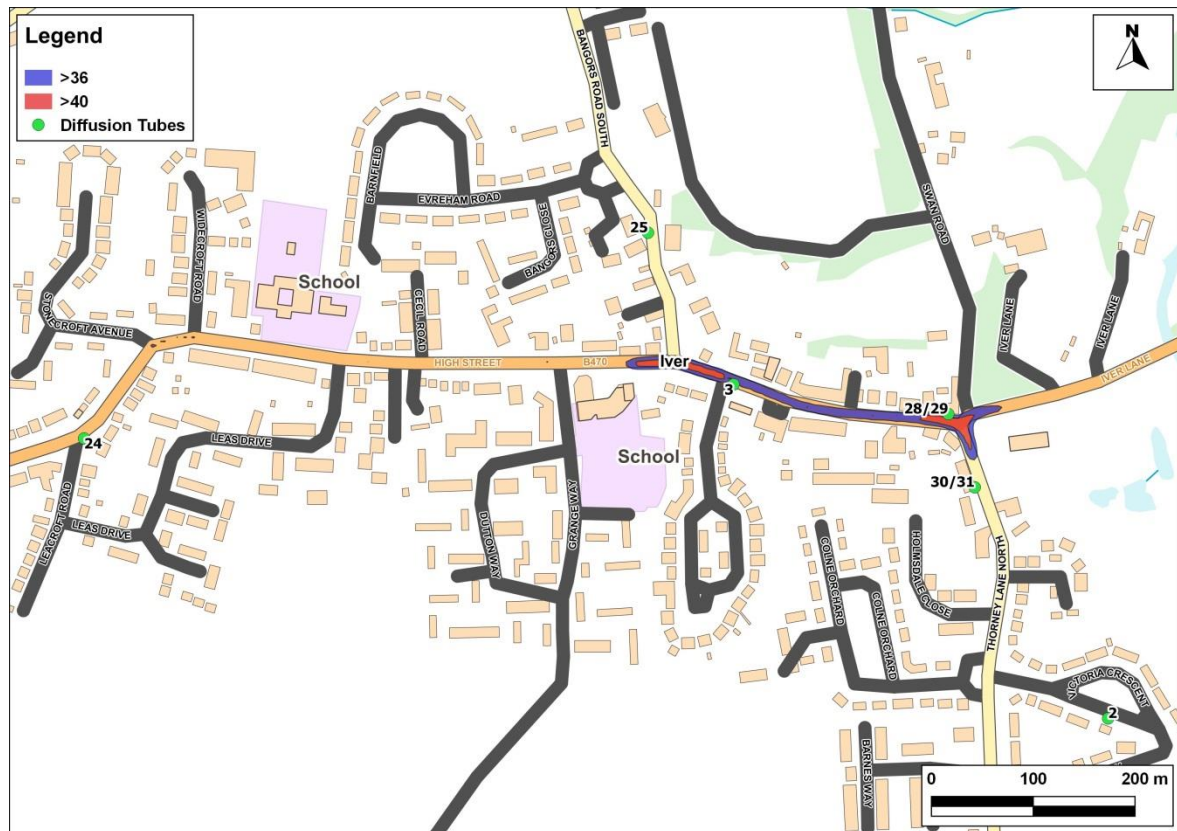


Figure 3: Diffusion Tubes in Proximity to the Proposed AQMA

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- 3.3 Data for the year 2017 cover January to September 2017. Raw monitoring data have been averaged for the 9-month period and bias adjusted using the bias adjustment factor as outlined above. Results are therefore only indicative, and may differ to final results once the full 12-month dataset and 2017 bias adjustment factor become available.
- 3.4 The latest relevant monitoring data (2016/2017) show exceedances of the annual mean objective at the diffusion tubes 4, 21, 30/31, and 32/33, located on Uxbridge Road, Richings Way, Iver High Street and Thorney Lane South.
- 3.5 The dispersion modelling undertaken as part of the Detailed Assessment was verified against 2015 measured concentrations at two diffusion tube locations, 3 and 4, located on Uxbridge Road and High Street. Monitoring data shows that annual mean concentrations were slightly higher in 2016 than in 2015 at these two locations, with slightly higher concentrations measured at tube 4 than at tube 3 for the two considered years. The differences in monitoring concentrations between 2015 and 2016 are of 5% at most. Such a difference is not likely to significantly affect the model

verification, and the 2015 dispersion modelling results presented in the Detailed Assessment therefore remain valid.

- 3.6 The additional monitoring locations provide further information about potential exceedances of the annual mean nitrogen dioxide objective in Iver. Preliminary 2017 monitoring data confirm the modelled exceedances along Iver High Street (diffusion tubes 28/29, where $40 \mu\text{g}/\text{m}^3$ was measured in 2017), and also indicate that the exceedances may extend to the south of the modelled $36 \mu\text{g}/\text{m}^3$ contour, along the northern section of Thorney Lane North (diffusion tubes 30/31). This section of road has a number of canyon-like features, which reduce dispersion of traffic emissions, and can lead to concentrations of pollutants being higher here than they would be in areas with greater dispersion. It would therefore be advised to declare an AQMA along the High Street, to include properties along the northern end of Thorney Lane North, to the junction with Delaford Close. Beyond this point, buildings are set further back from the road, and there will be no canyon effect, which will result in lower concentrations. This is confirmed by monitoring data at diffusion tube 23, with annual mean concentrations below the objective measured in both 2016 and 2017.
- 3.7 An exceedance of the objective was also measured at diffusion tubes 32/33 located at the Tower Arms Pub. This location had been identified in the dispersion modelling as experiencing exceedances of the annual mean nitrogen dioxide objective. Monitoring data therefore confirm this exceedance. However, as explained in the Detailed Assessment, only the short-term objectives would apply at that location as long-term exposure (residential use) is not expected at this location.
- 3.8 An exceedance was also measured at diffusion tube 21 located on Richings Way. The dispersion model had not identified any exceedances at locations with relevant exposure along that road. The diffusion tube is located at the roadside, and is therefore expected to measure higher concentrations compared to locations further set back from the road. There are no receptors located at the roadside along Richings Way, and as the detailed modelling did not identify exceedances of the objective at the selected receptor along that road (R19), it is not considered appropriate to include Richings Way in the AQMA.

4 Conclusions and Recommendations

- 4.1 Ratified and preliminary monitoring data for the years 2016 and 2017 do not indicate a need for an update to the dispersion modelling carried out as part of the Detailed Assessment. Monitoring data presented in this report confirm the need for the declaration of an AQMA in Iver.
- 4.2 The monitoring data confirms the requirement for an AQMA to be declared along the High Street in Iver. It also indicates that the boundary of the AQMA should be extended beyond the modelled area above $36\mu\text{g}/\text{m}^3$ to include properties located along the northern section of Thorney Lane North, to the junction with Delaford Close.
- 4.3 Monitoring has not identified new areas with relevant exposure with exceedances of the annual mean nitrogen dioxide objective. As such, it is not considered appropriate to carry out further air quality assessment in locations other than the proposed AQMA at this stage.
- 4.4 Overall, this update to the Detailed Assessment confirms that an AQMA should be declared along Iver Higher Street, as previously identified. The boundary of the AQMA should however be extended to cover the northern section of Thorney Lane North, down to its junction with Delaford Close.

5 References

Air Quality Consultants (2016) *Detailed Assessment of Air Quality in Iver for South Bucks District Council*.

South Bucks District Council (2017) *2017 Air Quality Annual Status Report*.

6 Glossary

ADMS-Roads	Atmospheric Dispersion Modelling System model for Roads
AQC	Air Quality Consultants
AQMA	Air Quality Management Area
Defra	Department for Environment, Food and Rural Affairs
Exceedance	A period of time when the concentration of a pollutant is greater than the appropriate air quality objective. This applies to specified locations with relevant exposure
IAQM	Institute of Air Quality Management
µg/m³	Microgrammes per cubic metre
Objectives	A nationally defined set of health-based concentrations for nine pollutants, seven of which are incorporated in Regulations, setting out the extent to which the standards should be achieved by a defined date. There are also vegetation-based objectives for sulphur dioxide and nitrogen oxides
Standards	A nationally defined set of concentrations for nine pollutants below which health effects do not occur or are minimal
TEA	Triethanolamine – used to absorb nitrogen

7 Appendices

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A1 Professional Experience

Penny Wilson, BSc (Hons) CSci MEnvSc MIAQM

Ms Wilson is an Associate Director with AQC, with more than seventeen years' relevant experience in the field of air quality. She has been responsible for air quality assessments of a wide range of development projects, covering retail, housing, roads, ports, railways and airports. She has also prepared air quality review and assessment reports and air quality action plans for local authorities and appraised local authority assessments and air quality grant applications on behalf of the UK governments. Ms Wilson has arranged air quality and dust monitoring programmes and carried out dust and odour assessments. She has provided expert witness services for planning appeals and is Member of the Institute of Air Quality Management and a Chartered Scientist.

Dr Clare Beattie, BSc (Hons) MSc PhD CSci MEnvSc MIAQM

Dr Beattie is an Associate Director with AQC, with more than fifteen years' relevant experience. She has been involved in air quality management and assessment, and policy formulation in both an academic and consultancy environment. She has prepared air quality review and assessment reports, strategies and action plans for local authorities and has developed guidance documents on air quality management on behalf of central government, local government and NGOs. Dr Beattie has appraised local authority air quality assessments on behalf of the UK governments, and provided support to the Review and Assessment helpdesk. She has also provided support to the integration of air quality considerations into Local Transport Plans and planning policy processes. She has carried out numerous assessments for new residential and commercial developments, including the negotiation of mitigation measures where relevant. She has carried out BREEAM assessments covering air quality for new developments. Clare has worked closely with Defra and has recently managed the Defra Air Quality Grant Appraisal contract over a 4-year period. She is a Member of the Institute of Air Quality Management and is a Chartered Scientist.

Pauline Jezequel, MSc MEnvSc AMIAQM

Miss Jezequel is a Senior Consultant with AQC with seven years' relevant experience. Prior to joining AQC she worked as an air quality consultant at AECOM. She has also worked as an air quality controller at Bureau Veritas in France, undertaking a wide range of ambient and indoor air quality measurements for audit purposes. She now works in the field of air quality assessment, undertaking air quality impact assessments for a wide range of development projects in the UK and abroad, including for residential and commercial developments, transport schemes (rail, road and airport), waste facilities and industrial sites. Miss Jezequel has also undertaken a number of

odour surveys and assessments in the context of planning applications. She has experience in monitoring construction dust, as well as indoor pollutant levels for BREEAM purposes.

Full CVs are available at www.aqconsultants.co.uk.

A2 Detailed Assessment



Detailed Assessment of Air Quality in Iver for South Bucks District Council

December 2016



Experts in air quality
management & assessment

Document Control

Client	South Bucks District Council	Principal Contact	Tracy Farrell
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Job Number	J2693
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Report Prepared By:	Pauline Jezequel and Penny Wilson
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Document Status and Review Schedule

Report No.	Date	Status	Reviewed by
2693/F1	2 nd December 2016	Final Report	Prof. Duncan Laxen

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South Bucks District Council confirms that it accepts the recommendations made in this report.

1 Introduction

- 1.1 Air Quality Consultants Ltd has been commissioned by South Bucks District Council to undertake a Detailed Assessment of air quality within Iver. Exceedences of the annual mean nitrogen dioxide objective were measured in Iver at one monitoring location in 2013 (DT1) and one monitoring location in 2014 (DT4).
- 1.2 The aim of this Detailed Assessment is to determine whether the annual mean nitrogen dioxide objective is exceeded at relevant locations and, if so, the extent of exceedences and thus the boundary of the Air Quality Management Area (AQMA) required.

Background

- 1.3 The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (Defra, 2007) sets out a framework for air quality management, which includes a number of air quality objectives. National and international measures are expected to achieve these objectives in most locations, but where areas of poor air quality remain, air quality management at a local scale has a particularly important role to play. Part IV of the Environment Act 1995 requires local authorities to periodically review and assess air quality in their areas. The role of this process is to identify areas where it is unlikely that the air quality objectives will be achieved. These locations must be designated as AQMAs and a subsequent Air Quality Action Plan (AQAP) developed in order to reduce pollutant emissions in pursuit of the objectives.
- 1.4 Local Authorities in England are required to produce Annual Status Reports (ASR) detailing progress of Action Plan measures, air quality monitoring data and screening of changes to pollutant emissions within their administrative area.
- 1.5 Technical Guidance for Local Air Quality Management (LAQM.TG(16)) (Defra, 2016a) sets out a streamlined approach to the Review and Assessment process. This prescribes the submission of a single Annual Status Report (ASR) which all local authorities in England and Scotland must submit each year by the 30th June. It should identify new non-compliant areas and report progress made within existing AQMA's. When an exceedence has been identified, the local authority can either use the "Fast Track Option" and immediately declare an AQMA, or obtain further information and/or data before deciding on the declaration of an AQMA. The latter approach is being treated as a 'Detailed Assessment' for the purposes of this report¹.
- 1.6 The purpose of the Detailed Assessment that is being presented here is to determine whether an exceedence of an air quality objective is likely and the geographical extent of that exceedence. If the outcome of the Detailed Assessment is that one or more of the air quality objectives are likely

¹ Detailed Assessments were part of the previous approach to LAQM, but they are no longer required in current TG(16) guidance.

to be exceeded, then an Air Quality Management Area (AQMA) must be declared, and an Air Quality Action Plan put in place to identify measures to improve air quality within the AQMA. In order to inform the Action Plan process, source apportionment should be undertaken to ascertain the sources contributing the exceedences and the magnitude of reduction in emissions required to achieve the objective should also be calculated.

- 1.7 This report represents a Detailed Assessment following the findings of South Bucks District Council's ASR published in 2016, which concluded that there were measured exceedences of the annual mean nitrogen dioxide objective at locations of relevant exposure (South Bucks District Council, 2016). Diffusion tube 1, located on Old Slade Lane, was set up in 2012, and measured a value equal to the objective ($40\mu\text{g}/\text{m}^3$) in 2013. Diffusion tube 4, located along Uxbridge Road, was set-up in 2014, and measured an exceedance of the objective ($42\mu\text{g}/\text{m}^3$) that same year. Annual mean nitrogen dioxide concentrations measured since at these two locations have been below the objective. However, South Bucks District Council commissioned AQC Ltd to undertake a Detailed Assessment in order to determine whether exceedences occurred at any relevant exposure location in Iver in 2015.

The Air Quality Objectives

- 1.8 The Government's Air Quality Strategy (Defra, 2007) provides air quality standards and objectives for key air pollutants, which are designed to protect human health and the environment. The 'standards' are set as concentrations below which health effects are unlikely even in sensitive population groups, or below which risks to public health would be exceedingly small. They are based purely upon the scientific and medical evidence of the effects of a particular pollutant. The 'objectives' set out the extent to which the Government expects the standards to be achieved by a certain date. They take account of the costs, benefits, feasibility and practicality of achieving the standards. It also sets out how the different sectors: industry, transport and local government, can contribute to achieving the air quality objectives. The objectives are prescribed within The Air Quality (England) Regulations 2000 (Stationery Office, 2000) and The Air Quality (England) (Amendment) Regulations 2002 (Stationery Office, 2002). Table 1 summarises the objectives which are relevant to this report. Appendix 1 provides a brief summary of the health effects of nitrogen dioxide.

Table 1: Air Quality Objectives for Nitrogen Dioxide

Pollutant	Time Period	Objective
Nitrogen Dioxide	1-hour mean	$200\mu\text{g}/\text{m}^3$ not to be exceeded more than 18 times a year
	Annual mean	$40\mu\text{g}/\text{m}^3$

- 1.9 The air quality objectives only apply where members of the public are likely to be regularly present for the averaging time of the objective (i.e. where people will be exposed to pollutants). For annual

mean objectives, relevant exposure is limited to residential properties, schools and hospitals. The 1-hour objective applies at these locations as well as at any outdoor location where a member of the public might reasonably be expected to stay for 1 hour or more, such as shopping streets, parks and sports grounds, as well as bus stations and railway stations that are not fully enclosed.

- 1.10 Measurements across the UK have shown that the 1-hour nitrogen dioxide objective is unlikely to be exceeded unless the annual mean nitrogen dioxide concentration is greater than $60 \mu\text{g}/\text{m}^3$ (Defra, 2016a). Thus exceedences of $60 \mu\text{g}/\text{m}^3$ as an annual mean nitrogen dioxide concentration are used as an indicator of potential exceedences of the 1-hour nitrogen dioxide objective.

2 Assessment Methodology

Monitoring

- 2.1 Nitrogen dioxide and PM_{10} concentrations are monitored in the South Bucks area using one automatic monitoring station, located at Gerrards Cross. This monitoring station is not located within the study area. In addition, annual mean nitrogen dioxide concentrations are monitored across South Bucks District Council using 20 diffusion tubes, of which four (1 to 4) are located in the study area. The monitoring sites and study area are shown in Figure 1. Diffusion tubes were prepared and analysed by Gradko using the 20% TEA in water method. It is necessary to adjust diffusion tube data to account for laboratory bias. For 2015, a national bias adjustment factor of 0.88 was used (South Bucks District Council, 2016).

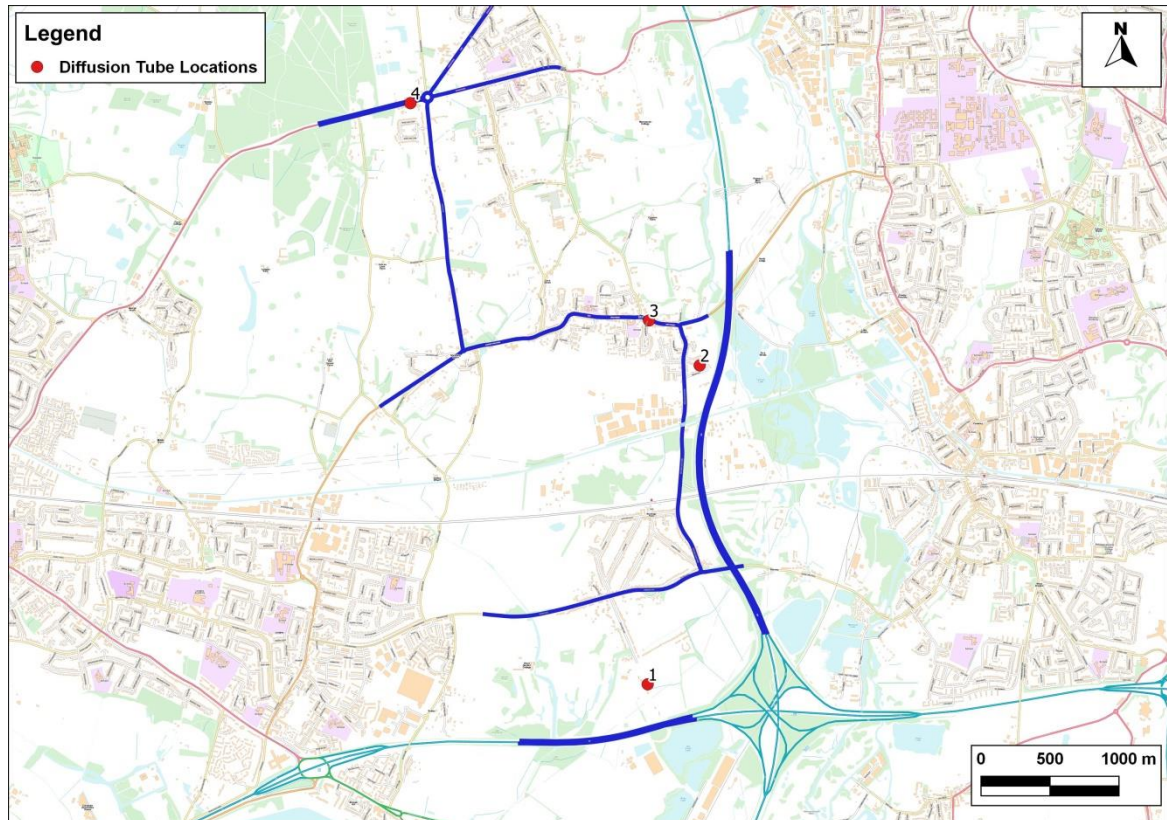


Figure 1 Detailed Assessment Study Area and Monitoring Locations. Roads explicitly included in the model shown in blue.

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Modelling

- 2.2 Annual mean nitrogen dioxide concentrations have been predicted using detailed dispersion modelling (ADMS-Roads v4.1). The model outputs have been verified against the monitoring data described in paragraph 2.1. Details of the model inputs and the model verification are supplied in Appendix 2. Concentrations have been predicted at a number of worst-case receptor locations (Figures 2 to 5). The worst-case receptors have been modelled at ground floor level.

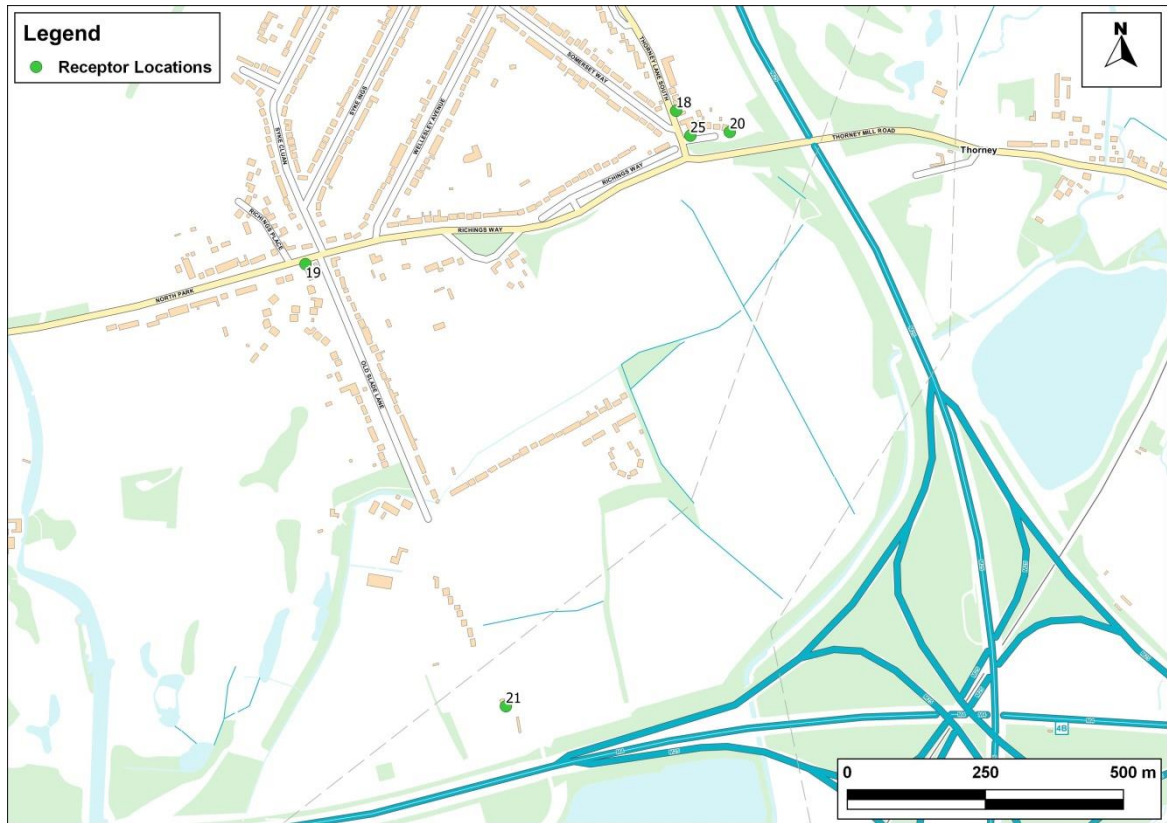


Figure 2 Specific Receptor Locations A - Thorney Lane South and M4

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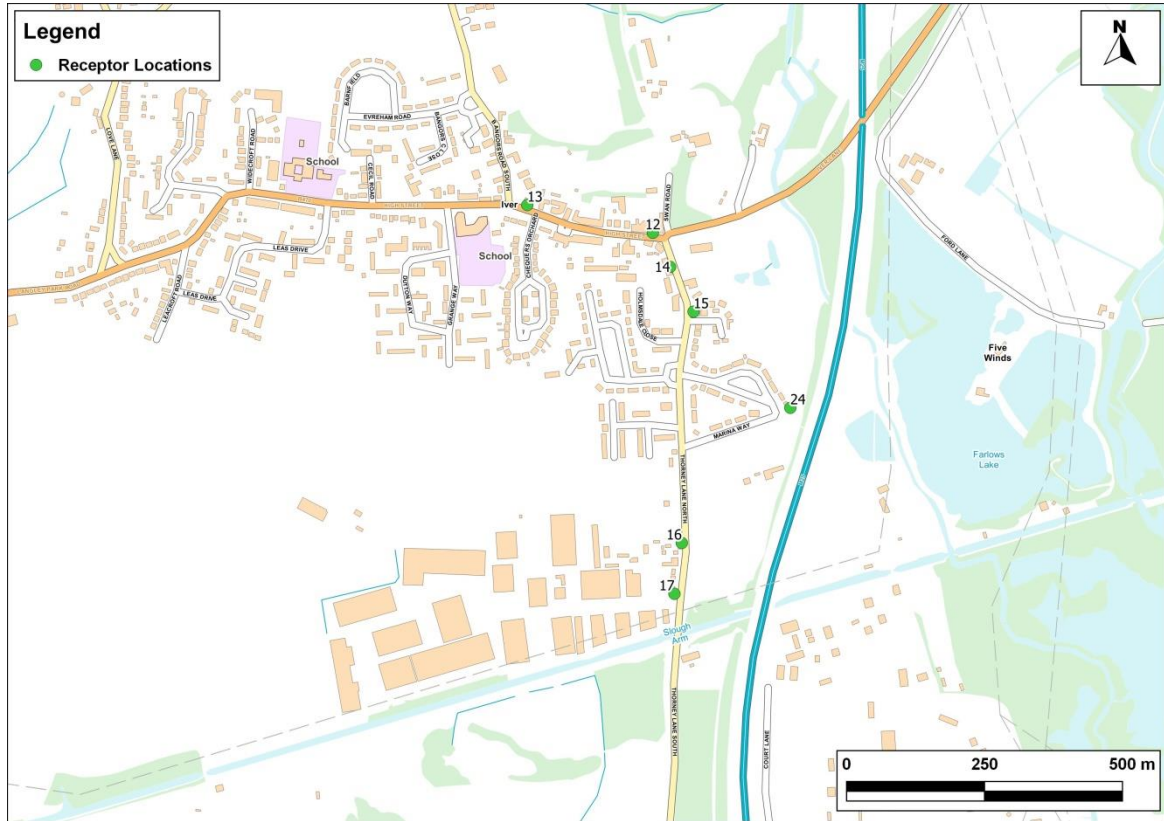


Figure 3 Specific Receptor Locations B - Iver High Street

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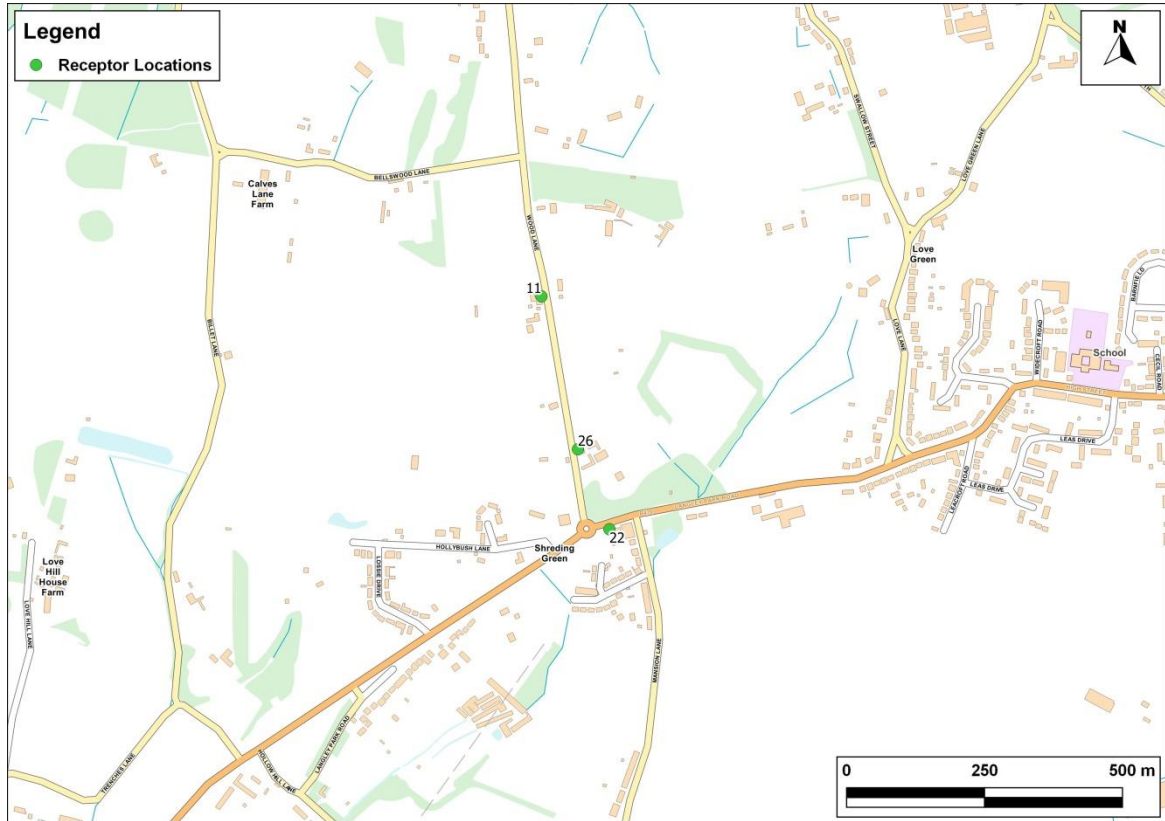


Figure 4 Specific Receptor Locations C - Shreding Green

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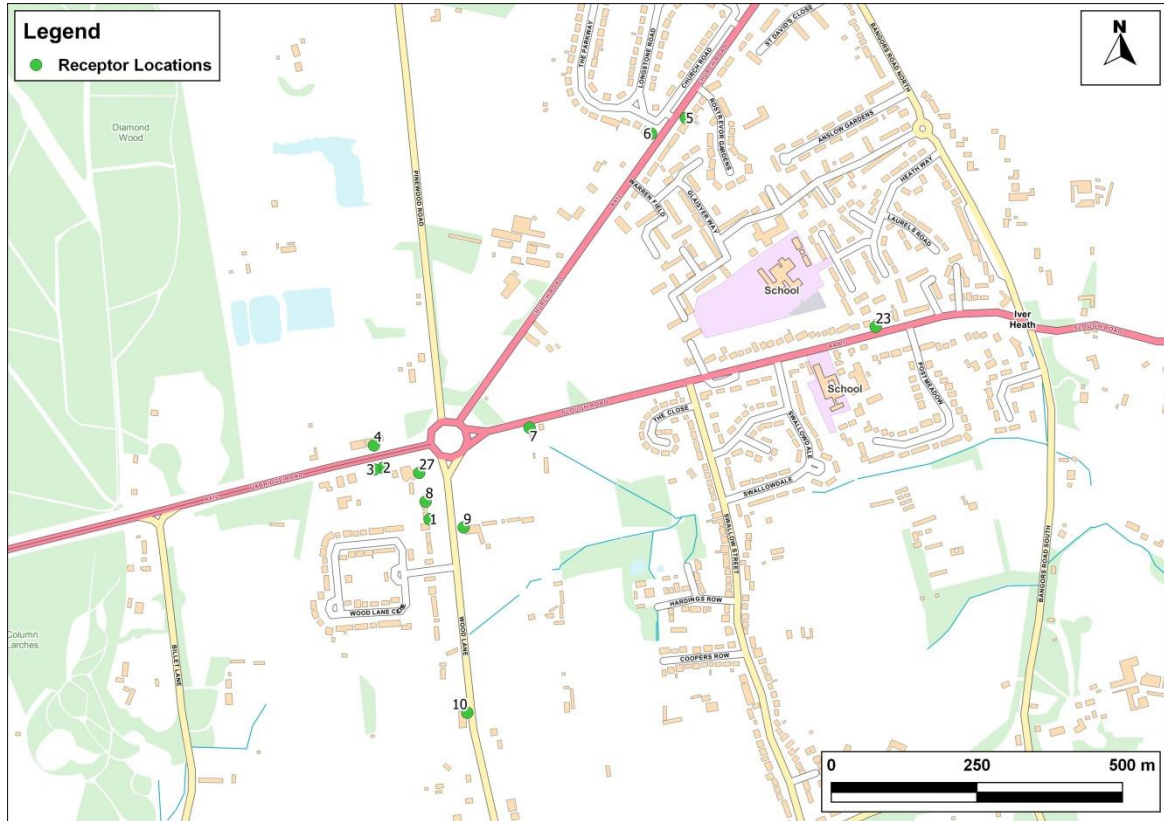


Figure 5 Specific Receptor Locations D - Crooked Billet

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Traffic Data

2.3 Traffic data for the assessment have been provided by Transport for Buckinghamshire, with the exception of the M4 and M25, for which traffic data were determined from the interactive web-based map provided by the Department for Transport (DfT, 2016). Further details of the traffic data used in this assessment are provided in Appendix A2.

Uncertainty

2.4 Uncertainty is inherent in all measured and modelled data. All values presented in this report are the best possible estimates, but uncertainties in the results might cause over- or under-predictions. All of the measured concentrations presented have an intrinsic margin of error. Defra (2016a) suggests that this is of the order of plus or minus 20% for diffusion tube data and plus or minus 10% for automatic measurements.

2.5 The model results rely on traffic data determined from the interactive web-based map provided by the Department for Transport (DfT, 2016) and data provided by Transport for Buckinghamshire, and any uncertainties inherent in these data will carry into this assessment. There will be

additional uncertainties introduced because the modelling has simplified real-world processes into a series of algorithms. For example: it has been assumed that wind conditions measured at Heathrow Airport during 2015 will have occurred throughout the study areas during 2015; and it has been assumed that the dispersion of emitted pollutants will conform to a Gaussian distribution over flat terrain.

- 2.6 An important step in the assessment is verifying the dispersion model against the measured data. By comparing the model results with measurements, and correcting for the apparent under-prediction of the model, the uncertainties can be reduced. However, only two monitoring sites are sufficiently close to the roadside to be used in the verification process, which is not ideal for a study area of this size. In addition, it is understood that the heights of the diffusion tubes may have varied during the monitoring period and concentrations at one of the diffusion tubes may have been influenced by the adjoining vegetation, this has introduced extra uncertainty in the model results.
- 2.7 The limitations to the assessment should be borne in mind when considering the results set out in the following sections. While the model should give an overall accurate picture, i.e. one without bias, there will be uncertainties for individual receptors. The results are 'best estimates' and have been treated as such in the discussion.

3 Results

Monitoring

3.1 Monitoring data for the sites within the study area (Figure 1) are summarised in Table 2.

Table 2: Annual Mean Nitrogen Dioxide Concentrations Measured by Diffusion Tubes within the Iver area ($\mu\text{g}/\text{m}^3$)

Site	Site Type	Site Description	2012 ^a	2013 ^a	2014 ^a	2015 ^a
1	Roadside	Iver: Old Slade Lane	34	40	30	26
2	Roadside	Iver: Victoria Crescent	38	35	33	28
3	Roadside	Iver: High Street	38	35	31	31
4	Roadside	Iver: Uxbridge Road	No data	No data	42	38
Objective			40			

^a As reported in South Bucks District Council 2016 Annual Status report (South Bucks District Council, 2016).

3.2 The annual mean objective was not exceeded at any of the four locations in 2015. Exceedences were measured in 2013 at location 1 and in 2014 at location 4. The majority of the diffusion tubes are attached to lamp posts or sign posts on the pavements and are therefore expected to measure higher concentrations than at the façades of the properties, however, none of the monitoring locations are within street canyons, where concentrations are expected to be higher. There are no measured concentrations exceeding $60 \mu\text{g}/\text{m}^3$, and thus exceedences of the 1-hour objective are unlikely.

Modelling

Results

3.3 Predicted annual mean nitrogen dioxide concentrations in 2015 at each of the receptor locations shown in Figures 2 to 5, are set out in Table 3. Predicted concentrations exceed the annual mean objective at receptors 12 and 25. The receptors where no exceedences are predicted are either on roads with lower traffic flows, further away from the road or at locations where there is less congestion/slow traffic.

Table 3: Modelled Annual Mean Nitrogen Dioxide Concentrations at Specific Receptors in 2015

Receptor	Location	Height	2015 ($\mu\text{g}/\text{m}^3$) ^a
1	Residential property Wood Lane	1.5	24.8

Receptor	Location	Height	2015 ($\mu\text{g}/\text{m}^3$) ^a
2	Residential property Uxbridge Road	1.5	28.3
3	Residential property Uxbridge Road	1.5	28.2
4	Residential property Uxbridge Road	1.5	28.4
5	Residential property Church Road	1.5	34.2
6	Residential property Church Road	1.5	31.2
7	Residential property Slough Road	1.5	30.5
8	Residential property Wood Lane	1.5	25.4
9	Residential property Wood Lane	1.5	28.0
10	Residential property Wood Lane	1.5	29.4
11	Residential property Wood Lane	1.5	27.8
12	Residential property High Street	1.5	44.9
13	Residential property High Street	1.5	39.5
14	Residential property Thorney Lane	1.5	34.5
15	Residential property Thorney Lane	1.5	34.3
16	Residential property Thorney Lane	1.5	35.3
17	Residential property Thorney Lane	1.5	32.6
18	Residential property Thorney Lane	1.5	39.4
19	Residential property North Park	1.5	37.9
20	Residential property Thorney Lane	1.5	36.3
21	Residential property Old Slade Lane	1.5	30.2
22	Residential Property Langley Park Road	1.5	33.6
23	Residential property Slough Road	1.5	28.5
24	Residential property Marina Way	1.5	38.4
25	Tower Arms Pub, Thorney Lane	1.5	40.5
26	Residential property Wood Lane	1.5	30.2
27	Crooked Billet Pub, Uxbridge Road	1.5	27.8
Objective			40

^a Values in bold are exceedences of the objective.

- 3.4 The highest modelled annual mean nitrogen dioxide concentration is $44.9 \mu\text{g}/\text{m}^3$, predicted at receptor 12. This receptor is located on the High Street, near its junction with Iver Lane and Thorney Lane North. An exceedance of the annual mean nitrogen dioxide objective is also predicted at receptor 25, with an annual mean concentration of $40.5 \mu\text{g}/\text{m}^3$. This receptor corresponds to the Tower Arms Hotel, where only short-term exposure is anticipated. As such, this

exceedance has not been considered relevant for the purpose of this assessment, as the annual mean objective only applies to locations where members of the public might be regularly exposed, such as residential properties and schools. There are no predicted annual mean concentrations greater than $60 \mu\text{g}/\text{m}^3$, and thus exceedences of the 1-hour objective are unlikely.

- 3.5 Exceedences of the annual mean nitrogen dioxide objective could occur at locations of relevant exposure along the High Street in Iver. As such, annual mean nitrogen dioxide concentrations have also been predicted for a grid of receptors (located at 1.5 m height), with a resolution of 4 m, along the High Street to allow concentration isopleths to be plotted. The resultant isopleth map of the modelled annual mean nitrogen dioxide concentrations at ground-floor level is presented in Figure 6, with the area above $40 \mu\text{g}/\text{m}^3$ in red, as well as the area between 36 and $40 \mu\text{g}/\text{m}^3$ in blue. There is a risk that the annual mean objective may be exceeded alongside the High Street between Grange Way and Thorney Lane North, as well as on the northern end of Thorney Lane North. Objective exceedences are predicted at approximately 14 residential properties. Assuming that each property has on average two occupants, this equates to approximately 28 residents.

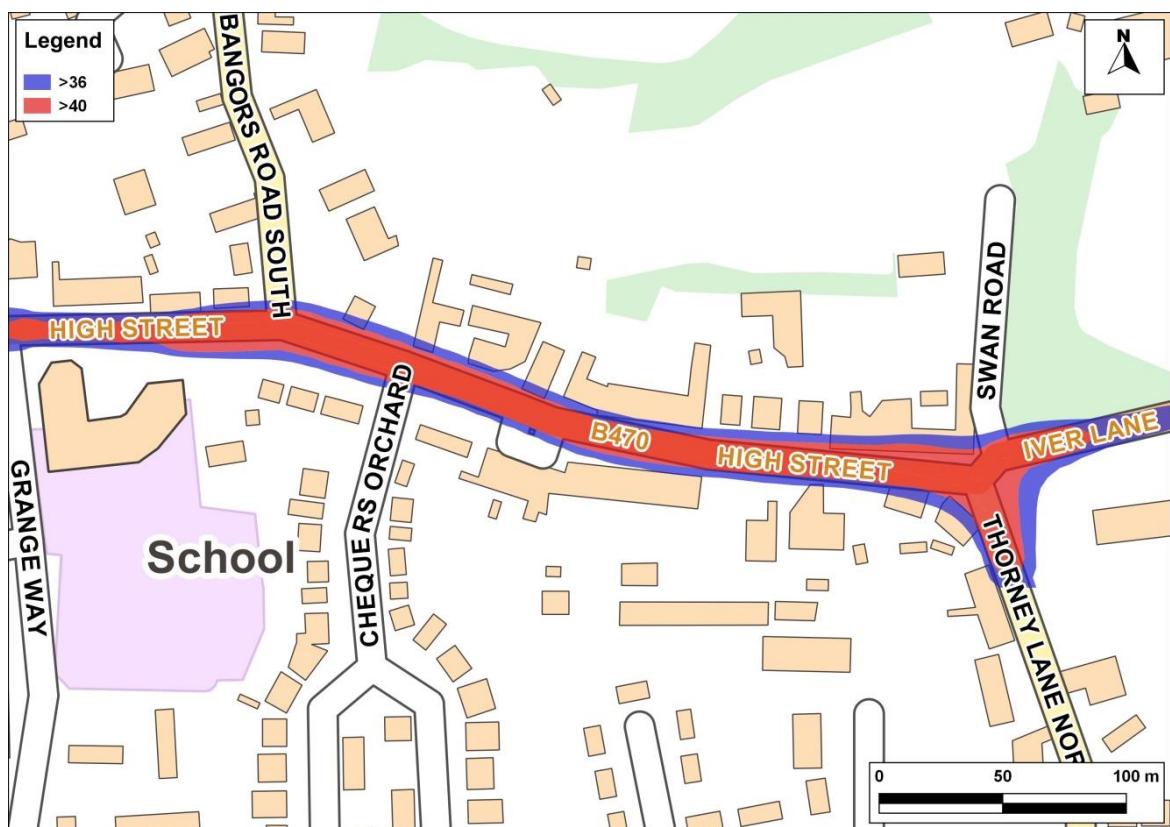


Figure 6 Extent of Modelled $40 \mu\text{g}/\text{m}^3$ Contour (red line) and $36 \mu\text{g}/\text{m}^3$ Contour (blue line) of Annual Mean Nitrogen Dioxide Concentrations in 2015 (modelled at 1.5 m).

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Sensitivity Test

3.6 Within the study area, exceedences of the annual mean nitrogen dioxide objective have only been predicted at relevant exposure locations along the High Street in Iver. No exceedences have been predicted in the vicinity of diffusion tubes 1 and 4, despite exceedences being measured at these locations in 2013 and 2014 respectively. The isopleth map presented in Figure 6 above was obtained from modelling results which were verified against two diffusion tube locations (3 and 4). Diffusion tube 3 is located within the red area of the contour, where exceedences of the objective are predicted. These modelled concentrations contradict the monitoring results, as concentrations measured at diffusion tube 3 were below the objective between 2012 and 2015. The discrepancy between the modelled and monitored annual mean nitrogen dioxide concentrations at diffusion tube 3 indicates that modelling results presented in Table 3 should be treated with caution. As such, a sensitivity test has been carried-out, whereby modelling results have been verified against monitoring results at diffusion tube 3 only. The annual mean nitrogen dioxide concentrations predicted through the sensitivity test at selected receptor locations in Iver are presented in Table 4 below.

Table 4: Modelled Annual Mean Nitrogen Dioxide Concentrations at Specific Receptors in 2015 (Sensitivity Test)

Receptor	Location	Height	2015 ($\mu\text{g}/\text{m}^3$) ^a
1	Residential property Wood Lane	1.5	23.2
2	Residential property Uxbridge Road	1.5	25.0
3	Residential property Uxbridge Road	1.5	25.0
4	Residential property Uxbridge Road	1.5	25.1
5	Residential property Church Road	1.5	29.4
6	Residential property Church Road	1.5	27.5
7	Residential property Slough Road	1.5	26.6
8	Residential property Wood Lane	1.5	23.5
9	Residential property Wood Lane	1.5	25.1
10	Residential property Wood Lane	1.5	25.9
11	Residential property Wood Lane	1.5	25.1
12	Residential property High Street	1.5	36.8
13	Residential property High Street	1.5	33.1
14	Residential property Thorney Lane	1.5	30.4
15	Residential property Thorney Lane	1.5	30.5
16	Residential property Thorney Lane	1.5	32.4
17	Residential property Thorney Lane	1.5	31.0

Receptor	Location	Height	2015 ($\mu\text{g}/\text{m}^3$) ^a
18	Residential property Thorney Lane	1.5	36.0
19	Residential property North Park	1.5	34.8
20	Residential property Thorney Lane	1.5	34.9
21	Residential property Old Slade Lane	1.5	30.1
22	Residential Property Langley Park Road	1.5	28.6
23	Residential property Slough Road	1.5	25.9
24	Residential property Marina Way	1.5	38.1
25	Tower Arms Pub, Thorney Lane	1.5	36.7
26	Residential property Wood Lane	1.5	26.5
27	Crooked Billet Pub, Uxbridge Road	1.5	25.0
Objective		40	

- 3.7 Results show that no exceedences of the annual mean nitrogen dioxide concentration are predicted at sensitive receptor locations when verifying modelling results against diffusion tube 3 only. This confirms that results presented in this report should be treated with caution.
- 3.8 Annual mean nitrogen dioxide concentrations obtained through the sensitivity test were also predicted for a grid of receptors (located at 1.5 m height), with a resolution of 4 m, along the High Street in Iver to allow concentration isopleths to be plotted.
- 3.9 The isopleth map of modelled annual mean nitrogen dioxide concentrations at ground-floor level based on the sensitivity test is presented in Figure 7, with the area above $40 \mu\text{g}/\text{m}^3$ in red, as well as the area between 36 and $40 \mu\text{g}/\text{m}^3$ in blue. This shows that in the case of the sensitivity test, the annual mean objective is not exceeded at any relevant exposure location along the High Street.

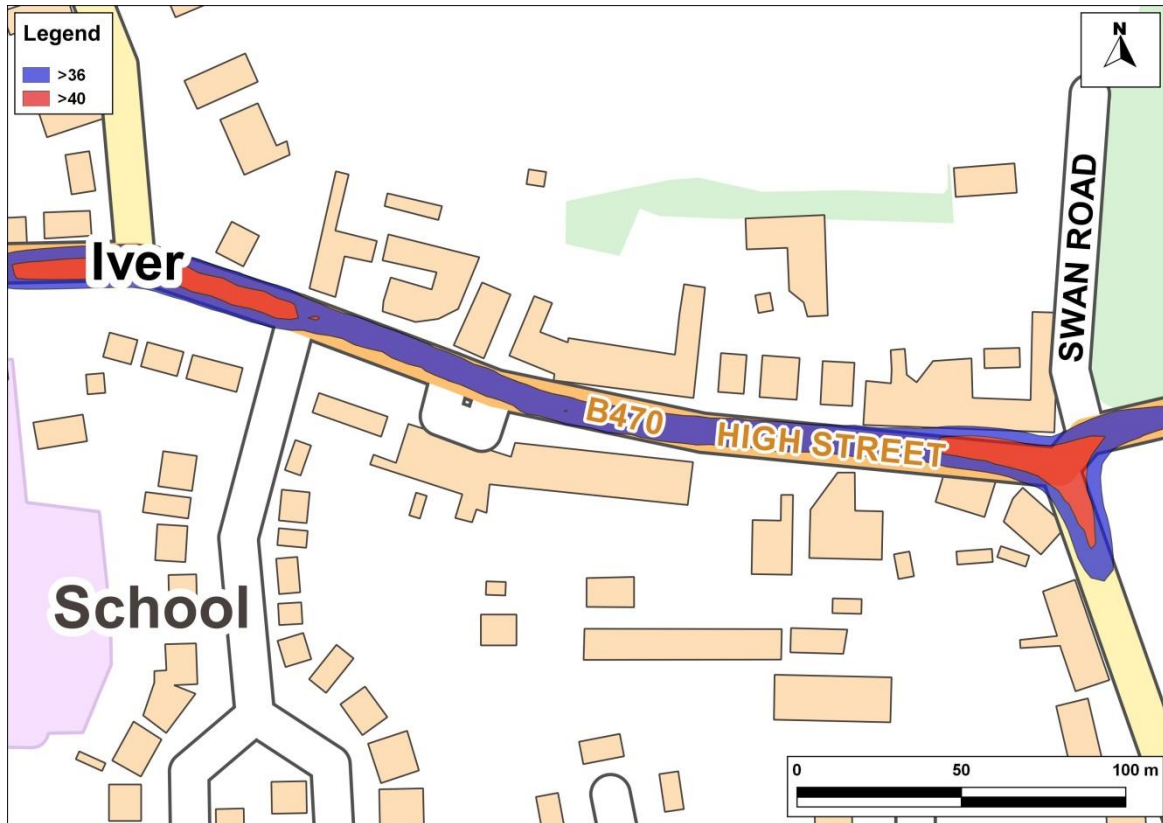


Figure 7 Extent of Modelled $40\mu\text{g}/\text{m}^3$ Contour (red line) and $36\mu\text{g}/\text{m}^3$ Contour (blue line) of Annual Mean Nitrogen Dioxide Concentrations in 2015 for the Sensitivity Test (modelled at 1.5 m).

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Discussion

3.10 There is a high degree of uncertainty surrounding the measured concentrations and thus also the modelled predictions, which have been verified against these measurements. Furthermore, no monitoring has been carried out at the locations where exceedences of the objective have been predicted by the model. As a result of this uncertainty it is recommended that further monitoring is carried out at worst-case relevant locations before an AQMA is declared. If exceedences are measured at any of these locations, an AQMA should be declared. It is recommended that monitoring is carried out at the following locations:

- Receptor 7 – Slough Road
- Receptor 12 – High Street, near junction with Thorney Lane
- Receptor 25 – Tower Arms, Thorney Lane (or nearby properties)

- 3.11 No exceedences of $60 \mu\text{g}/\text{m}^3$ as an annual mean nitrogen dioxide concentration have been identified at locations of relevant exposure, and thus exceedences of the 1-hour objective are unlikely and do not need to be considered further.

4 Conclusions and Recommendations

- 4.1 A Detailed Assessment has been carried out for nitrogen dioxide within Iver. This area was identified as being at risk of exceeding the annual mean air quality objective for nitrogen dioxide in the 2016 ASR prepared by South Bucks District Council.
- 4.2 A Detailed Assessment has been carried out using a combination of monitoring data and modelled concentrations. Concentrations of nitrogen dioxide have been modelled for 2015 using the ADMS-Roads dispersion model. The model has been verified against measurements made at two nitrogen dioxide diffusion tube monitoring locations which lie adjacent to the road network included in the model. A sensitivity test has also been carried-out, where modelling results have verified been against one diffusion tube location adjacent to Iver High Street, where the highest concentrations were predicted.
- 4.3 The assessment has identified that there is a risk that the annual mean nitrogen dioxide objective is being exceeded at a number of relevant locations alongside the High Street in Iver. No exceedences of $60 \mu\text{g}/\text{m}^3$ as an annual mean nitrogen dioxide concentration have been identified at locations of relevant exposure, and thus exceedences of the 1-hour objective are unlikely.
- 4.4 There is some uncertainty surrounding both the measured and modelled concentrations. It is therefore recommended that further monitoring is carried out at the worst-case relevant locations identified by the modelling. If this monitoring identifies exceedences of the objective at any of these locations, an AQMA should be declared.
- 4.5 It is also recommended that South Bucks District Council continues monitoring nitrogen dioxide at the existing monitoring locations, in order to identify trends in measured concentrations.

5 References

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6 Glossary

Standards	A nationally defined set of concentrations for nine pollutants below which health effects do not occur or are minimal.
Objectives	A nationally defined set of health-based concentrations for nine pollutants, seven of which are incorporated in Regulations, setting out the extent to which the standards should be achieved by a defined date, taking into account costs, benefits, feasibility and practicality. There are also vegetation-based objectives for sulphur dioxide and nitrogen oxides.
Exceedence	A period of time where the concentration of a pollutant is greater than the appropriate air quality objective.
AQMA	Air Quality Management Area
ADMS Roads	Atmospheric Dispersion Modelling System for Roads.
NO_x	Nitrogen oxides (taken as NO + NO ₂)
NO	Nitric Oxide
NO₂	Nitrogen dioxide.
µg/m³	Microgrammes per cubic metre.
Roadside	A site sampling between 1 m of the kerbside of a busy road and the back of the pavement. Typically this will be within 5 m of the road, but could be up to 15 m (Defra, 2009).
HDV	Heavy Duty Vehicle
AADT	Annual Average Daily Traffic flows

A1 Appendix 1 – Summary of Health Effects of Nitrogen Dioxide

Table A1.1: Summary of Health Effects of Nitrogen Dioxide

Pollutant	Main Health Effects
Nitrogen Dioxide	Short-term exposure to high concentrations may cause inflammation of respiratory airways. Long term exposure may affect lung function and enhance responses to allergens in sensitised individuals. Asthmatics will be particularly at risk (Defra, 2007).

A2 Appendix 2 – Dispersion Modelling Methodology

Meteorological Data

A2.1 The model has been run using a full year of meteorological data for 2015 from the meteorological station at Heathrow Airport.

Background Concentrations:

A2.2 Background concentrations of nitrogen dioxide have been taken from the national maps of background concentrations published by Defra (Defra, 2016b). The background concentrations used in the modelling are presented in Table A2.1.

Table A2.1: Background Concentrations ($\mu\text{g}/\text{m}^3$)^a

	NO ₂
2015	20.8 – 29.6

^a The area lies within a number of grid squares, hence the range.

Traffic Data

A2.3 The ADMS-Roads model requires the user to provide various input data, including the Annual Average Daily Traffic (AADT) flow, the proportion of heavy duty vehicles (HDVs), road characteristics (including road width and street canyon height, where applicable), and the vehicle speed.

A2.4 Annual Average Daily Traffic (AADT) flows, and the percentages of HDV's were provided by Transport for Buckinghamshire for all the roads within the study area, with the exception of the M4 and M25, for which traffic data were sourced from the interactive web-based map provided by the Department for Transport (DfT, 2016). The traffic data used in this Detailed Assessment are presented in Table A2.2.

Table A2.2: Summary of AADT Flows (2015)

	AADT	%HDV
A412 Uxbridge Road	17,506	3.6
A412 Church Road	20,333	7.2
A4007 Slough Road	9,823	5.3
B470 Iver Lane	9,241	3.6
B470 Langley Park Road	9,442	4.7
B470 High Street	13,269	6.1
Thorney Lane	7,111	13.4
North Park	8,569	10.8
Wood Lane	12,994	5.0
M4	151,506	8.0
M25	186,549	11.0

Model Verification

- A2.5 Most nitrogen dioxide (NO₂) is produced in the atmosphere by reaction of nitric oxide (NO) with ozone. It is therefore most appropriate to verify the model in terms of primary pollutant emissions of nitrogen oxides (NO_x = NO + NO₂). The model has been run to predict the annual mean road-NO_x concentration during 2015 at the diffusion tube monitoring sites described in Table 2, which lie alongside the roads included in the model. Diffusion tubes 1 and 2 were discarded for the model verification, as Old Slade Lane and Marina Way were not specifically included in the model (due to the absence of available traffic data for these roads).
- A2.6 The model output of road-NO_x (i.e. the component of total NO_x coming from road traffic) has been compared with the 'measured' road-NO_x. Measured road-NO_x for the diffusion tube sites has been calculated from the measured NO₂ concentration and the predicted background NO₂ concentration using the NO_x from NO₂ calculator available on the LAQM Support website (Defra, 2016b).
- A2.7 An adjustment factor has been determined as the slope of the best fit line between the 'measured' road contribution and the model derived road contribution, forced through zero (Figure A2.1). This factor has then been applied to the modelled road-NO_x concentration for each receptor to provide adjusted modelled road-NO_x concentrations. The total nitrogen dioxide concentrations have then been determined by combining the adjusted modelled road-NO_x concentrations with the predicted background NO₂ concentration within the NO_x from NO₂ calculator.
- A2.8 An adjustment factor of 2.8217 has been applied to all modelled nitrogen dioxide data.

A2.9 The results imply that the model has under-predicted the road-NO_x contribution. This is a common experience with this and most other models. Although, the verified results are within +/-25% of the 1:1 line, the measured values do not demonstrate a particularly good fit with model outputs, further highlighting the high degree of uncertainty in the model outputs.

A2.10 Figure A2.2 compares the adjusted modelled total NO₂ at each of the monitoring sites, to measured total NO₂, and shows an overall 1:1 relationship.

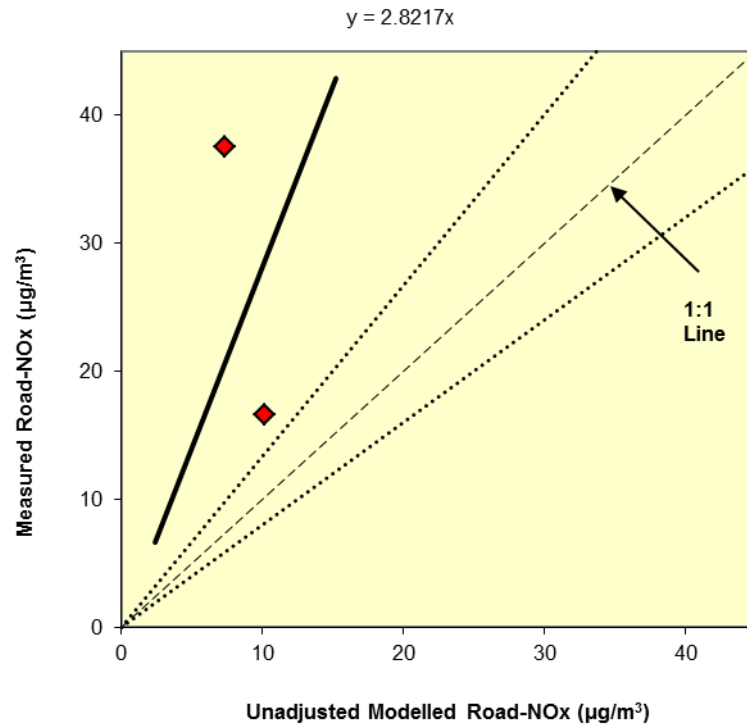


Figure A2.1: Comparison of Measured Road-NO_x to Unadjusted Modelled Road NO_x Concentrations

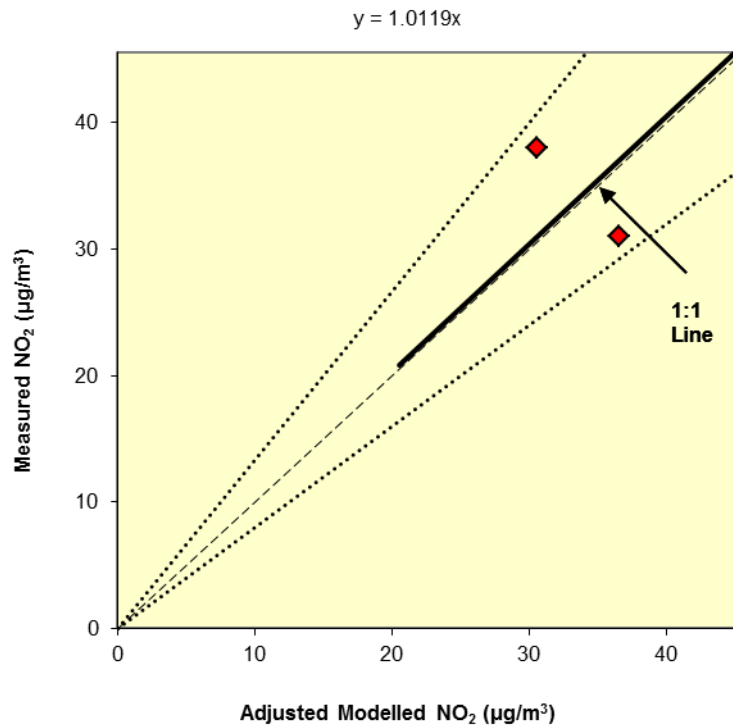


Figure A2.2: Comparison of Measured Total NO₂ to Adjusted Modelled Total NO₂ Concentrations

A2.11 A separate adjustment factor of 1.6340 has been applied for the sensitivity test. This factor has been calculated as the difference between the measured and modelled road NO_x contribution at the location of diffusion tube 3.

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SUBJECT:	<i>Chiltern and South Bucks Open Spaces Strategy</i>
REPORT OF:	<i>Director of Services – Steve Bambrick</i>
RESPONSIBLE OFFICER	<i>Head of Healthy Communities - Martin Holt</i>
REPORT AUTHOR	<i>Principal Leisure & Wellbeing Manager - Paul Nanji Tel: 01494 732110</i>
WARD/S AFFECTED	<i>All</i>

1. Purpose of Report

- 1.1 To inform Members of the completion of the Chiltern and South Bucks Council Open Space strategy highlighting its key findings and recommendations and to approve the draft strategy for public consultation with Town and Parish Council and other agencies. The finalised strategy will inform the emerging Local Plan.

The PAG to advise the Portfolio Holder on the following recommendation:

RECOMMENDATION

1. **That the Portfolio Holder for Healthy Communities approves the draft Chiltern and South Bucks Open Space Strategy for public consultation.**

2. Reasons for Recommendation

- 2.1 The Chiltern and South Bucks Open Space Strategy is a key document in helping inform the new Local Plan.
- 2.2 Improving access and the quality of Open Space provision contributes directly to improving the health and wellbeing of residents. An up to date audit of South Bucks existing open space will enable Town and Parish Councils, and local community groups to identify the priorities for improvement and enable organisations to plan and attract inward investment.

3. Content of report

- 3.1 In March 2016 Chiltern and South Bucks Councils jointly commissioned a specialist consultant, Strategic Leisure, to undertake an Open Space Strategy. The Strategy's key aims were to
- Inform and support the newly emerging Chiltern and South Bucks Local Plan to provide a concise, robust and comprehensive evidence base that enables both Councils to develop planning policies which are supported by sufficient evidence to withstand scrutiny at an Examination in Public.
 - Increase participation in recreational facilities by bringing together key community organisations to develop a co-ordinated approach to effectively manage recreational and open space provision.

- Achieve a joined-up strategy with localised priorities to develop sustainable facilities that support increased participation.
- Support community groups and others to access external funding.

3.2 The types of open space included in the open space assessment are detailed below with a visit to each individual facility involving both a qualitative and quantitative assessment:

- Public Parks and Gardens
- Amenity Greenspace
- Provision for Children and Young People
- Allotments and Community Gardens
- Recreation Grounds (where applicable)
- Accessible areas of Countryside on the Urban Fringe
- Cemeteries
- Civic Spaces
- Natural and Semi-Natural Greenspaces

3.3 The methodology employed to reach the strategy's conclusions included a number of elements which are detailed below:

- Review of national, regional and local strategies and policy documents relevant to the exercise.
- Use of quantitative standards in accordance principles contained in the PPG17 Companion Guide (i.e. by applying a local standard based on new Fields in Trust standards to different types of open spaces grouped in accordance with the PPG17 typology in terms of ha per 1,000 population). Although PPG 17 is no longer a government guidance document the companion guide remains as a source of guidance which has not been replaced
- Division of open spaces into typology consisting of a number of different and discrete amenity "types".
- Creation of a qualitative template to include key elements of design and maintenance.
- Qualitative on-site assessment of open spaces distributed throughout South Bucks and Chiltern in accordance with the NPPF and the principles contained in the PPG17 Companion Guide.

- Analysis of results to qualitatively assess the condition of open spaces.
- Use of accessibility standards as defined by the Fields in Trust Guidance Document.
- Defining a parish questionnaire, distribution to all parishes within South Bucks and Chiltern and analysis of questionnaire results.
- Drafting key conclusions relating to the current state of open spaces in South Bucks and Chiltern.
- Drafting recommendations relating to the significance of open space South Bucks and Chiltern in relation to the Local Plan.

3.4 Following the site assessments a range of key findings were identified. These included

- There is an oversupply of amenity green space, and parks and gardens with an under supply of children's facilities
- The District has very healthy quantities of Natural and Semi-Natural Greenspace which is accessible to residents and other visitors.
- A more than adequate supply of Allotments.
- Many open space sites could have been improved by making entrances more welcoming and by introducing informative signage to interpret the District's interesting heritage and history.
- The Grass cutting and litter collection of Amenity Greenspace were generally carried out to a high standard however many are poorly landscaped, with just an area of lawn and no tree or other planting.
- Some more sites with challenging and interesting play equipment would encourage greater usage. However, it should be noted that some contained some new and exciting equipment.
- Some playgrounds rubberised safety surfacing is in relatively poor condition
- 16 Parks and Gardens in South Bucks Most are attractively landscaped, but few use informal landscapes (e.g. "meadow" or prairie planting) to provide variety and increase biodiversity

4. Consultation

4.1 As detailed in the methodology (Section 3.3) the plan was informed by consultation with key stakeholders. Externally, all of South Bucks Town and Parish Councils were given the

opportunity to contribute directly to inform the proposed strategy directly reporting back issues specific to their respective localities.

4.2 Internally, the Council's Planning department has supported the strategy throughout out its developments advising on key issues such as population growth, planning issues and settlement sizes.

4.3 It is now proposed to undertake public consultation on the draft strategy to enable Towns and Parishes and other agencies the opportunity to comment on the findings

5. Corporate Implications

5.1 Financial – There are no direct financial implications to the Council arising from the report. There may be indirect costs arising from the use of Section 106 agreements or the implications of the Community Infrastructure Levy (CIL) to generate funding to cover costs of open space facility development

5.2 Legal – the National Planning Policy Framework require local authorities to

- Avoid any erosion of recreational function and maintain and enhance the character of open spaces
- Ensure that open spaces do not suffer from encroachment (from traffic flows, etc.)
- Protect and enhance rights of way
- Consider the impacts of development on biodiversity and nature conservation.
- Base planning policies on an up-to-date assessment of the needs for open space sport and recreational facilities

6. Links to Council Policy Objectives

6.1 Sustainable Environment – The strategy will help protect the district's green infrastructure and facilitate improved provision for residents to access both now and in the future.

6.2 Safe, Healthy and Active communities-Council has a duty to consider the health and wellbeing of its community, enabling improved access and provision of open spaces would directly support this as well as strengthen partnership working with Town and Parish Councils and the voluntary sector.

7. Next Steps

-
-
- 7.1 Once adopted the strategy will be presented to key stakeholders including Town and Parish Councils and local environmental community groups so that they are aware of its key findings and recommendations.
 - 7.2 Following this the strategy will be promoted on social media and made available on the Council's website to support stakeholders in funding bids to improve provision in their local communities.
 - 7.3 The document will form an important part of the emerging Local Plan evidence base and will be used to support the councils emerging Local Plan policies

Background Papers:	Appendix 1 – Chiltern and South Bucks Open Space Strategy
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SOUTH BUCKS AND CHILTERN COUNCILS:

JOINT OPEN SPACE STUDY

**FINAL REPORT
FEBRUARY 2017**



SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

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SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

1. OVERVIEW/SUMMARY

OVERVIEW

- 1.1. Open space facilities can make a very positive contribution to emotional and physical well-being, by ensuring that towns and villages are attractive places to live and work in. They are also a key contributing factor in providing adequate opportunities for people to maintain healthy lifestyles.
- 1.2. South Buckinghamshire and Chiltern District Councils are in the process of finalising their new Joint Local Plan for the period up to 2036. A comprehensive, robust and up-to-date evidence base is necessary in relation to open space provision in order to inform the Local Plan. An Open Space Strategy has therefore been commissioned by both Councils, covering the period of the Local Plan, up to and including 2036. This approach has been endorsed by Sport England and sits alongside the Playing Pitch Strategy and Built Facility Strategy that have been undertaken in parallel to this study.

SUMMARY

- 1.3. To provide South Bucks and Chiltern District Councils with a clear and robust Open Space Strategy, using a comprehensive evidence gathering process, this report provides:
 - An audit and assessment using a number of relevant open space typologies;
 - An analysis of long term requirements in terms of quality, quantity and accessibility so that future provision meets local need;
 - An identification of deficits and surpluses; and
 - A clear set of recommendations and actions, at both a local authority and settlement level.
- 1.4. Given the length of the strategy and the potential for changing open space requirements following the issue of this strategy, it is noted that Local Plan policies and strategies will need to be flexible enough to respond to updating of this evidence base throughout the Plan period.

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

2. BACKGROUND

- 2.1. Chiltern and South Bucks are currently in the process of preparing their new joint Local Plan. This will replace the adopted Local Plan and Core Strategy documents. This assessment has undertaken a qualitative and quantitative evaluation of the existing and future needs of the community for the following types of open space that exist within the Districts of South Bucks and Chiltern:
- **Public Parks and Gardens**
 - **Amenity Greenspace**
 - **Provision for Children and Young People**
 - **Allotments and Community Gardens**
 - **Recreation Grounds (where applicable)**
 - **Accessible areas of Countryside on the Urban Fringe**
 - **Cemeteries**
 - **Civic Spaces**
 - **Natural and Semi-Natural Greenspaces.**
- 2.2. A methodology was adopted which is in accordance with the National Planning Policy Framework (NPPF) and its predecessor, Planning Policy Guidance 17 (PPG17). Some very small spaces (less than 0.2 ha and of limited amenity value) were excluded, as were sites of over 25 ha.
- 2.3. The study reviews and builds on the Open Space and Recreation Studies published in 2015 and 2005, and the Local Plan's "Issues and Options Paper."
- 2.4. In addition, consultation was conducted with parishes throughout both districts. This sought views on the quality, quantity and accessibility of green space in those parishes. Some anecdotal information was also obtained relating to the desire for additional facilities in each parish's open spaces.
- 2.5. The assessment takes into consideration the potential loss of Evreham Sports Centre and the impact of not having the sports fields and astro-turf playing pitch. Strategic options for the sites in Farnham Park Playing Fields, the South Buckinghamshire Golf Course, and the South Buckinghamshire Golf Academy, and the Wilton Park development in Beaconsfield in accordance with the Supplementary Planning Document are specifically considered. The reason for considering these particular sites as part of the Open Space Strategy is that they impact upon the quantity

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

and accessibility of open space in the District, and in particular in the visitor catchment around them. These impacts are therefore examined in detail in this report.

- 2.6. Some conclusions are being drawn in relation to the need for actions in service as well as in planning terms. A number of actions were formulated, and included in an Action Plan for consideration in the short, medium, and long term.

STRATEGIC OVERVIEW

PPS GUIDANCE

- 2.7. At the national level, before the replacement of all Planning Policy Statements (PPS's) by the National Planning Policy Framework in March 2012, there were a number which dealt with planning issues in detail. These Planning Policy Statements have now been superseded or replaced by the National Planning Policy Framework (NPPF).

PPG17

- 2.8. The Government issued planning policy guidelines for local authorities in the form of PPG 17 and Companion Guide to PPG17: Assessing Needs and Opportunities. They were first published on 13 September 2001. Although withdrawn on 7 March 2014, the guidelines were not replicated in succeeding enactments and guidelines, and are therefore still relevant as an evidence base. The PPG17 guidelines contained a number of recommendations which are directly relevant to this study.

- 2.9. One policy relates to areas of open space or recreational facilities of high quality or particular importance as a local amenity. These should be recognized by local authorities and given protection through appropriate policies and plans.

- 2.10. In terms of action which local authorities should be taking, they were advised through the PPG17 guidelines to:

- **Avoid any erosion of recreational function and maintain and enhance the character of open spaces**
- **Ensure that open spaces do not suffer from encroachment (from traffic flows, etc.)**
- **Protect and enhance rights of way**
- **Consider the impacts of development on biodiversity and nature conservation.**

- 2.11. In general, local authorities should:

- **Promote accessibility to open space and the countryside**
- **Carefully consider safety and security in open spaces**

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- **Improve their quality**
- **Meet regeneration needs through the provision of open space**
- **Consider using surplus land for open space purposes**
- **Consider the needs of visitors and tourists through open space provision.**

2.12. PPG17 gives specific guidance in terms of defining how the quality of parks and open spaces can be audited. This guidance has been used to assess the quality of open spaces throughout South Bucks and Chiltern District.

FIELDS IN TRUST REVIEW OF STANDARDS FOR OUTDOOR PLAY, SPORT AND RECREATION

2.13. Local authorities have traditionally used the National Playing Field Association's "6 Acre Standard." This helped ensure that every man, woman and child in Great Britain should have the opportunity of participating in outdoor recreational activity within a reasonable distance of home during leisure hours. The National Playing Field Association urged all local authorities to adopt a minimum standard of provision of 5 acres (20,000 m²) of public open space for every 1,000 people, of which at least 4 acres (16,000 m²) should be set aside for team games, tennis, bowls and children's playgrounds.

2.14. Since then, the National Playing Field Association has kept the recreational space standard under regular review. It now stands as the Six Acre Standard, recommending 6 acres (24,000 m²) per 1,000 head of population as a minimum necessity for space. The National Playing Field Association has since been superseded by Fields in Trust. FIT has conducted research which has indicated that 81% of local planning authorities' express quantity standards for open space as "hectares per 1,000 population." This has enabled comparison across England and Wales, and is the most widely used metric for open space standards.

2.15. The median level of provision for Designated Play Space was 0.25 hectares per 1,000 population. This corresponds to the Fields In Trust benchmark standard. The median accessibility standard was 100m. for Local Areas of Play (LAP's), 400m. for Local Equipped Areas for Play (LEAP's), and 1,000m. for Neighbourhood Equipped Areas for Play" (NEAP's). Accessibility standards have often been expressed in terms of walking time rather than distance.

2.16. Of relevance to future planning of open space requirements in South Bucks and Chiltern are the new benchmark guidelines contained in Fields in Trust's "Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard." These are shown in figures 4.2 and 4.3 below.

2.17. These national standards are used later in sections 7 and 8, and have been used in conjunction with local standards in order to calculate quantitative standards.

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2.18. It is considered that the best approach is to utilise national standards if there is loss of existing provision; and that these should be used for future provision unless there is a change of circumstances, in which case it may be considered necessary to apply local standards to calculate the provision of new facilities (see Annex A).

Table 4.2: FIT Recommended Benchmark Guidelines – Formal Open Space

OPEN SPACE TYPOLOGY	QUANTITY GUIDELINE (HECTARES PER 1,000 POPULATION)	WALKING GUIDELINE (WALKING DISTANCE: METRES FROM DWELLINGS)
EQUIPPED/DESIGNATED PLAY AREAS	0.25	LAPs – 100m LEAPs – 400m NEAPs – 1,000m
AMENITY GREENSPACE	0.60	480m
PARKS AND GARDENS	0.80	710m

Note: The FIT benchmark guidelines do not include quantity guidelines for civic spaces, cemeteries, churchyards and other burial grounds.

Table 4.3: FIT Quality Guidelines for Formal Open Space

- ✓ Quality appropriate to the intended level of performance, designed to appropriate technical standards.
- ✓ Located where they are of most value to the community to be served.
- ✓ Sufficiently diverse recreational use for the whole community.
- ✓ Appropriately landscaped.
- ✓ Maintained safely and to the highest possible condition with available finance.
- ✓ Positively managed taking account of the need for repair and replacement over time as necessary.
- ✓ Provision of appropriate ancillary facilities and equipment.
- ✓ Provision of footpaths.
- ✓ Designed so as to be free of the fear of harm or crime.
- ✓ Local authorities can set their own quality benchmark standards for playing pitches, taking into account the level of play, topography, necessary safety margins and optimal orientation

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- ✓ **Local authorities can set their own quality benchmark standards for play areas using the Children's Play Council's Quality Assessment Tool.**

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3. KEY AIMS

3.1. The Key Aims for the study are as follows:

- 1. Informing and supporting the newly emerging Chiltern and South Bucks Local Plan to provide a concise, robust and comprehensive evidence base that enables both Councils to develop planning policies which are sufficient to withstand scrutiny at an Examination in Public.**
- 2. Increasing participation in recreational facilities by bringing together key community organisations to develop a co-ordinated approach to effectively manage recreational and open space provision.**
- 3. Achieving a joined-up strategy with localised priorities to develop sustainable facilities that support increased participation.**
- 4. Supporting community groups and others to access external funding.**

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

4. METHODOLOGY

ELEMENTS

4.1. The methodology employed included a number of elements:

- **Review of national, regional and local strategies and policy documents relevant to the exercise**
- **Division of open spaces into typology consisting of a number of different and discrete amenity “types”**
- **Creation of a qualitative template to include key elements of design and maintenance**
- **Qualitative on-site assessment of open spaces distributed throughout South Bucks and Chiltern in accordance with the NPPF and the principles contained in the PPG17 Companion Guide**
- **Analysis of results to qualitatively assess the condition of open spaces**
- **Use of quantitative standards in accordance principles contained in the PPG17 Companion Guide (i.e. by applying a local standard based on new Fields in Trust standards to different types of open spaces grouped in accordance with the PPG17 typology in terms of ha per 1,000 population).**
- **Use of accessibility standards as defined by the Fields in Trust Guidance Document**
- **Defining of a parish questionnaire and distribution to all parishes within South Bucks and Chiltern**
- **Analysis of questionnaire results**
- **Drafting key conclusions relating to the current state of open spaces in South Bucks and Chiltern**
- **Drafting recommendations relating to the significance of open space South Bucks and Chiltern in relation to the Local Plan.**

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

CONSTRAINTS

4.2. There were a number of constraints to this study. These were as follows:

- **This part of the assessment was confined to open spaces. Sport and recreation facilities are covered elsewhere in this report**
- **Sites of less than 0.2 ha and of little amenity value were generally excluded in line with PPG17 methodology guidelines. Some which were smaller have been included because they are of particular significance (e.g. a small village green in a community which has little, or no, other open space provision)**
- **In a limited number of cases, Recreation Grounds were found to have some more general amenity value for outdoor recreation other than just outdoor sport (usually in the form of pitches for football, hockey, etc., and wickets for cricket). In these cases, they have been included as part of the qualitative study**
- **A number of the responses to the parish and town council consultation exercise were anecdotal in nature (i.e. they requested respondents to give their views in the form of comments rather than by asking them to respond using a rating system)**
- **Quantitative national guidelines have not been produced for allotments. However, the Thorpe Report of 1999 recommended a standard of 0.2 ha per thousand population, which has been chosen as the most definitive guideline**
- **There are no quantitative guidelines relating to the amenity use of cemeteries and churchyards, therefore assessments have been limited to qualitative criteria for this category.**

CONSULTATION

CHILTERN DISTRICT

4.3. A consultation exercise was conducted which consisted of a questionnaire to all parishes within Chiltern District. Detailed responses by Parish are shown in Annex D. Consultation covered the following areas in accordance with the PPG17 methodology pursued in line with the objectives of the study:

- **A general question about the importance of open space in each parish**
- **A question about the quality of open space as perceived split between:**
- **Parks and Gardens:** usually multi-functional in terms of provision and serving a fairly wide catchment. May contain playgrounds and

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

other facilities including sports pitches

- **Amenity Greenspace:** smaller open spaces with provision usually confined to the immediate neighbourhood. Not multi-functional and usually consisting of lawn and sometimes trees
- **Children and young people:** playgrounds and similar facilities for children and teens
- **Allotments:** allotment garden areas
- **Cemeteries:** either active or redundant in terms of burial
- **Civic Spaces:** Usually hard surfaced and consisting of small areas such as squares and war memorial areas.
- **A question about the quantity and accessibility of open space in the above categories**
- **A general question about improvements you would like to see in those categories.**

4.4. Findings indicating the issues arising from consultation are shown in Annex D. These are shown by Parish.

4.5. The following codes are used to qualify responses in relation to “Importance to Health:”

V = very important

F = fairly important

N = not very important

4.6. The question relating to importance to health was:

“How important do you think it is to have green spaces for people’s mental, emotional and physical health near to where they live?”

4.7. The response to this was unanimous. All parishes felt that green spaces were “very important” for people’s mental, emotional and physical health.

4.8. In relation to questions relating to the quality and quantity and accessibility of green space by parish, the following codes were used:

E = excellent

G = good

A = average

BA = below average

P = poor

4.9. Responses were received in relation to the question:

“How would you rate the quality of green space by type in the parish?”

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4.10. There were a number of issues which are significant in relation to quality:

- **Parks and Gardens** are generally “good,” or “excellent,” although one parish recorded only “average”
- **Natural/Semi-Natural Greenspaces and Accessible Countryside** were generally regarded as “good” or “excellent,” although some accessible areas of countryside were recorded as “average”
- **Amenity Greenspaces** elicited a variety of responses
- **Facilities for Children and Young People** were generally “good” or “average,” but two were “below average”
- **Allotments** were generally perceived favourably, but there were responses of “below average,” and “poor”
- **Cemeteries** were perceived reasonably well, although two responses of “below average” were received
- **Civic Spaces** were seen in the main to be “good” or “average.”

4.11. There were responses from parishes relating to the adequacy of provision (*“How would you rate the adequacy of supply of green space in terms of quantity and accessibility by type in the parish.”*).

4.12. Responses were as follows:

- **Parks and Gardens** are generally “average,” or “excellent,” in terms of provision. Four had no such provision
- **Natural/Semi-Natural Greenspaces and Accessible Countryside** were generally regarded as “excellent” through to “average.” One had no provision
- **Amenity Greenspaces** were perceived as either “excellent” or “average” in terms of supply
- **Facilities for Children and Young People** were mostly “good” or “average,” but one was “below average,” and one parish had no provision
- **Allotments** were generally perceived to be “excellent” through to “average,” with one “below average.” One parish had no provision
- **Cemeteries** were perceived as generally “excellent” or “good,” but four were “average” or “below average,” and one had no provision

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- **Civic Spaces were seen in the main as well provided, but five parishes had no such provision.**

4.13. A third question for parishes related to the need for improvements. The question was:

“What improvements would you like to see to green space by type in the parish?”

4.14. In relation to improvements, key issues are:

- **More facilities are needed, particularly for young people, with “green” play and equipment for youths**
- **More facilities such as seating in Parks and Gardens**
- **Entrances need improvement**
- **Better maintenance is necessary**
- **Access (footpaths, etc.) needs improving**
- **Better car parking provision**
- **Other (better signage, landscaping, etc.).**

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4.15. A consultation exercise was conducted which consisted of a questionnaire to all parishes within South Bucks. Details are included at Annex D. This covered the following areas in accordance with the PPG17 methodology pursued in accordance with the objectives of the study:

- **A general question about the importance of open space in each parish**
- **A question about the quality of open space as perceived split between:**
- **Parks and Gardens:** usually multi-functional in terms of provision and serving a fairly wide catchment. May contain playgrounds and other facilities including sports pitches
- **Amenity Greenspace:** smaller open spaces with provision usually confined to the immediate neighbourhood. Not multi-functional and usually consisting of lawn and sometimes trees

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- **Children and young people:** playgrounds and similar facilities for children and teens
- **Allotments:** allotment garden areas
- **Cemeteries:** either active or redundant in terms of burial
- **Civic Spaces:** Usually hard surfaced and consisting of small areas such as squares and war memorial areas.
- **A question about the quantity and accessibility of open space in the above categories**
- **A general question about improvements you would like to see in those categories.**

4.16. Findings indicating the issues arising from consultation are shown in Annex D. These are shown by Parish.

4.17. The following codes are used to qualify responses in relation to “Importance to Health:”

V = very important

F = fairly important

N = not very important

4.18. The question relating to importance to health was:

“How important do you think it is to have green spaces for people’s mental, emotional and physical health near to where they live?”

4.19. The response to this was unanimous. All parishes felt that green spaces were “very important” for people’s mental, emotional and physical health.

4.20. In relation to questions relating to the quality and quantity and accessibility of green space by parish, the following codes were used:

E = excellent

G= good

A = average

BA = below average

P = poor

4.21. Responses were received in relation to the question:

“How would you rate the quality of green space by type in the parish?”

4.22. There were a number of issues which are significant in relation to quality:

- **Parks and Gardens are generally “good,” or “average.” One rated them “excellent”**

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- **Natural/Semi-Natural Greenspaces and Accessible Countryside** were generally regarded as “good” or “excellent”
- **Amenity Greenspaces** elicited a variety of responses
- **Allotments** were generally perceived as “average,” as were **Cemeteries and Civic Spaces**.

4.23. There were responses from parishes relating to the adequacy of provision (*“How would you rate the adequacy of supply of green space in terms of quantity and accessibility by type in the parish.”*). These varied, but of note was the response that a number thought that Allotments were under-provided.

4.24. A third question for parishes related to the need for improvements. The question was:

“What improvements would you like to see to green space by type in the parish?”

4.25. In relation to improvements, key issues are:

- **Better entrances needed**
- **More facilities such as seating**
- **Better maintenance is necessary**
- **Access (footpaths, etc.) needs improving**
- **Other (better signage, landscaping, etc.).**

QUALITY AUDIT METHODOLOGY

4.26. Open spaces were divided using the typology shown in Annex B, which is based on PPG17. This was clarified in the brief provided by the client. The PPG17 Companion Guide stated that: “Quality standards can obviously vary according to the primary and secondary purposes of different forms of provision and their level within any adopted hierarchy of provision. They are not absolute measures, but reasonable aspirations and benchmarks against which to measure the quality of any existing open space or sports facility in order to determine the need for enhancement.” Accordingly, a number of measures were used based on this guidance, and including:

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- **Cleanliness and maintenance**
- **Security and safety**
- **Ancillary facilities (toilets, footpaths, etc.)**
- **Transport access**
- **Wider benefits (social inclusion, health, economic, etc.)**
- **Specific issues affecting potential for development**
- **Welcome**
- **Climate change adaptation**
- **General site access, including less able bodied**
- **Information and signage**
- **Overall potential for improvement**

4.27. A number of factors for each of the above were scored up to a maximum of five points, and an average rating was calculated for each of the above categories. Total points were compared to a maximum possible score. This was expressed as a percentage to produce a rating for each open space. These defined qualitative provision as:

- **Very poor (1 point)**
- **Average (3 points)**
- **Very good (5 points)**
- **Poor (2 points)**
- **Good (4 points)**

4.28. All audited sites were categorized using the typology, and are shown in Annex C.

4.29. Results are displayed in accordance with the agreed typology and are shown as:

- **Public Parks and Gardens**
- **Provision for Children and Young People**
- **Recreation Grounds (where applicable)**
- **Cemeteries**
- **Natural and Semi-Natural Greenspaces**
- **Amenity Greenspace**
- **Allotments and Community Gardens**
- **Accessible areas of Countryside on the Urban Fringe**
- **Civic Spaces**

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4.30. Qualitative issues for both Districts by type are shown in Table 4.1.

Table 4.1: Quality Issues in the South Bucks and Chiltern

OPEN SPACE TYPE	ISSUE
PARKS AND GARDENS	<ul style="list-style-type: none"> • Parks are not welcoming enough • More information needed for visitors
AMENITY GREENSPACE	<ul style="list-style-type: none"> • Standards variable dependent upon care taken by local parish or town council • Absence of welcoming signage/information/bins • Grass maintenance only average • Absence or shortage of benches
RECREATION GROUNDS	<ul style="list-style-type: none"> • Absence of welcoming signage/information • Very little landscaping (e.g. tree planting in areas will outside touchlines, or meadow planting for interest and biodiversity) • Absence or shortage of benches and other ancillary facilities (e.g. litter bins)
CIVIC SPACES	<ul style="list-style-type: none"> • More information needed • Bench shortage in places
CHILDREN'S PLAY AREAS AND FACILITIES FOR YOUNG PEOPLE	<ul style="list-style-type: none"> • Very variable standards • Lack of signage • More exciting equipment needed in places • Some shortfall in terms of benches and bins
SEMI/NATURAL GREENSPACE	<ul style="list-style-type: none"> • Low standards of maintenance • Lack of information • Poor accessibility
CEMETERIES	<ul style="list-style-type: none"> • Cemeteries average or good • Poor signage/bins and seats in short supply • Some memorials are leaning and may need testing

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OPEN SPACE TYPE	ISSUE
ALLOTMENTS	<ul style="list-style-type: none"> • Mostly poor or average • Very difficult to find, and unwelcoming to potential new users • Modest facilities • Poor boundaries in places
ACCESSIBLE AREAS OF COUNTRYSIDE ON THE URBAN FRINGE	<ul style="list-style-type: none"> • Poor accessibility • Low standards of maintenance • Unwelcoming

4.30. The results of the qualitative audit are divided initially by district, i.e. by separating South Bucks and Chiltern District. They are sub-divided by type, with a brief analysis of each.

4.31. The scoring system uses the key criteria adopted for the only international accredited Green Flag Award. This covers all types of open space included in this review. It includes the following criteria:

- **Cleanliness and maintenance** – including vandalism and graffiti; litter; dog fouling; noise; equipment; and general maintenance
- **Welcome** – entrances, heritage and history; landscaping; interpretation; and lighting
- **Security and safety** – boundaries; equipment; surfaces; roads/footpaths; buildings; and trees
- **Landscape** – planting; tree cover; habitats; and grass areas
- **Climate change adaptation** – biodiversity; natural drainage; green corridors; and shade
- **Ancillary facilities** – footpaths; toilets; seating; catering; parking; and litter bins
- **General** – entrance to site; roads, footpaths and cycleway access; and disabled access
- **Transport** – cycleway access; walking access; and public transport access
- **Information and signage** – clear; appropriate; and adequate.

4.32. Points were awarded for each criterion in each category, and averaged over each of the above nine criteria. In some cases, elements were not applicable to a particular open space, and were therefore excluded.

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4.33. Weightings were then applied as follows to provide an overall score:

- **Cleanliness and maintenance** (15%)
- **Welcome** (15%)
- **Security and safety** (15%)
- **Landscape** (10%)
- **Climate change adaptation** (5%)
- **Ancillary facilities** (10%)
- **General** (15%)
- **Transport** (10%)
- **Information and signage** (5%).

QUANTITY REVIEW METHODOLOGY

4.34. Analysis of the audit findings has identified a number of issues relating mainly to the quantity of open spaces in South Bucks and Chiltern. These, combined with a simple analysis of the distribution of different green space “types” and of relevant national standards (in particular Fields in Trust Guidelines for Formal Open Space) also leads to some conclusions relating to the quantity and accessibility of provision.

4.35. The methodology used in this study has been as follows, to:

- **Identify from the study the total area (ha) of open space in each category**
- **Utilise Fields in Trust standards (in ha per 1,000 people) contained in the latest Guidance Notes for each open space type as defined using the PPG17 typology.**
- **Use population statistics to create local standards in ha/1,000 population (median average across the plan area). These are population figures provided by the Office for National Statistics for the year 2014 and projected for the year 2036.**
- **Study these local standards to identify shortfalls and surpluses in each analysis area.**

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- 4.36. In some cases, national, quantitative standards have been superseded by advice provided by Fields in Trust in their document: “Guidance for Outdoor Sport and Play Beyond the Six Acre Standard - England.” The setting of these standards accords with guidance provided in relation to “Greenspaces or Sport and Recreation Facilities (October 2015)” which states: “The easiest way to express a quantity standard is a combination of a unit of a 'useful area' of provision and a population, such as X sqm/person (mainly for indoor provision) or Y ha/1,000 people (mainly for open spaces and outdoor sports provision).”

Table 4.2: Quantitative Open Space Standards by Open Space Type

GROUP	NATURAL AND SEMI-NATURAL GREENSPACE	PARKS AND GARDENS	AMENITY GREENSPACE	EQUIPPED PLAY
NATIONAL STANDARD	1.8ha/1,000	0.8ha/1,000	0.6 ha/1,000	0.2ha/1,000
SOURCE	Fields in Trust Guidelines	Fields in Trust Guidelines	Fields in Trust Guidelines	Fields in Trust Guidelines

- 4.37. It has been recommended that use of the National FIT Standard is applied to all types shown in figure 4.2 as the most definitive and nationally accepted set of standards for informal open space.
- 4.38. An analysis has been conducted of key settlements for both Districts. This is shown at Annex C. It defines performance against national standards for the main settlements in Chiltern and South Bucks. In order to increase its accuracy for individual settlements, potential growth has been included where it is anticipated that more housing accommodation will be provided. This allows for an accurate assessment to be made up to the year 2036, as well as for population figures provided for the current period (as defined for individual wards in the 2011 census). These key settlements have been aligned with appropriate ward areas as indicated in Annex C.

ACCESSIBILITY AUDIT METHODOLOGY

- 4.39. The PPG17 Companion Guide states that: “Distance thresholds are a very useful planning tool, especially when used in association with a Geographical Information System (GIS). For example, it is possible to identify the percentage of households within a distance threshold of any particular provision or to compare possible locations for new provision to determine which will be the most effective.”
- 4.40. Fields in Trust recommended benchmark guidelines have also been used in relation to Parks and Gardens, Natural/Semi-Natural Greenspace, and Amenity Greenspace (Table 4.3.). They are also available for equipped play areas and other related provision. See Table 4.4. Equipped/designated play areas are designated as:

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- Local Areas for Play (LAPs) aimed at very young children;
- Locally Equipped Areas for Play (LEAPs) aimed at children who can go out to play independently; and
- Neighbourhood Equipped Areas for Play (NEAPs) aimed at older children.

Table 4.3: Accessibility Standards for Informal Open Space for Based on Fields in Trust Benchmark Guidelines (Oct 2015)

OPEN SPACE TYPOLOGY	WALKING GUIDELINE (walking distance: metres from dwellings)	QUALITY GUIDELINE
PARKS AND GARDENS	710 m	<ul style="list-style-type: none"> • Green Flag standard • Appropriately landscaped • Positive management • Provision of footpaths • Designed to be free of the fear of harm or crime
NATURAL/SEMI NATURAL GREENSPACES	720 m	<ul style="list-style-type: none"> • Appropriately landscaped • Positive management • Provision of footpaths • Designed to be free of the fear of harm or crime
AMENITY GREENSPACE	480 m	<ul style="list-style-type: none"> • Appropriately landscaped • Positive management • Provision of footpaths • Designed to be free of the fear of harm or crime

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Table 4.4: Accessibility Standards for Play Provision Based on Fields in Trust Benchmark Guidelines (Oct 2015)

OPEN SPACE TYPOLOGY	WALKING GUIDELINE (walking distance: metres from dwellings)	QUALITY GUIDELINE
<p>EQUIPPED/DESIGNATED PLAY AREAS</p> <p>OTHER OUTDOOR PROVISION (MUGAS AND SKATEBOARD PARKS)</p>	<p>LAPs – 100m LEAPs – 400m NEAPS – 1,000m</p> <p>700m</p>	<ul style="list-style-type: none"> • Quality appropriate to the intended level of performance, designed to appropriate technical standards. • Located where they are of most value to the community to be served. • Sufficiently diverse recreational use for the whole community. • Appropriately landscaped. • Maintained safely and to the highest possible condition with available finance. • Positively managed taking account of the need for repair and replacement over time as necessary. • Provision of appropriate ancillary facilities and equipment. • Provision of footpaths. • Designed so as to be free of the fear of harm or crime.

5. GREEN SPACE QUALITY AUDIT CHILTERN DISTRICT

RECREATION GROUNDS – CHILTERN DISTRICT

- 5.1. Results of the quality audit for Recreation Grounds and for all other open space categories are shown as Annex B.
- 5.2. Recreation Grounds are generally outside the remit of this Open Space Study. However, although it is inappropriate to apply qualitative or accessibility standards, some sites have been audited for quality. The reason for this is that some sites cannot be merely classified as providing outdoor sport pitches or other facilities. They can also include sizeable areas for informal recreation, seating and picnic areas, and other facilities. Sometimes these areas are the only form of open space serving a community's needs. Some sites are therefore analysed as shown in Annex B.
- 5.3. Issues relating to quality include:
 - **There are 22 sites in this category which have wider social benefits. 16 of these are “average” in quality**
 - **Three are “good”**
 - **Three are “poor”**
 - **The poorer sites exhibited very little welcome, or were completely anonymous. In some cases, they were very difficult to find**
 - **There was more of an emphasis on the standards of maintenance for playing surfaces than on surrounding or outlying land**
 - **There was a marked absence of landscaping in most cases. Whilst it is appreciated that tree planting or other landscaping is inappropriate near pitch or outfield boundaries, there were few examples of landscaping to provide interest, shade and biodiversity even where fairly large areas of land were available**
 - **Access was poor in some cases, with no footpath provision even on poorly drained sites**
 - **Some lacked any form of seating or litter bins.**

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FACILITIES FOR CHILDREN AND YOUNG PEOPLE – CHILTERN DISTRICT

5.4. Results of the quality audit for Facilities for Children and Young People are shown in Annex B.

5.5. Issues relating to quality include:

- **61% are “average”**
- **15% are “good”**
- **20% of the total number are “poor”**
- **In sites, which have been marked poor or average, many are poorly signposted. What signage exists tends towards the prohibitive “the use of this playground is for young children only,” “no dog fouling,” etc. Thus, there is little “welcome” for users**
- **Some rubberised safety surfacing is becoming uneven, or has been damaged. In some cases, this needs replacing**
- **Few include landscaping in the form of trees or shrub planting**
- **Many provide little shade to protect children or guardians from the sun**
- **Accessibility is an issue with a significant percentage, with no access path. This is exacerbated by poor positioning well away from the entrance to the open space in which they are located, necessitating a relatively long walk across grass**
- **Access for disabled or less able-bodied people is hampered by a lack of hard level surfaces**
- **There are some excellent examples of innovative play equipment, which is both exciting and imaginative. This includes the use of zip wires, “outdoor gym” and other recently installed items**
- **Some playgrounds have been forgotten, and contain relatively obsolete equipment which, although usually safe, is unenticing to use and shows no sign of recent maintenance in the form of new paint**
- **Most are rather conventional in design, lacking any “green” element, even though green play is extremely popular.**

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

PUBLIC PARKS AND GARDENS – CHILTERN DISTRICT

5.6. Results of the quality audit for Parks and Gardens are shown in Annex B.

5.7. Qualitative issues were as follows:

- **There are only six Parks and Gardens in Chiltern District**
- **All are either “average” or in one case “good”**
- **All are rather poorly signposted. There is insufficient in the way of either welcoming signage or landscaping to make people want to use the facilities**
- **Cleanliness and maintenance are generally quite good**
- **There is little in the way of biodiversity. Landscaping tends towards areas of lawn with some formal planting, but insufficient use of informal planting such as meadow or clumps of trees**
 - **Most sites have limited access in the form of perimeter paths, making all-weather, all-season access difficult.**

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

AMENITY GREENSPACE – CHILTERN DISTRICT

5.8. Results of the quality audit for Amenity Greenspace are shown in Annex B.

5.9. There are a number of issues relating to quality:

- **Most sites are in the “average” or “good” range**
- **Four are “poor”**
- **Two were “very good”**
- **Grass cutting and litter collection were generally carried out to a high standard**
- **Nearly all had to be marked down in relation to signage. This was generally prohibitive in nature, warning people not to play games or cause dog fouling. Even some of the commons and other high-profile sites in this category were let down by lack of interesting and informative signage which can increase a “sense of place”**
- **A few had nowhere to sit**
- **Many are poorly landscaped, with just an area of lawn and no tree or other planting.**

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

NATURAL AND SEMI-NATURAL GREENSPACE – CHILTERN DISTRICT

5.10. Results of the quality audit for Natural and Semi-Natural Greenspace are shown in Annex B.

5.11. Issues relating to quality include:

- **Over 60% are average**
- **15% are “good,” and an equal percentage are “poor”**
- **Four sites are “very good”**
- **Standards of maintenance are generally quite good**
- **A few are very welcoming, but most have limited signage. Some just consist of a track or waymarking posts**
- **Given their heritage and history, as well as natural history, more explanatory signage would be appreciated by visitors**
- **There are some sites which have poor access, and consist of “desire lines” created by people who wish to use them**
- **Some lack any form of car parking or a lay-by, even those which are too far to walk from a settlement**
- **Many would benefit from seating.**

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

ACCESSIBLE COUNTRYSIDE ON THE URBAN FRINGE – CHILTERN DISTRICT

- 5.12. Some sites fulfil the criteria to be considered as areas of Accessible Countryside on the Urban Fringe. They are areas of Natural or Semi-Natural Greenspace, usually woodland, and are to be found on the fringes of Chiltern District's main towns of Amersham and Chesham. They are considered independently in terms of quality because of their nature. Results of the quality audit for the seven sites in this category are shown in Annex B.
- 5.13. These sites are generally not as well maintained as those in the Natural and Semi-Natural Greenspace category. Issues include:
- **Two of the seven are in “poor” condition**
 - **There is very little welcome for visitors**
 - **Signage is confined almost exclusively to waymarking posts**
 - **Cleanliness and maintenance is adequate. This may have as much to do with considerate users as positive intervention**
 - **There are few facilities such as seating**
 - **Scores would have been lower had it not been for the obvious positive benefit such sites have in terms of biodiversity and climate change adaptation**
 - **Access is often “poor.” It would be difficult for less able-bodied people to walk in such areas.**

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

CEMETERIES AND CHURCHYARDS – CHILTERN DISTRICT

- 5.14. This consists of parish or town cemetery sites, or prominent churchyard burial sites. All are suitable for outdoor recreational purposes, and usually have fine heritage and local interest value. Results of the quality audit for the seven sites in this category are shown in Annex B.
- 5.15. The quality issues relating to these sites is as follows:
- **Generally, very well maintained**
 - **Over 70% are in either the “good” or “very good” categories**
 - **More information signage would have been welcome given the interesting and educational nature of both monuments and buildings**
 - **Site access was generally adequate, although some paving was uneven, and may cause access difficulties for the less able-bodied**
 - **Many were very well-landscaped, and a number had small areas of meadow which adds to their amenity and biodiversity value**
 - **Benches and litter bins were in short supply at some sites.**

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

CIVIC SPACES – CHILTERN DISTRICT

5.16. These spaces are usually hard surfaced (i.e. are “grey” rather than “green” spaces), and are public spaces where people congregate, sometimes in association with another function (e.g. are adjacent to a war memorial, outside a library, etc.). Neither was included on the list of sites to be audited, but are sufficiently important that they have been added in terms of qualitative appraisal. Results of the quality audit for the two sites in this category are shown in Annex B.

5.17. The quality issues relating to these sites are few, and are as follows:

- **Both are “very good” in qualitative terms**
- **Both are welcoming, particularly the Civic Space in Old Amersham**
- **Both are exceptionally clean and well-maintained**
- **They are attractively landscaped**
- **Access is excellent, for less able-bodied as well as able-bodied people**
- **Few improvements are necessary.**

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

ALLOTMENTS – CHILTERN DISTRICT

5.18. There are a significant number of allotment sites in Chiltern District. Results of the quality audit for the sites in this category are shown in Annex B.

5.19. The quality issues relating to allotments are as follows:

- **The majority are “average” when compared to allotment sites in other parts of the United Kingdom**
- **One site scored poorly**
- **Three sites were “good”**
- **Two sites were “very good”**
- **Access was indifferent in most cases**
- **Few were welcoming. What signage was apparent was usually prohibitive in nature**
- **Some sites were almost impossible to find**
- **A few had seating and landscaping, but not many.**

6. GREEN SPACE QUALITY AUDIT SOUTH BUCKS DISTRICT

RECREATION GROUNDS – SOUTH BUCKS DISTRICT

- 6.1. Results of the quality audit for Recreation Grounds for South Bucks are shown in Annex B.
- 6.2. As stated for Chiltern District, Recreation Grounds are generally outside the remit of this Open Space Study. However, although it is inappropriate to apply qualitative or accessibility standards, some sites have been audited for quality.
- 6.3. Issues relating to quality include:
 - **Seven of the 11 sites are in the “good” category**
 - **Only one is “poor”**
 - **Three are “average”**
 - **All are clean and well-maintained**
 - **Site access was only average in most cases, with a lack of hard surfaced entrances or perimeter footpaths**
 - **Signage was poor, with very little “welcome” for visitors.**

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

FACILITIES FOR CHILDREN AND YOUNG PEOPLE – SOUTH BUCKS DISTRICT

6.4. Results of the quality audit for Facilities for Children and Young People are shown in Annex B.

6.5. Issues relating to quality include:

- **62% are “average” – almost identical to Chiltern District**
- **33% are “above average”**
- **Only one of the total number is “poor”**
- **Most are well maintained and clean**
- **Most are unwelcoming. There is no welcome signage, and in many cases the entrance is totally anonymous**
- **Some rubberised safety surfacing is in relatively poor condition**
- **Few were landscaped, despite the need to create attractive play areas which also provide shade for children and guardians**
- **There are some site access issues. Some involve a walk across a field with no access path. Some were too far from the entrance to the open space in which they are sited.**
- **Some more sites with challenging and interesting play equipment would encourage greater usage. However, it should be noted that some contained some new and exciting equipment.**

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

PUBLIC PARKS AND GARDENS – SOUTH BUCKS DISTRICT

6.6. Results of the quality audit for Parks and Gardens are shown in Annex B.

6.7. Qualitative issues were as follows:

- **There are 16 Parks and Gardens in South Bucks**
- **69% are “good” or “very good”**
- **There are few major issues**
- **Information and signage could be used to a far greater extent to conform to a “Green Parks” welcoming standard**
- **Most are attractively landscaped, but few use informal landscapes (e.g. “meadow” or prairie planting) to provide variety and increase biodiversity**
- **Some are provided by other landowners (e.g. the Cliveden Estate), but are nevertheless open to the public**
- **Only five of the total sites were classified as “average.”**

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

AMENITY GREENSPACE – SOUTH BUCKS DISTRICT

6.8. Results of the quality audit for Amenity Greenspace are shown in Annex B.

6.9. There are a number of issues relating to quality:

- **42% are “average”**
- **17% are “poor”**
- **One is “very poor”**
- **A handful looked badly neglected**
- **The rest are either “good” or “very good”**
- **Grass cutting and litter collection were generally carried out to a high standard**
- **As with Chiltern District sites, nearly all had to be marked down in relation to signage. This was generally prohibitive in nature, warning people not to play games or cause dog fouling.**
- **Some lacked seating or litter bins**
- **Many are poorly landscaped, with just an area of lawn and no tree or other planting.**

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

NATURAL AND SEMI-NATURAL GREENSPACE – SOUTH BUCKS DISTRICT

6.10. Results of the quality audit for Natural and Semi-Natural Greenspace are shown in Annex B.

6.11. Issues relating to quality include:

- **44% are average**
- **46% are “good”**
- **10% are “poor” or “very poor”**
- **With one or two notable exceptions, entrances were anonymous**
- **Access was poor in some cases, with tracks only, and an absence of all-weather footpaths**
- **Some lack car parking provision completely**
- **As with Chiltern District, and given their heritage and history, as well as natural history, more explanatory signage would be appreciated by visitors**
- **Many would benefit from seating.**

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

ACCESSIBLE COUNTRYSIDE ON THE URBAN FRINGE – SOUTH BUCKS DISTRICT

- 6.12. Some sites fulfil the criteria to be considered as areas of Accessible Countryside on the Urban Fringe. They are areas of Natural or Semi-Natural Greenspace, usually woodland, and are to be found on the fringes of urban areas in South Bucks, specifically Beaconsfield, Burnham, Denham, Slough (adjoining borough) and Iver. They are considered independently in terms of quality because of their nature. Results of the quality audit for the 11 sites in this category are shown in Annex B.
- 6.13. These sites are generally well maintained. Issues include:
- **10 of the total are either “good” or “average”**
 - **One site is “very good”**
 - **Some boundaries are poorly defined**
 - **Information and signage is lacking, despite the heritage and history of the sites**
 - **The country parks offer unparalleled opportunities for varied activity on the urban fringe, and include catering, toilet, play and other facilities**
 - **In some cases, car parking is lacking, and there are no clearly defined all-weather footpaths.**

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

CEMETERIES AND CHURCHYARDS – SOUTH BUCKS DISTRICT

- 6.14. This consists of two cemeteries and the parish churchyard in Old Beaconsfield. Non-were included on the list of sites to be audited. However, they are all significant green spaces from the standpoint of informal outdoor recreation. The woodland burial site is exceptional in terms of clearly defined and extensive opportunities for walking, and has excellent parking facilities. Results of the quality audit for the three sites in this category are shown in Annex B.
- 6.15. The quality issues relating to these sites is as follows:
- **All three are either “good” or “very good”**
 - **Information and signage could be better, although the woodland burial site had useful nature conservation boards**
 - **All are well maintained and landscaped**
 - **More seating and litter bins would be a welcome addition.**

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

CIVIC SPACES – SOUTH BUCKS DISTRICT

- 6.16. These spaces are usually hard surfaced (i.e. are “grey” rather than “green” spaces), and are public spaces where people congregate, sometimes in association with another function (e.g. are adjacent to a war memorial, outside a library, etc.). Results of the quality audit for the two sites in this category are shown in Annex B.
- 6.17. The quality issues relating to these sites are few, and are as follows:
- **Both are “very good” in qualitative terms**
 - **Both are welcoming**
 - **The surfacing at “The Nib” is becoming uneven**
 - **Information signage would help to create a “sense of place” at both sites.**

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

ALLOTMENTS – SOUTH BUCKS DISTRICT

6.18. Results of the quality audit for the sites in this category are shown in Annex B.

6.19. The quality issues relating to allotments are as follows:

- **Half are “average”**
- **Two are “poor”**
- **Two are “good”**
- **In general, allotment sites in the District are well – maintained, particularly in comparison with other sites around the United Kingdom. The exception is that they are generally unwelcoming, or even anonymous, with examples of poor signage and a lack of information**
- **There are issues relating to the provision of solid boundary fencing which need to be resolved**
- **It would be difficult for a less able-bodied person to gain access (e.g. to tend raised beds).**

7. FUTURE QUANTITY AND ACCESS CHALLENGES – CHILTERN DISTRICT

QUANTITY CHALLENGES

PARKS AND GARDENS – CHILTERN DISTRICT

7.1. A quantitative analysis of “Parks and Gardens” for current and future population levels is shown as Table 7.1.

Table 7.1: Quantitative Analysis of Parks and Gardens across the Chiltern district

GEOGRAPHICAL AREA	TOTAL NO OF SITES.	HA	POPULATION 2014	CURRENT PROVISION HA/1000	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2036	REQUIREMENT BY 2036	DEFICIT/ OVERSUPPLY 2036
Chiltern District	6	42.29	94,000	0.45	75.2	32.91	102,600	82.08	39.79



- 7.2. The standard for Parks and Gardens is **0.8 ha/1,000 population** (total amount of current provision / population).
- 7.3. At present, there is an undersupply of Parks and Gardens. This will increase as the population increase by nearly 10% by 2036, and will mean that the level of supply is at about half the guideline figure
- 7.4. It is important to realise that Chiltern District is very rural in character. Thus, the relative under-supply of Parks and Gardens can be balanced against ready access to the surrounding countryside, and by a relatively healthy supply of open space in other categories.
- 7.5. An analysis of Facilities for Parks and Gardens for selected settlements in Chiltern District is shown in Annex C. This mirrors shortfalls across the District with the exception of Amersham and Little Chalfont. Both settlements have an adequate supply in accordance with the FIT standard. However, this quantity reduces as the population levels increase by 2036.

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

AMENITY GREENSPACE – CHILTERN DISTRICT

7.6. A quantitative analysis of “Amenity Greenspace” for current and future population levels is shown as Table 7.2.

Table 7.2: Quantitative Analysis of Amenity Greenspace

GEOGRAPHICAL AREA	TOTAL NO OF SITES.	HA	POPULATION 2014	CURRENT PROVISION HA/1000	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2036	REQUIREMENT BY 2036	DEFICIT/ OVERSUPPLY 2036
Chiltern District	34	20.21	94,000	0.22	56.4	36.19	102,600	61.56	41.35



7.7. The Fields in Trust guideline for this category is **0.6 ha/1,000 population**

7.8. There is a relative under-supply in this category. Care must be exercised in interpreting these figures for the same reasons as for Parks and Gardens. The District has much accessible countryside, and there is less need for application of these guidelines than would be the case in densely populated conurbations.

7.9. In line with the shortage of Amenity Greenspace across the District, all settlements have a deficit of supply against the national standard.

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

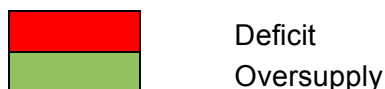
PROVISION FOR CHILDREN AND YOUNG PEOPLE – CHILTERN DISTRICT

7.10. The Fields in Trust recommended standard for equipped/designated play areas is **0.25 ha/1,000 population**.

7.11. A quantitative analysis of provision for “Children and Young People” is shown as Table 7.3.

Table 7.3: Quantitative Analysis of Provision for Children and Young People

GEOGRAPHICAL AREA	TOTAL NO OF SITES.	HA	POPULATION 2014	CURRENT PROVISION HA/1000	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2036	REQUIREMENT BY 2036	DEFICIT/ OVERSUPPLY 2036
Chiltern District	39	2.38	94,000	0.03	23.5	21.12	102,600	25.65	23.27



7.12. As with South Buckinghamshire District, there is an under-supply of Provision for Children and Young People. This would be more crucial in an urbanised area where access to open space is far more critical. The guideline includes areas for informal play rather than just the area covered by equipment and free passage around it. Consideration may need to be given to increasing the quantity of land for informal play near equipped play areas in Parks and Gardens, Amenity Greenspace, and Recreation Grounds.

7.13. All settlements have an under-supply of Facilities for Children and Young People when compared with the FIT standard.

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

NATURAL AND SEMI-NATURAL GREENSPACE – CHILTERN DISTRICT

7.14. The Fields in Trust guideline quantitative figure for Natural and Semi-Natural Greenspace is **1.8 ha per 1,000 population**.

7.15. A quantitative analysis of provision for “Natural and Semi-Natural Greenspace” is shown as Table 7.4.

Table 7.4: Quantitative Analysis of Natural and Semi-Natural Greenspace

GEOGRAPHICAL AREA	TOTAL NO OF SITES.	HA	POPULATION 2014	CURRENT PROVISION HA/1000	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2036	REQUIREMENT BY 2036	DEFICIT / OVERSUPPLY 2036
Chiltern District	33	949.39	94,000	10.1	169.2	780.19	102,600	184.68	764.71



Deficit
Oversupply

7.16. As can be seen from the table, there is a relative, and extensive, level of over-supply in this category. This is wholly consistent with the character of the area, and even accounting for an increase of nearly 10% in population by 2036, supply exceeds the guideline by over 500%. This should not necessarily be seen as an excess of open space in this type, but is certainly a reflection of the nature of the District.

7.17. Supply offsets shortfalls in other types of open space, including Amenity Greenspace and Parks and Gardens.

7.18. Six of the ten settlement areas in the District have levels of supply which are greater than the FIT standard, although Amersham and Little Chalfont will move from an adequate supply to a deficit as the population increases by 2036. Deficits at a local level are counterbalanced by excellent levels of supply in other areas in some cases. For instance, Chesham Bois has access to large holdings of Natural and Semi-Natural Greenspace whilst nearby Chesham shows a deficit.

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

ALLOTMENTS – CHILTERN DISTRICT

- 7.19. There is no Fields in Trust guideline for allotments. However, the Thorpe Report arising from the Departmental Committee of Inquiry into Allotments, 1969, made 44 major recommendations. One was a recommendation that the standard level of provision should be **0.2 ha per 1,000 population**
- 7.20. There are 30 allotment sites in the District. The total area of these sites is over 50 ha. This is well in excess of the guideline figure of less than 19 ha indicated by applying the guideline. There is still a healthy supply after population growth to 2036. The results were corroborated by the parish consultation, where most parishes considered that there was a very good level of supply
- 7.21. A quantitative analysis of provision for “Allotments” is shown as Table 7.5.

Table 7.5: Quantitative Analysis of Allotments

GEOGRAPHICAL AREA	TOTAL NO OF SITES.	HA	POPULATION 2014	CURRENT PROVISION HA/1000	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2036	REQUIREMENT BY 2036	DEFICIT/ OVERSUPPLY 2036
Chiltern district	30	51.65	94,000	0.52	18.8	32.85	102,600	20.52	31.13



Deficit
Oversupply

- 7.22. Half of settlements have an oversupply of Allotments, and half are in deficit when compared to the Thorpe standard. However, it should be noted that there are a significant number of sites in the District which are not within the defined settlement areas, but are accessible to residents by vehicle.

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

CEMETERIES AND CHURCHYARDS – CHILTERN DISTRICT

7.23. There are no defined guidelines in terms of quantitative standards for Cemeteries and Churchyards. Any standard would be hindered by the different types of cemetery and churchyard currently encountered, including:

- **Churchyards which are still accepting burials**
- **Cemeteries which are still open for burial**
- **Churchyards which are redundant**
- **Cemeteries which are full**
- **Woodland burial.**

7.24. Any standard would also need to differentiate between the primary purpose of a cemetery or churchyard (i.e. for burial), and its purpose for informal recreation.

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

ACCESSIBILITY CHALLENGES - CHILTERN DISTRICT

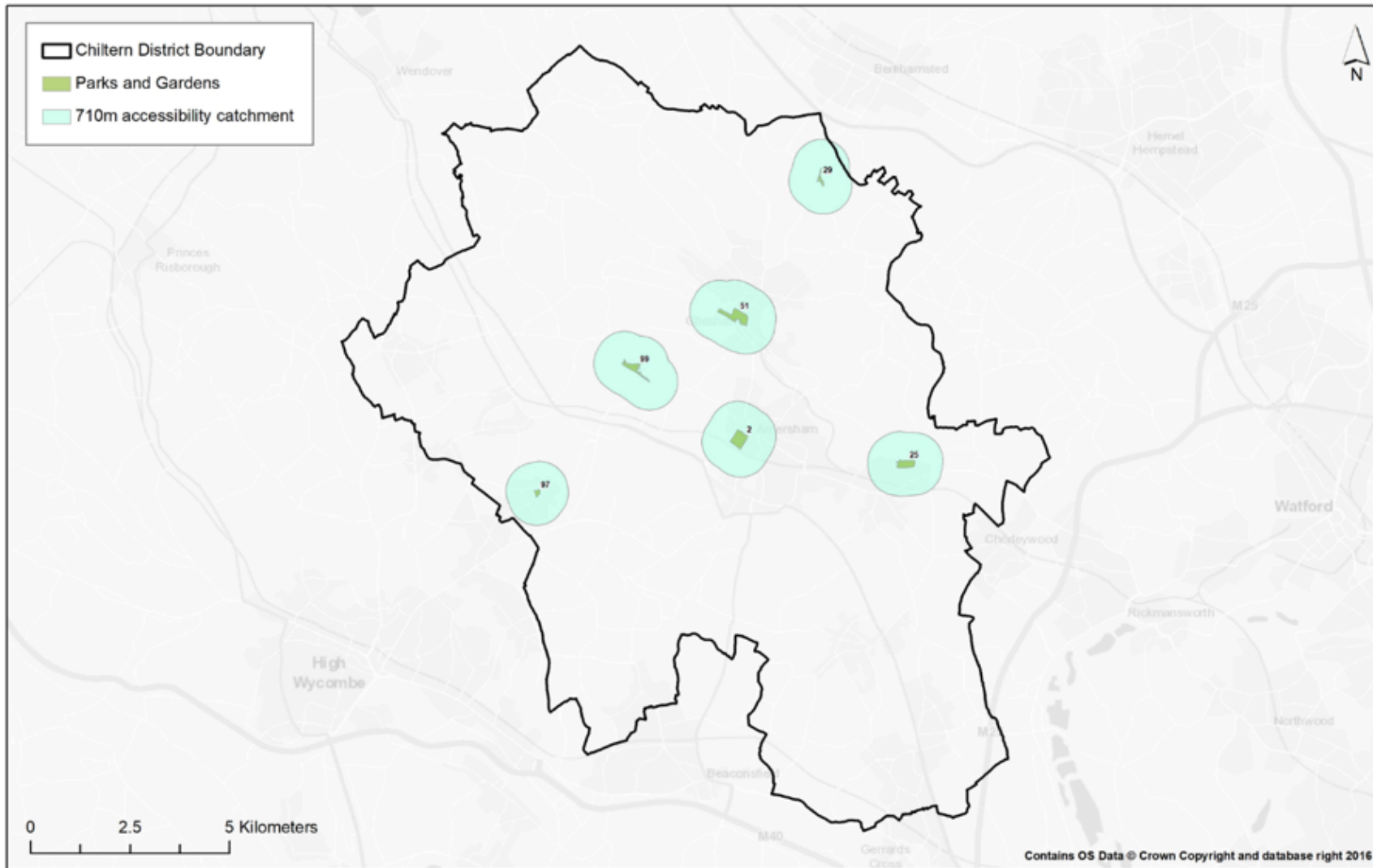
PARKS AND GARDENS – CHILTERN DISTRICT

- 7.25. The Fields in Trust standard for accessibility in relation to Parks and Gardens is **710 m** (approximately a 10-minute walk).
- 7.26. A map indicating accessibility is shown as figure 7.6.
- 7.27. There is a shortage of Parks and Gardens in the south of the District, and there is no provision below Little Chalfont. Some upgrading of existing open space to cover the relatively large communities in and around Chalfont St Giles, Chalfont Common, and Coleshill should be considered, particularly as populations increase over the forthcoming twenty years.



SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

Figure 7.6: Accessibility of Parks and Gardens using Fields in Trust walking standards – Chiltern District



Public Parks and Gardens accessibility catchment

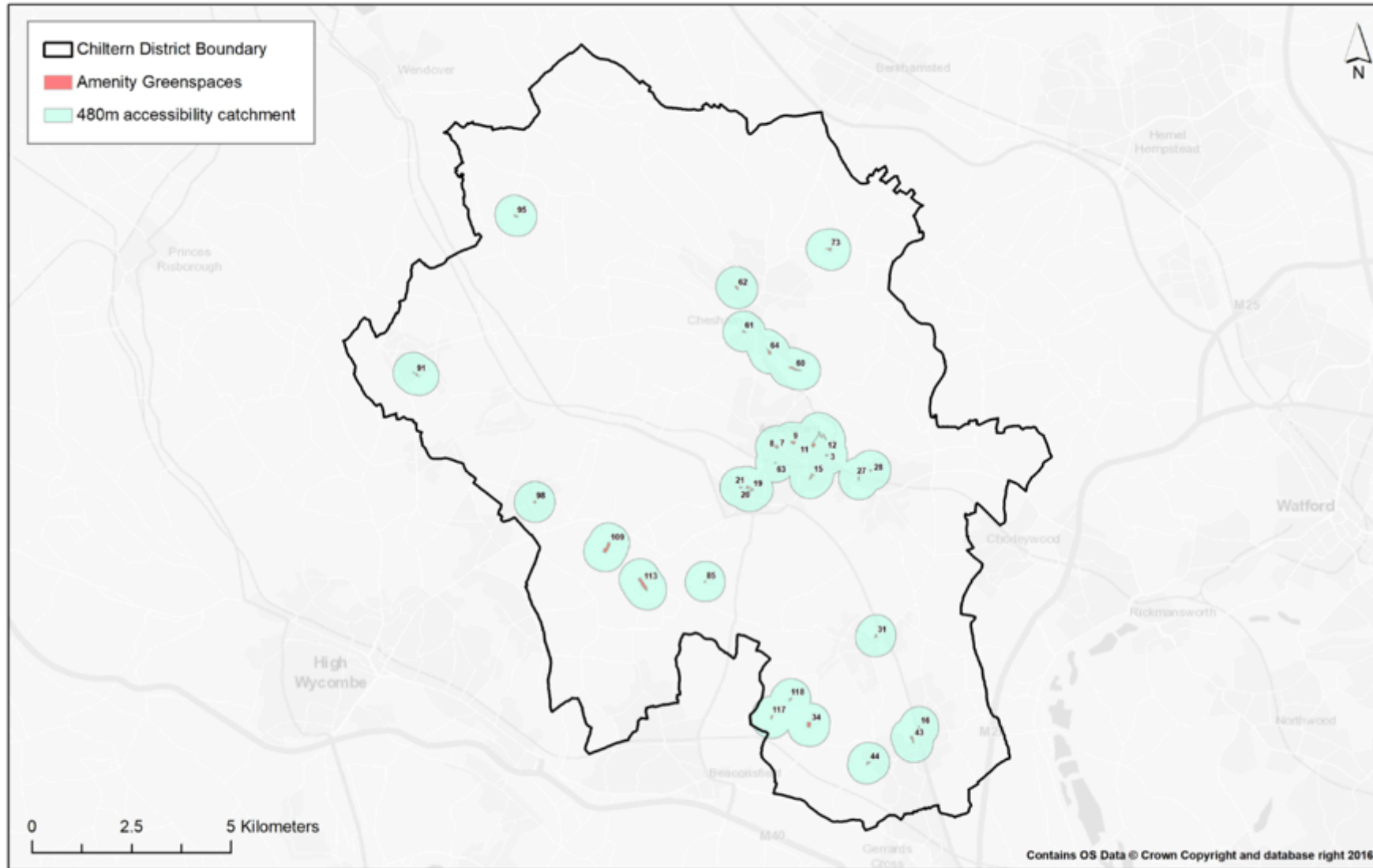
SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

AMENITY GREENSPACE – CHILTERN DISTRICT

- 7.28. The Fields in Trust standard for accessibility in relation to Amenity Greenspace is 480 m (approximately a 6-minute walk).
- 7.29. A map indicating accessibility is shown as figure 7.7.
- 7.30. Although the quantities of Amenity Greenspace are relatively low compared to national guidelines, their distribution is even across communities in Chiltern District
- 7.31. It will, however, be important to build small areas of this type in areas of new development.

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

Figure 7.7: Accessibility of Amenity Greenspace using Fields in Trust walking standards – Chiltern District



Amenity Greenspaces accessibility catchment



SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

PROVISION FOR CHILDREN AND YOUNG PEOPLE – CHILTERN DISTRICT

7.32. The Fields in Trust standard for accessibility in relation to Amenity Greenspace is as follows:

- **Local Areas for Play (LAPs) aimed at very young children: 100m;**
- **Locally Equipped Areas for Play (LEAPs) aimed at children who can go out to play independently: 400m; and**
- **Neighbourhood Equipped Areas for Play (NEAPs) aimed at older children: 1,000m.**

7.33. A map indicating accessibility is shown as figure 7.9.

7.34. The number of sites that offer Facilities for Children and Young People are fairly evenly distributed across the District. Smaller sites (LAPs), appear to be deficient in the Chalfont Common area of the District in the south

7.35. Intermediate-sized facilities (LEAPs) are scarce in the Chalfont St Giles area

7.36. Larger facilities (NEAPs) offer opportunities for play across a wider catchment. Sites are fairly well distributed, but larger facilities of this type should be considered for the area to the west of the District (Homer Green, Tylers Green, and Penn)

7.37. There are standards which have been established by Fields in Trust for new provision. These are shown as table 7.8.

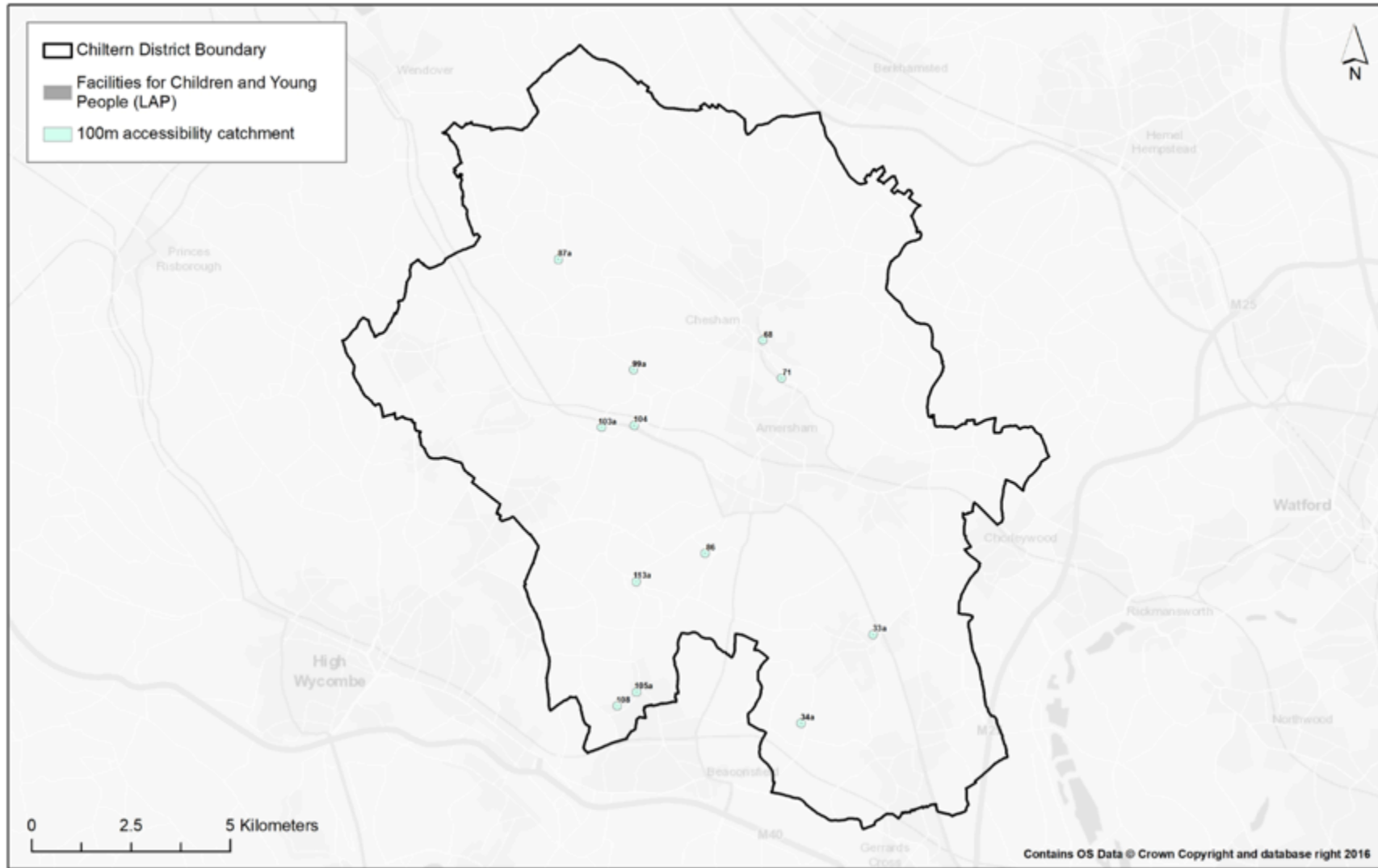
SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

Table 7.8: Recommended application of quantity benchmark guidelines – Equipped/Designated Play Space

SCALE OF DEVELOPMENT	LOCAL AREA FOR PLAY (LAP)	LOCALLY EQUIPPED AREA FOR PLAY (LEAP)	NEIGHBOURHOOD EQUIPPED AREA FOR PLAY (NEAP)
5-10 DWELLINGS	✓		
10-200 DWELLINGS	✓	✓	
201-500 DWELLINGS	✓	✓	Contribution
500+ DWELLINGS	✓	✓	✓

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

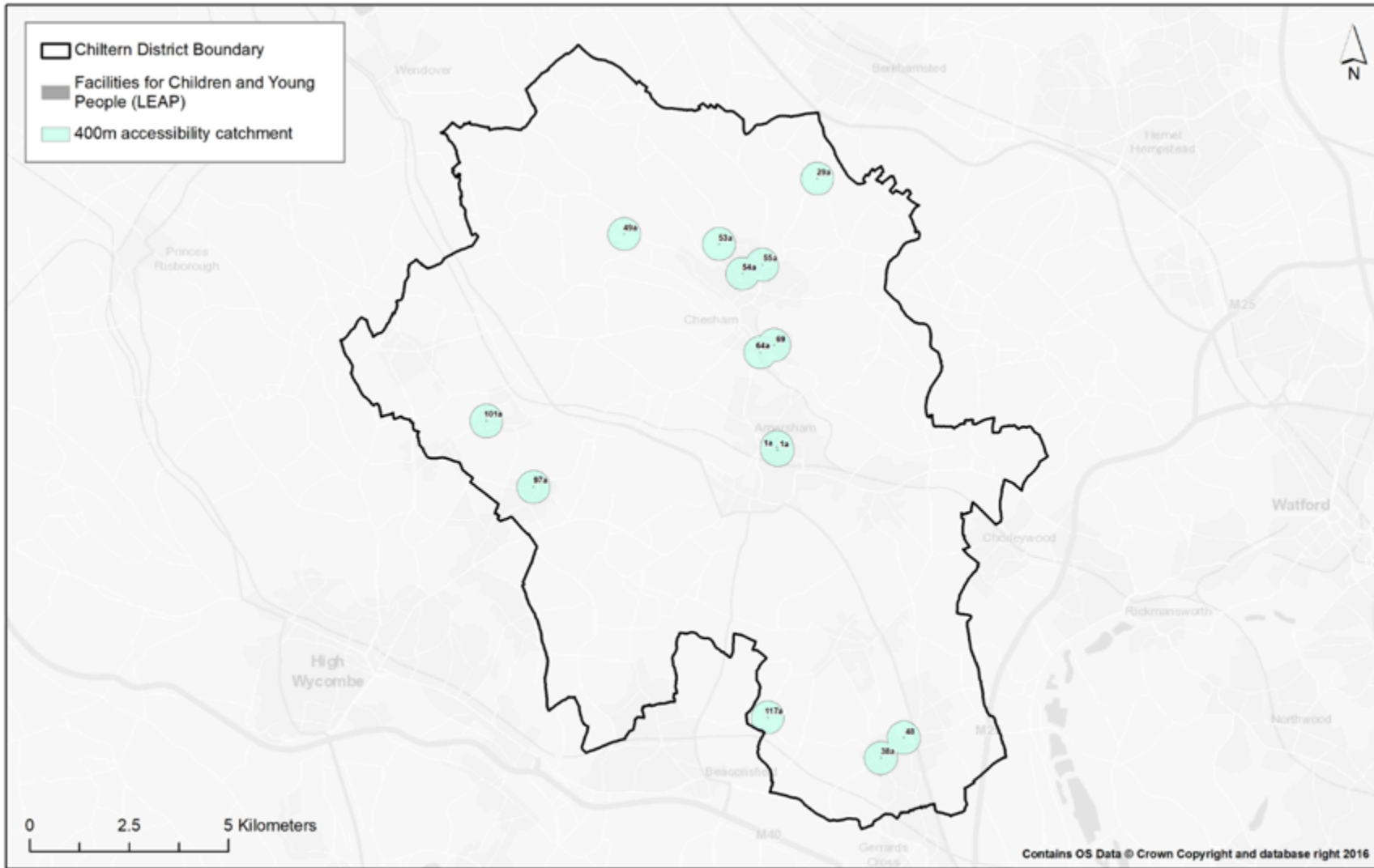
Figure 7.9: Accessibility of Facilities for Children and Young People using Fields in Trust walking standards – Chiltern District



Facilities for Children and Young People (LAP) accessibility catchment



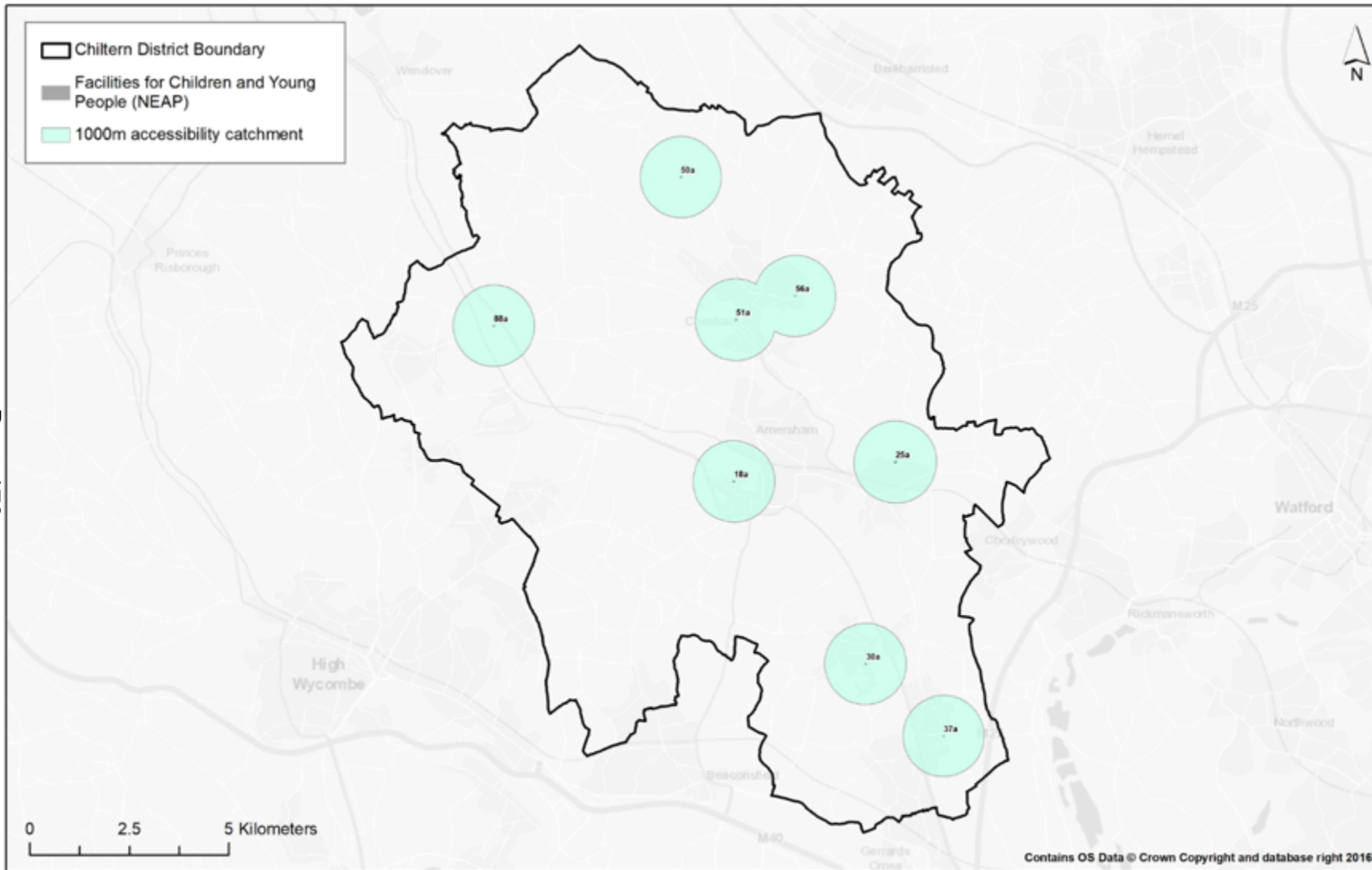
SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY



Facilities for Children and Young People (LEAP) accessibility catchment



SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY



Facilities for Children and Young People (NEAP) accessibility catchment



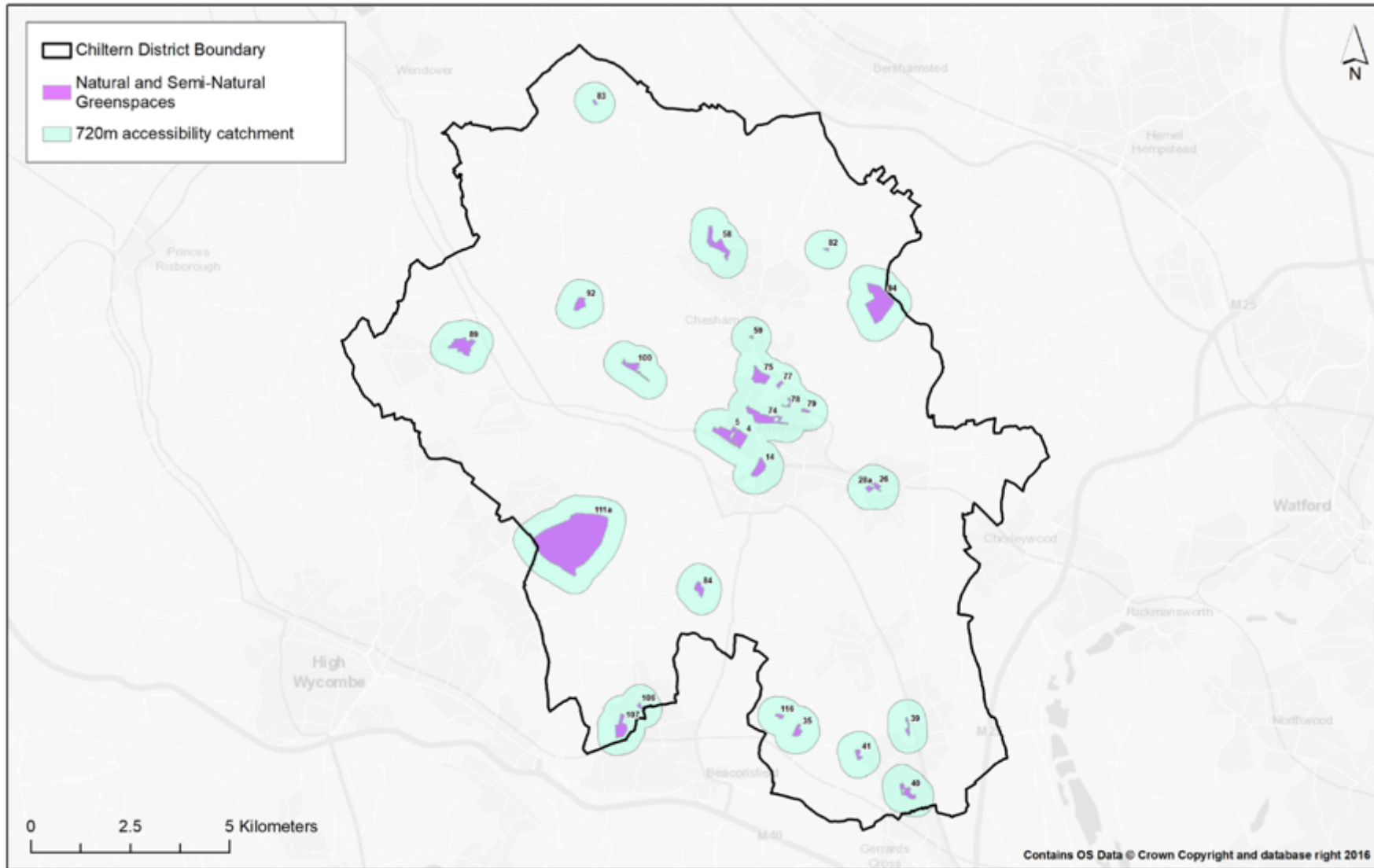
SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

NATURAL AND SEMI-NATURAL GREENSPACE – CHILTERN DISTRICT

- 7.38. The Fields in Trust standard for accessibility in relation to Amenity Greenspace is **720 m** (approximately a 10-minute walk)
- 7.39. A map indicating accessibility is shown as figure 7.10.
- 7.40. The supply across the District is relatively even. There is a healthy supply of this form of open space in Chiltern District, augmented by access to the countryside for informal recreation such as walking, cycling and horse riding
- 7.41. Some of this provision is in the form of **Accessible Countryside on the Urban Fringe**. Although not separately shown on the accessibility maps, this is a useful contribution to current and projected need. It should be noted that degrees of accessibility do vary, and as indicated in the quality analysis, steps need to be taken in some cases to improve and connect the footpath network, and to increase the degree of signage, and particularly waymarking.

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

Figure 7.10: Accessibility of Natural and Semi-Natural Greenspace using Fields in Trust walking standards – Chiltern District



Natural and Semi-Natural Greenspaces accessibility catchment



SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

ALLOTMENTS – CHILTERN DISTRICT

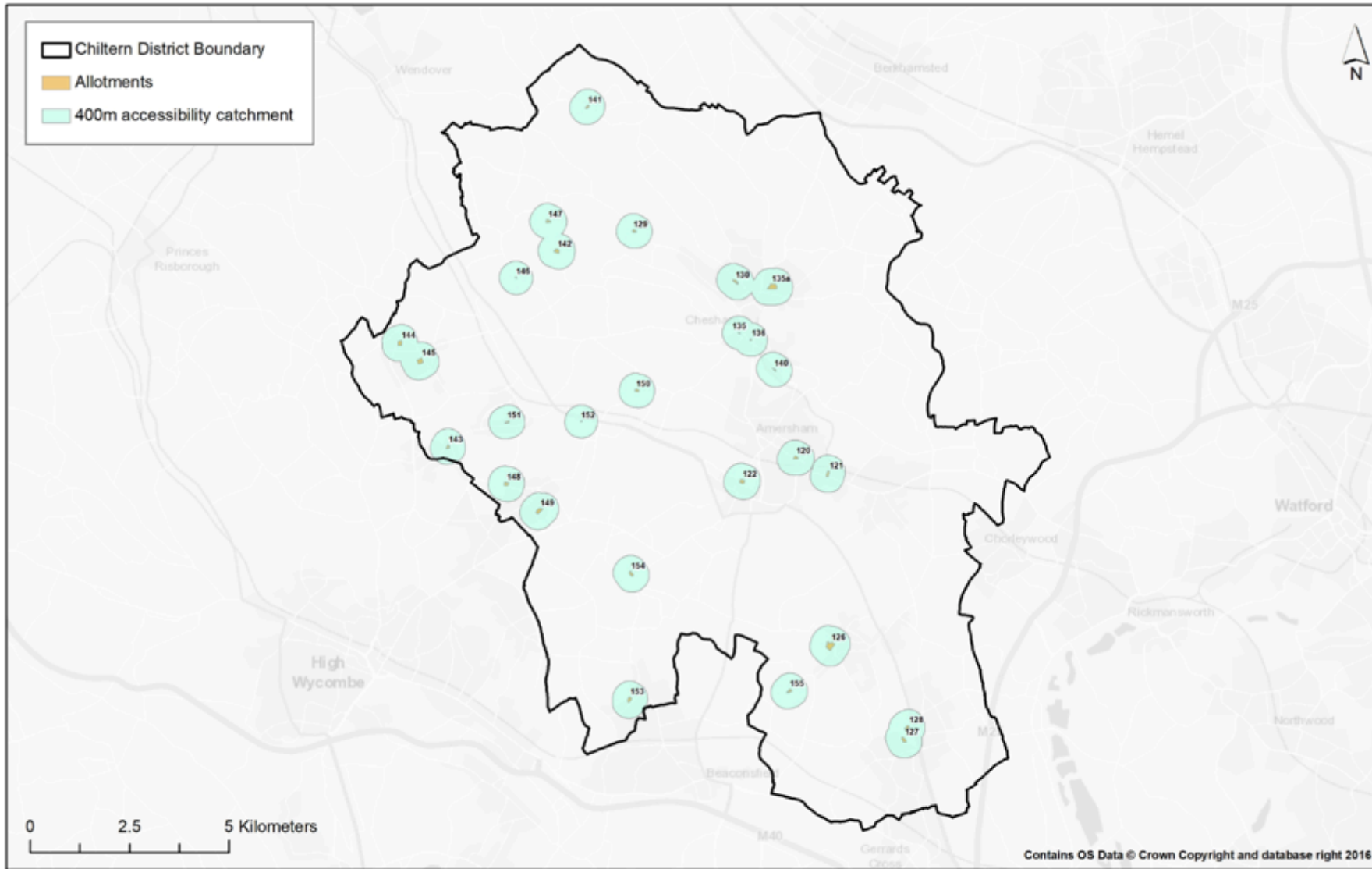
- 7.42. There is no Fields in Trust standard for accessibility in relation to Allotments. However, Greater London Authority guidelines for Allotments of local significance (all in South Bucks are only of local significance in terms of size) indicate a standard of **400 m** (approximately a 5-minute walk). This is the only nationally-recognised standard, and is relevant in that it is linked to the Fields in Trust methodology of using walk times connected to distances from open space perimeters to outlying catchment areas
- 7.43. GLA standards for accessibility for Allotments and Cemeteries are shown as Table 7.11.
- 7.44. A map indicating accessibility is shown as figure 7.12.

Table 7.11 GLA accessibility guidelines for Allotments and Cemeteries

OPEN SPACE TYPOLOGY	REGIONAL SIGNIFICANCE (OVER 400 HA)	METROPOLITAN SIGNIFICANCE (60-400 HA)	DISTRICT SIGNIFICANCE (20-60 HA)	LOCAL SIGNIFICANCE
ALLOTMENTS	8km	3.2km	1.2km	400m
CEMETERIES	8km	3.2km	1.2km	400m

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

Figure 7.12: Accessibility of Allotments using GLA standards – Chiltern District



Allotments accessibility catchment



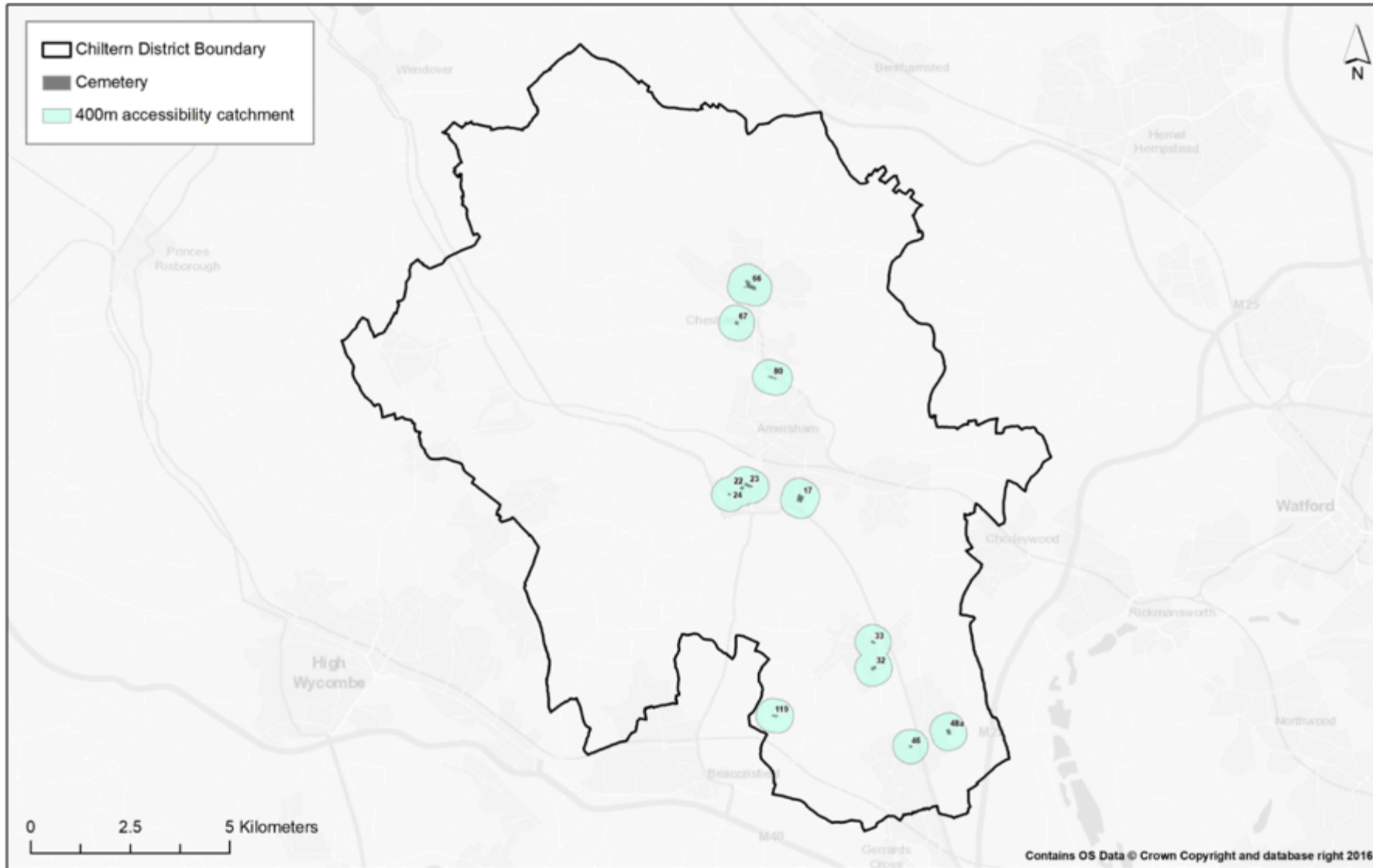
SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

CEMETERIES AND CHURCHYARDS – CHILTERN DISTRICT

- 7.45. There is no Fields in Trust standard for accessibility in relation to Cemeteries and Churchyards for outdoor recreation. However, Greater London Authority guidelines for Cemeteries and Churchyards of local significance indicate a standard of **400 m** (approximately a 5-minute walk) for those of local significance, and **1.2 km** for those of district significance – see Table 7.11. Greenacres Woodland Burial site falls within the latter category, and although independently managed, it provides extensive woodland amenity space with well interpreted walks over a considerable area.
- 7.46. A map indicating accessibility is shown as figure 7.12.

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

Figure 7.12: Accessibility of Cemeteries and Churchyards using GLA standards – Chiltern District



Cemeteries accessibility catchment



SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

8. FUTURE QUANTITY AND ACCESS CHALLENGES – SOUTH BUCKS DISTRICT

QUANTITY CHALLENGES

PARKS AND GARDENS – SOUTH BUCKS DISTRICT

- 8.1. South Bucks District is particularly well-provided with Parks and Gardens. In accordance with standard methodology traditionally applied to PPG17 studies, all open space which is accessible to the public should be included in calculations relating to quantity and accessibility. The District is privileged to have access to a number of sites of at least national significance. These include the Cliveden Estate and Burnham Beeches. As these sites are accessible to the public, and in accordance with information supplied by the client, these larger sites have been included in the quantitative analysis.
- 8.2. Projected population figures for 2036 show a 19% increase over 2014. At the current level of provision, the quantity of land available in this category decreases accordingly. Nevertheless, there is an abundance of open space of this type which is easily accessible to all residents of the district, as well as large numbers of external visitors from outside the District.
- 8.3. A quantitative analysis of “Parks and Gardens” for current and future population levels is shown as Table 8.1.

Table 8.1: Quantitative Analysis of Parks and Gardens across the South Bucks district

GEOGRAPHICAL AREA	TOTAL NO OF SITES.	HA	POPULATION 2014	CURRENT PROVISION HA/1000	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2036	REQUIREMENT BY 2036	DEFICIT/ OVERSUPPLY 2036
South Bucks District	16	903.4	68,500	13.2	54.8 ha	848.6 ha	81,800	65.4 ha	838.0 ha



Deficit
Oversupply

- 8.4. The standard for Parks and Gardens is **0.8 ha/1,000 population** (total amount of current provision / population). This indicates that the requirement of 54.8 ha for the current population. However, the scale of provision in the district in the form of publicly accessible parks and gardens is way beyond the requirement. Because of the projected rise in population by 2036, a proportionately larger quantity is required (65.4 ha) in relation to the standard. However, supply is nevertheless well in excess of demand, and is likely to remain so.

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

- 8.5. An analysis of Parks and Gardens by selected key settlements within the District is shown at Annex C. This indicates that five settlements exceed the national standard, and three are in deficit. Beaconsfield, Gerrards Cross, Burnham and Taplow are particularly well-served by access to large Parks and Gardens.

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

AMENITY GREENSPACE – SOUTH BUCKS DISTRICT

- 8.6. There fairly consistent coverage of Amenity Greenspace across the district. However, there is an oversupply, partly because there are some sites of considerable size (e.g. Gerrards Cross Common). It should be noted that some sites are below the guideline figure of 0.2 ha because of their significance, or because of the absence of other Amenity Greenspace in the area. The figure for 2014 is considerably in excess of the guideline figure of 0.6 ha/1,000 population. The figure decreases a little with population increase predicted for 2036, but is still well in excess of the guideline.
- 8.7. A quantitative analysis of “Amenity Greenspace” for current and future population levels is shown as Table 8.2.

Table 8.2: Quantitative Analysis of Amenity Greenspace

GEOGRAPHICAL AREA	TOTAL NO OF SITES.	HA	POPULATION 2014	CURRENT PROVISION HA/1000	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2036	REQUIREMENT BY 2036	DEFICIT/ OVERSUPPLY 2036
South Bucks District	49	101.6	68,500	1.48	41.1 ha	60.5 ha	81,800	49.1 ha	52.5 ha



- 8.8. At a settlement level, some communities are in deficit in relation to Amenity Greenspace. However, some have access to levels which are more than adequate. Gerrards Cross in particular is very well served with Amenity Greenspace.

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

PROVISION FOR CHILDREN AND YOUNG PEOPLE – SOUTH BUCKS DISTRICT

- 8.9. The Fields in Trust recommended standard for equipped/designated play areas is **0.25 ha/1,000 population**. Some play areas were found whilst conducting the audit which are not included in official council records.
- 8.10. A quantitative analysis of provision for “Children and Young People” is shown as Table 8.3.
- 8.11. The current requirement is over 17 ha for the population of South Bucks. There is therefore a considerable deficit. This becomes wider as the population increases by nearly 20% by 2036.

Table 8.3: Quantitative Analysis of Provision for Children and Young People

GEOGRAPHICAL AREA	TOTAL NO OF SITES.	HA	POPULATION 2014	CURRENT PROVISION HA/1000	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2036	REQUIREMENT BY 2036	DEFICIT/ OVERSUPPL 2036
South Bucks District	21	3.99	68,500	0.06	17.13	13.14	81,800	20.45	16.46



- 8.12. All settlements have a shortfall in terms of supply for this category of provision in comparison with the FIT standard.

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

NATURAL AND SEMI-NATURAL GREENSPACE – SOUTH BUCKS DISTRICT

- 8.13. The Fields in Trust guideline quantitative figure for Natural and Semi-Natural Greenspace is **1.8 ha per 1,000 population**.
- 8.14. There is an unprecedented quantity of accessible Natural and Semi-Natural Greenspace within the district. This amounts to over 1,050 hectares, and consists of many smaller areas of woodland and common as well as very large areas such as Black Park Country Park (162.34 ha) and Dropmore (213.29 ha). Even accounting for population increases by 2036, there is a large oversupply of open space in this category, reflecting the rural nature of the district and the availability of publicly accessible land.
- 8.15. A quantitative analysis of provision for “Natural and Semi-Natural Greenspace” is shown as Table 8.4.

Table 8.4: Quantitative Analysis of Natural and Semi-Natural Greenspace

GEOGRAPHICAL AREA	TOTAL NO OF SITES.	HA	POPULATION 2014	CURRENT PROVISION HA/1000	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2036	REQUIREMENT BY 2036	DEFICIT/ OVERSUPPLY 2036
South Bucks District	37	1051	68,500	15.34	123.3 ha	927.7 ha	81,800	147.24 ha	903.76 ha



- 8.16. There is an excellent supply of Natural and Semi-Natural Greenspace in the District at a settlement level. Because of anticipated population growth, if no further increase in supply was achieved, access in Beaconsfield would move to a current excess of supply against national standard to a shortfall by 2036. Gerrards Cross is short of provision. However, all other settlements have an adequate supply which would even be maintained with rising anticipated population levels up to the year 2036.

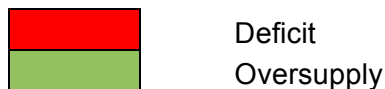
SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

ALLOTMENTS – SOUTH BUCKS DISTRICT

- 8.17. There are 8 allotment sites in the district. The total area of these sites is nearly 15.4 ha. This is slightly in excess of the current requirement of 13.7 ha. Even accounting for the need for a further 3.7 ha by 2035, there is still an oversupply of 11.75 ha.
- 8.18. Population growth by 2036 will result in a slight deficit. However, this is not a significant shortfall in relation to the Thorpe Report standard.
- 8.19. A quantitative analysis of provision for “Allotments” is shown as Table 8.5.

Table 8.5: Quantitative Analysis of Allotments

GEOGRAPHICAL AREA	TOTAL NO OF SITES.	HA	POPULATION 2014	CURRENT PROVISION HA/1000	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2036	REQUIREMENT BY 2036	DEFICIT/ OVERSUPPLY 2036
South Bucks District	8	15.39	68,500	0.22	13.7 ha	1.69	81,800	16.36 ha	0.97 ha



- 8.20. At a settlement level, some settlements have an adequate level of supply, and some are in deficit.

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

CEMETERIES AND CHURCHYARDS – SOUTH BUCKS DISTRICT

8.21. There are no defined guidelines in terms of quantitative standards for Cemeteries and Churchyards. Any standard would be hindered by the different types of cemetery and churchyard currently encountered, including:

- **Churchyards which are still accepting burials**
- **Cemeteries which are still open for burial**
- **Churchyards which are redundant**
- **Cemeteries which are full**
- **Woodland burial.**

8.22. Any standard would also need to differentiate between the primary purpose of a cemetery or churchyard (i.e. for burial), and its purpose for informal recreation.

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

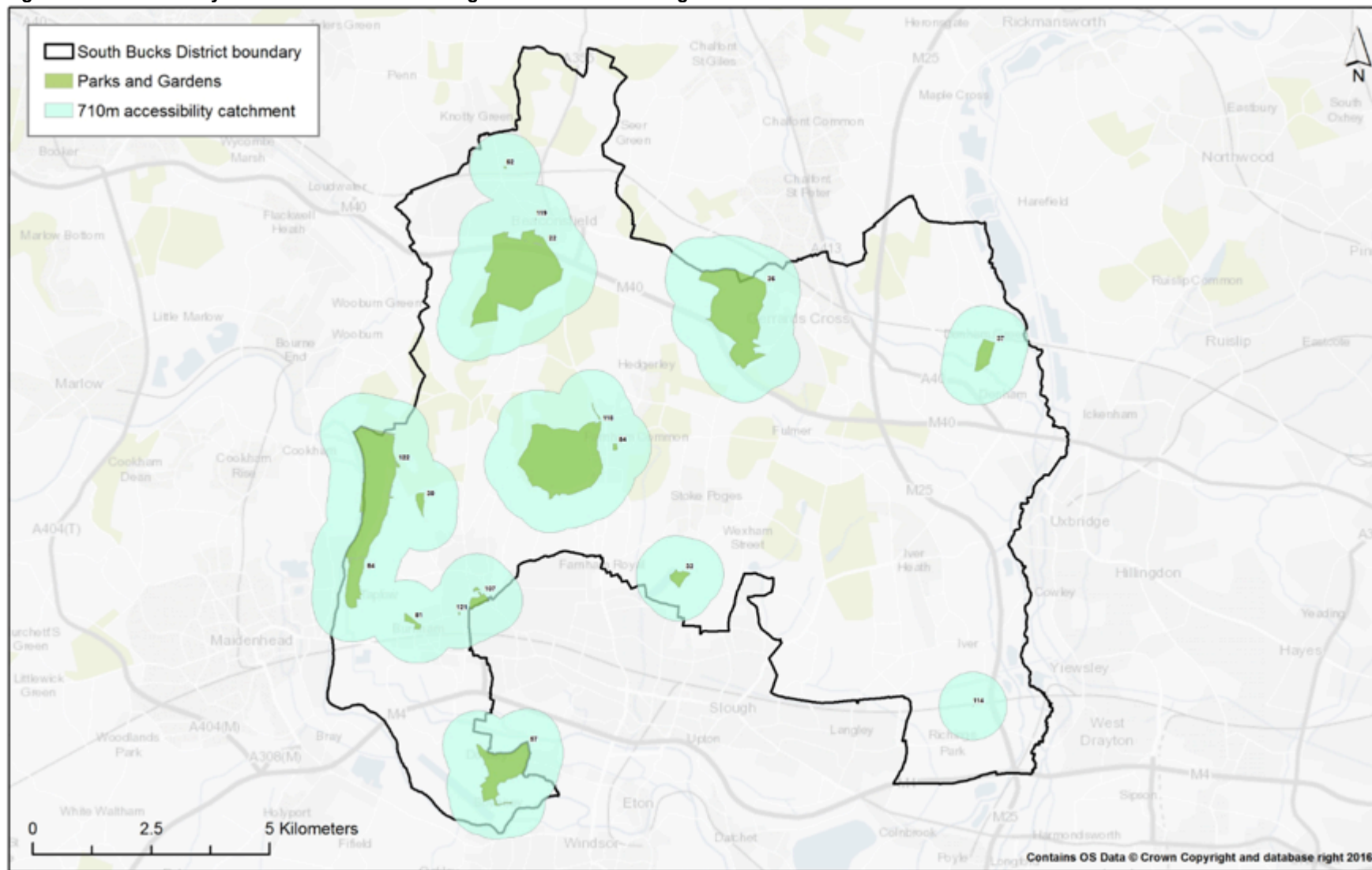
ACCESSIBILITY CHALLENGES

PARKS AND GARDENS - SOUTH BUCKS DISTRICT

- 8.23. The Fields in Trust standard for accessibility in relation to Parks and Gardens is **710 m** (approximately a 10-minute walk).
- 8.24. This standard must be used in conjunction with quantity standards. These are well in excess of requirement for current and projected populations for South Bucks. Nevertheless, a map indicating accessibility is shown as figure 8.6.
- 8.25. This does show some areas of shortfall in key areas of population. This is particularly the case in Beaconsfield. There are small areas at Town Hall Gardens, Old Town Gardens and Hall Barn. These are quite small however, and leave the north of the town short of provision, Parks such as Burnham Beeches, although managed by the Corporation of London, are fully accessible by car, and do compensate for local shortfall. It is unreasonable to expect open spaces in this designation to be extensively provided for small or isolated populations in rural areas, particularly as these are often compensated by access to large areas of accessible Natural and Semi-Natural Greenspace and countryside.

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

Figure 8.6: Accessibility of Parks and Gardens using Fields in Trust walking standards – South Bucks District



Parks and Gardens accessibility catchment

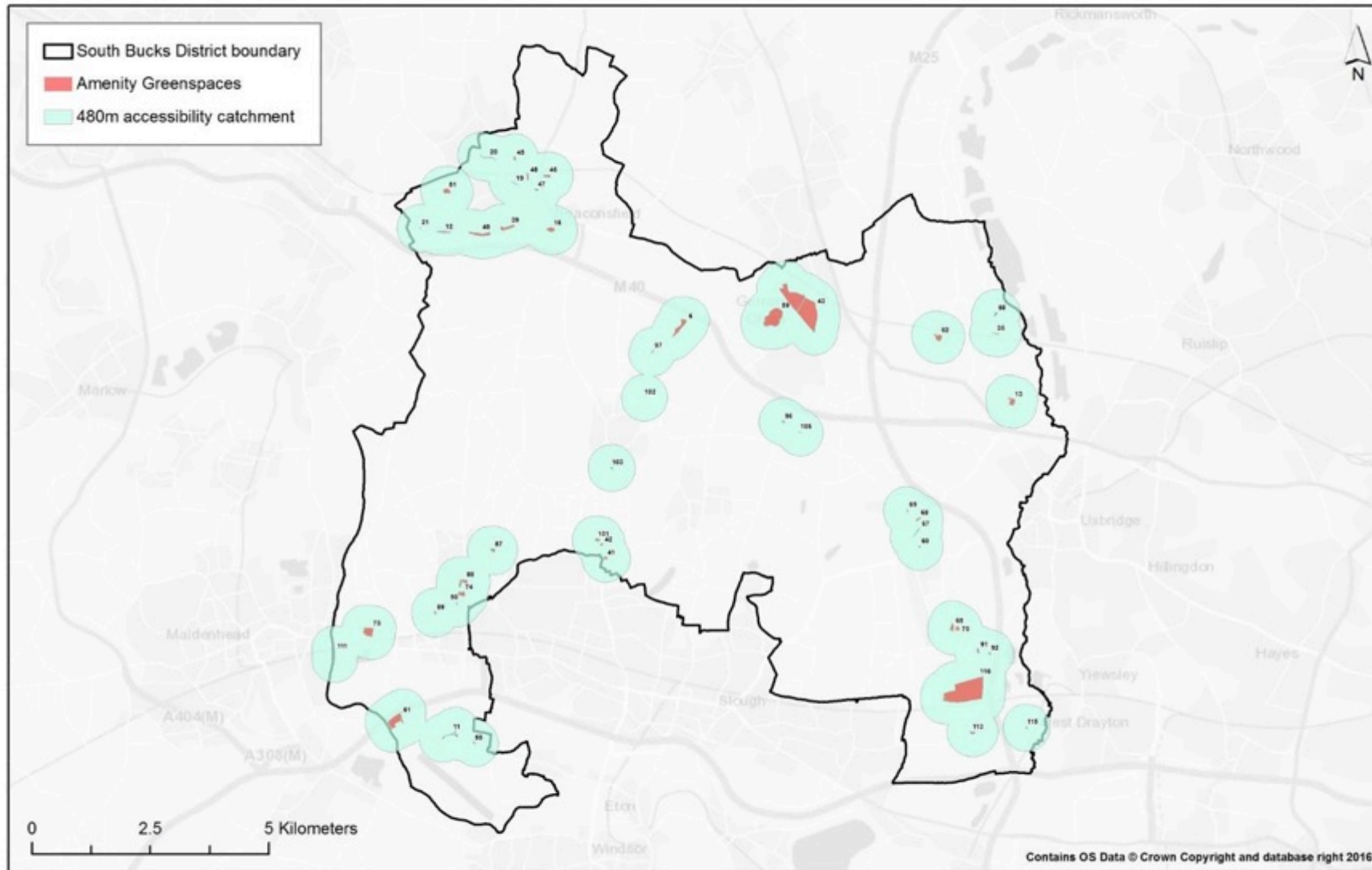
SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

AMENITY GREENSPACE – SOUTH BUCKS DISTRICT

- 8.26. The Fields in Trust standard for accessibility in relation to Amenity Greenspace is **480 m** (approximately a 6-minute walk).
- 8.27. A map indicating accessibility is shown as figure 8.7.
- 8.28. Most populated areas of the district are reasonably well supplied with Amenity Greenspace. In more urban and suburban areas this typically takes the form of areas of open space (usually grass areas) often forming part of residential areas. In rural areas, these Amenity Greenspaces can take the form of a village green. There are some areas which are relatively undersupplied (Denham, Gerrards Cross and north Iver). However, some communities are much better served.
- 8.29. It will be important to build small areas of this type in areas of new development.

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

Figure 8.7: Accessibility of Amenity Greenspace using Fields in Trust walking standards – South Bucks District



Amenity Greenspaces accessibility catchment

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

PROVISION FOR CHILDREN AND YOUNG PEOPLE – SOUTH BUCKS DISTRICT

8.30. The Fields in Trust standard for accessibility in relation to Amenity Greenspace is as follows:

- **Local Areas for Play (LAPs) aimed at very young children: 100m;**
- **Locally Equipped Areas for Play (LEAPs) aimed at children who can go out to play independently: 400m; and**
- **Neighbourhood Equipped Areas for Play (NEAPs) aimed at older children: 1,000m.**

8.31. Maps indicating accessibility are shown as figure 8.9.

8.32. Of particular concern is a shortfall of provision in Beaconsfield. There is a particular shortfall in terms of access relating to the provision of Local Areas for Play (minimum activity zone of 100sqm) and Neighbourhood Equipped Areas for Play (minimum activity zone of 1,000sqm).

8.33. There are standards which have been established by Fields in Trust for new provision. These are shown as table 8.8.

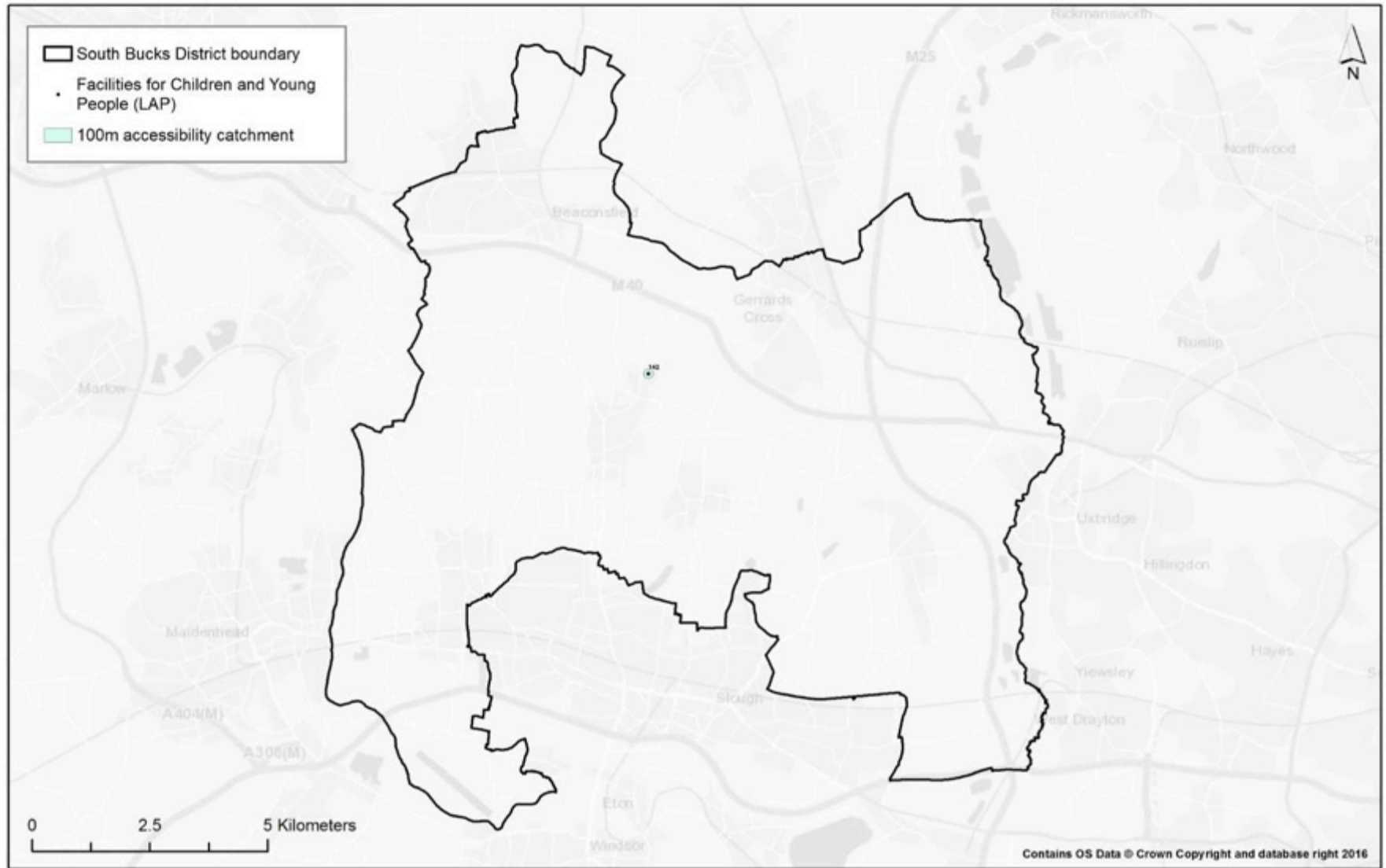
SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

Table 8.8: Recommended application of quantity benchmark guidelines – Equipped/Designated Play Space

SCALE OF DEVELOPMENT	LOCAL AREA FOR PLAY (LAP)	LOCALLY EQUIPPED AREA FOR PLAY (LEAP)	NEIGHBOURHOOD EQUIPPED AREA FOR PLAY (NEAP)
5-10 DWELLINGS	✓		
10-200 DWELLINGS	✓	✓	
201-500 DWELLINGS	✓	✓	Contribution
500+ DWELLINGS	✓	✓	✓

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

Figure 8.9: Accessibility of Facilities for Children and Young People using Fields in Trust walking standards - LAPs, LEAPs and NEAPs – South Bucks District



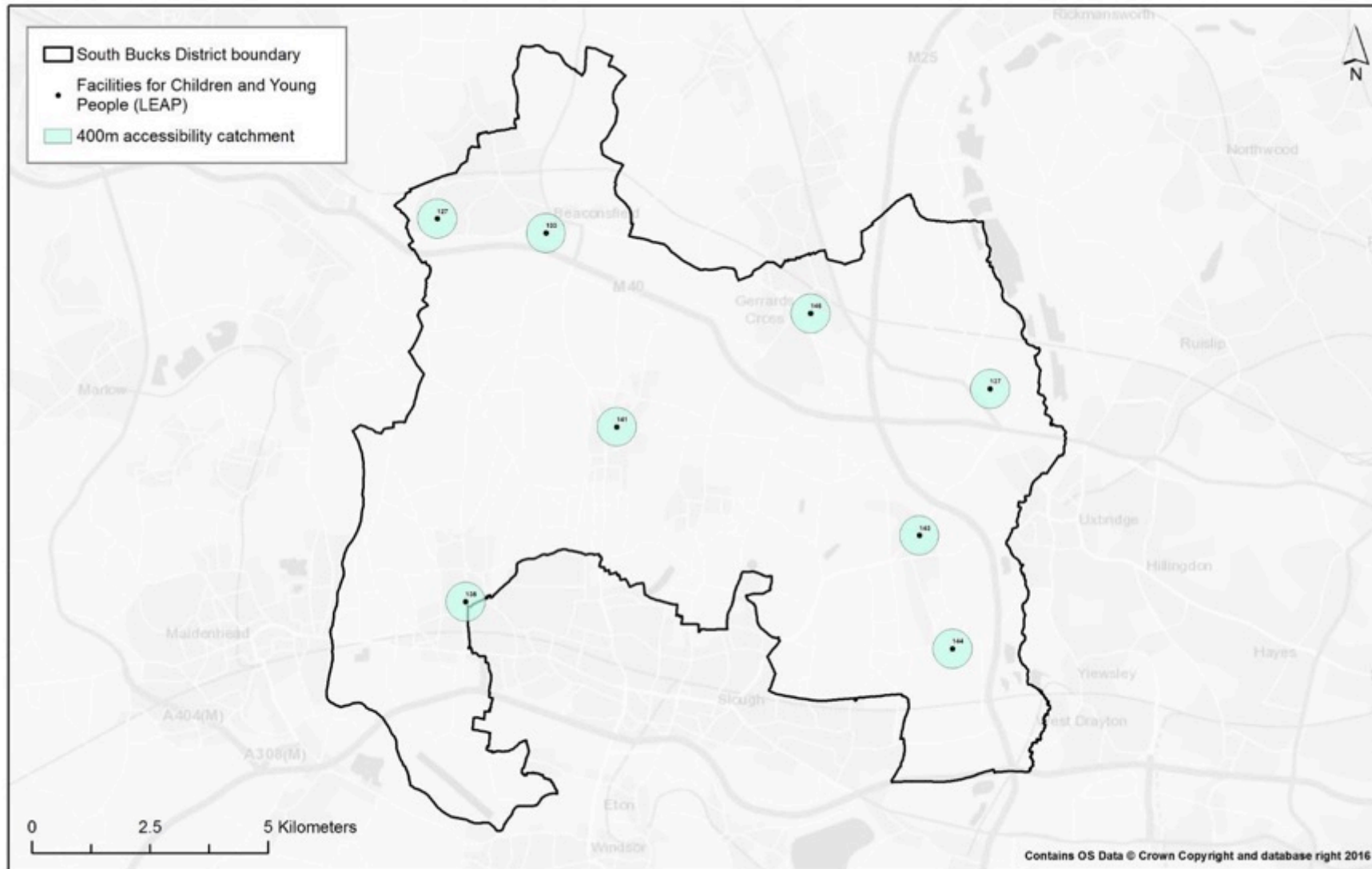
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Facilities for Children and Young People (LAP) accessibility catchment



Appendix 1

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY



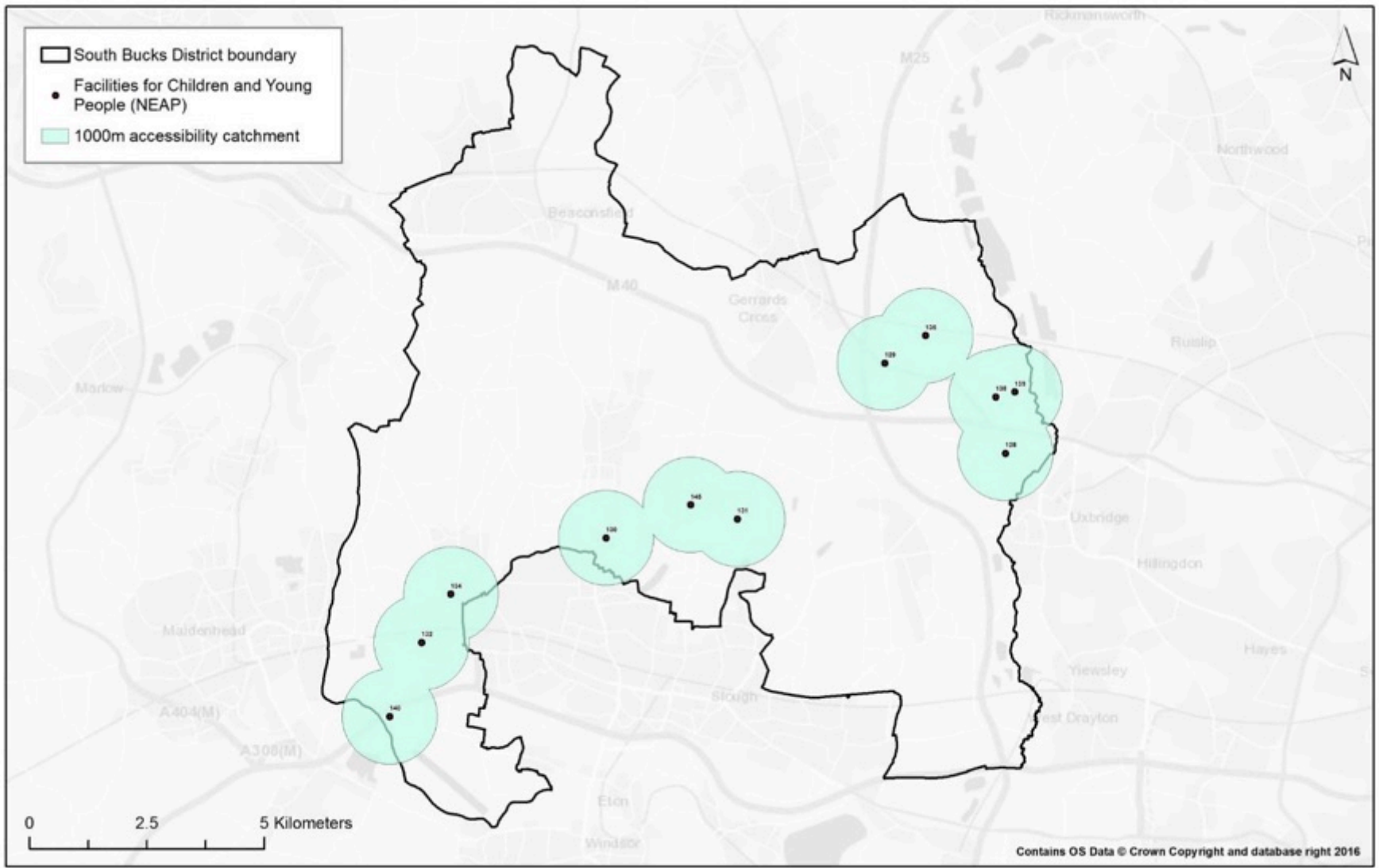
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Facilities for Children and Young People (LEAP) accessibility catchment



Appendix 1

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY



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Facilities for Children and Young People (NEAP) accessibility catchment



Appendix 1

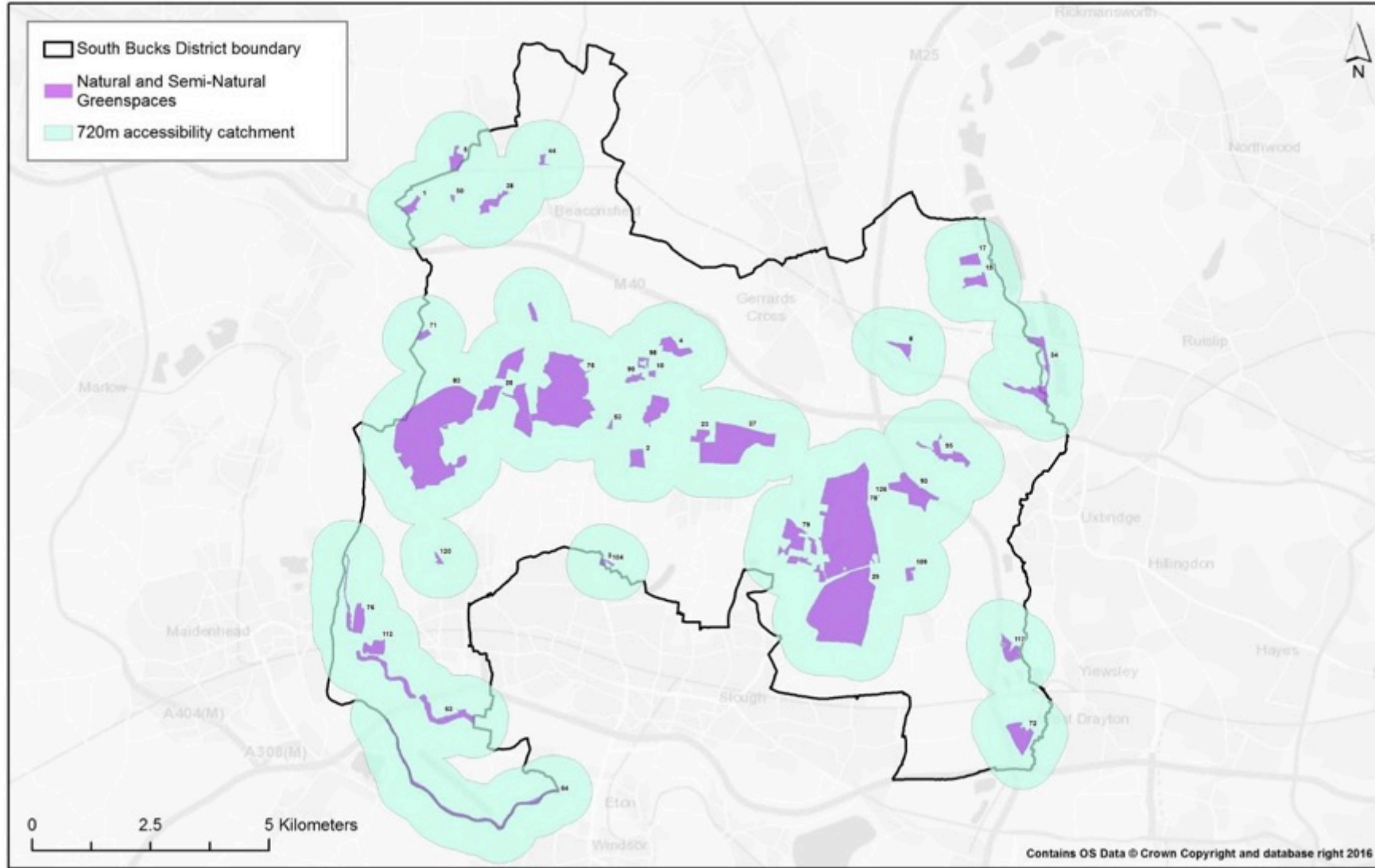
SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

NATURAL AND SEMI-NATURAL GREENSPACE – SOUTH BUCKS DISTRICT

- 8.34. The Fields in Trust standard for accessibility in relation to Amenity Greenspace is **720 m** (approximately a 10-minute walk)
- 8.35. A map indicating accessibility is shown as figure 8.10.
- 8.36. There is an excellent supply of Natural and Semi-Natural Greenspace in and around all key settlements in South Bucks. However, it must be noted that some of the largest areas in this category are only partially accessible to the general public (e.g. Dropmore).
- 8.37. Much of this provision is in the form of **Accessible Countryside on the Urban Fringe**. This includes the Dorney Reach, Colne Valley Country Park, and significant areas of woodland around Denham and Wexham.

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

Figure 8.10: Accessibility of Natural and Semi-Natural Greenspace using Fields in Trust walking standards – South Bucks District



Natural and Semi-Natural Greenspaces accessibility catchment



SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

ALLOTMENTS – SOUTH BUCKS DISTRICT

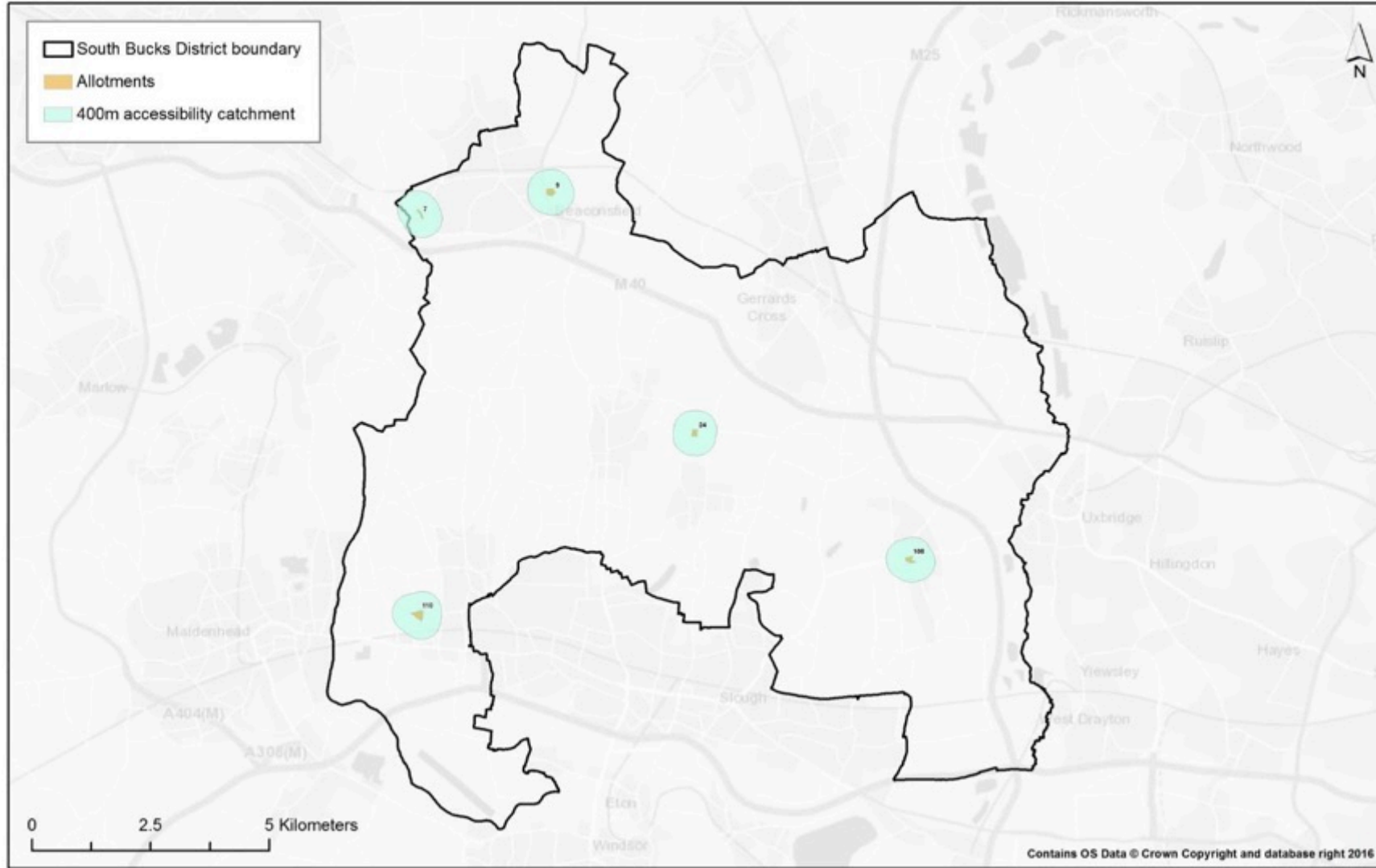
- 8.38. There is no Fields in Trust standard for accessibility in relation to Allotments. However, Greater London Authority guidelines for Allotments of local significance (all in South Bucks are only of local significance in terms of size) indicate a standard of **400 m** (approximately a 5-minute walk)
- 8.39. GLA standards for accessibility for Allotments and Cemeteries are shown as Table 8.11.
- 8.40. A map indicating accessibility is shown as figure 8.12.
- 8.41. There is an adequate supply of allotments in the Borough. However, it can be seen that some areas (particularly urban and suburban communities) are deficient in terms of accessibility using the GLA guidelines.

Table 8.11: GLA accessibility guidelines for Allotments and Cemeteries

OPEN SPACE TYPOLOGY	REGIONAL SIGNIFICANCE (OVER 400 HA)	METROPOLITAN SIGNIFICANCE (60-400 HA)	DISTRICT SIGNIFICANCE (20-60 HA)	LOCAL SIGNIFICANCE
ALLOTMENTS	8km	3.2km	1.2km	400m
CEMETERIES	8km	3.2km	1.2km	400m

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

Figure 8.12: Accessibility of Allotments using GLA standards – South Bucks District



Allotments accessibility catchment

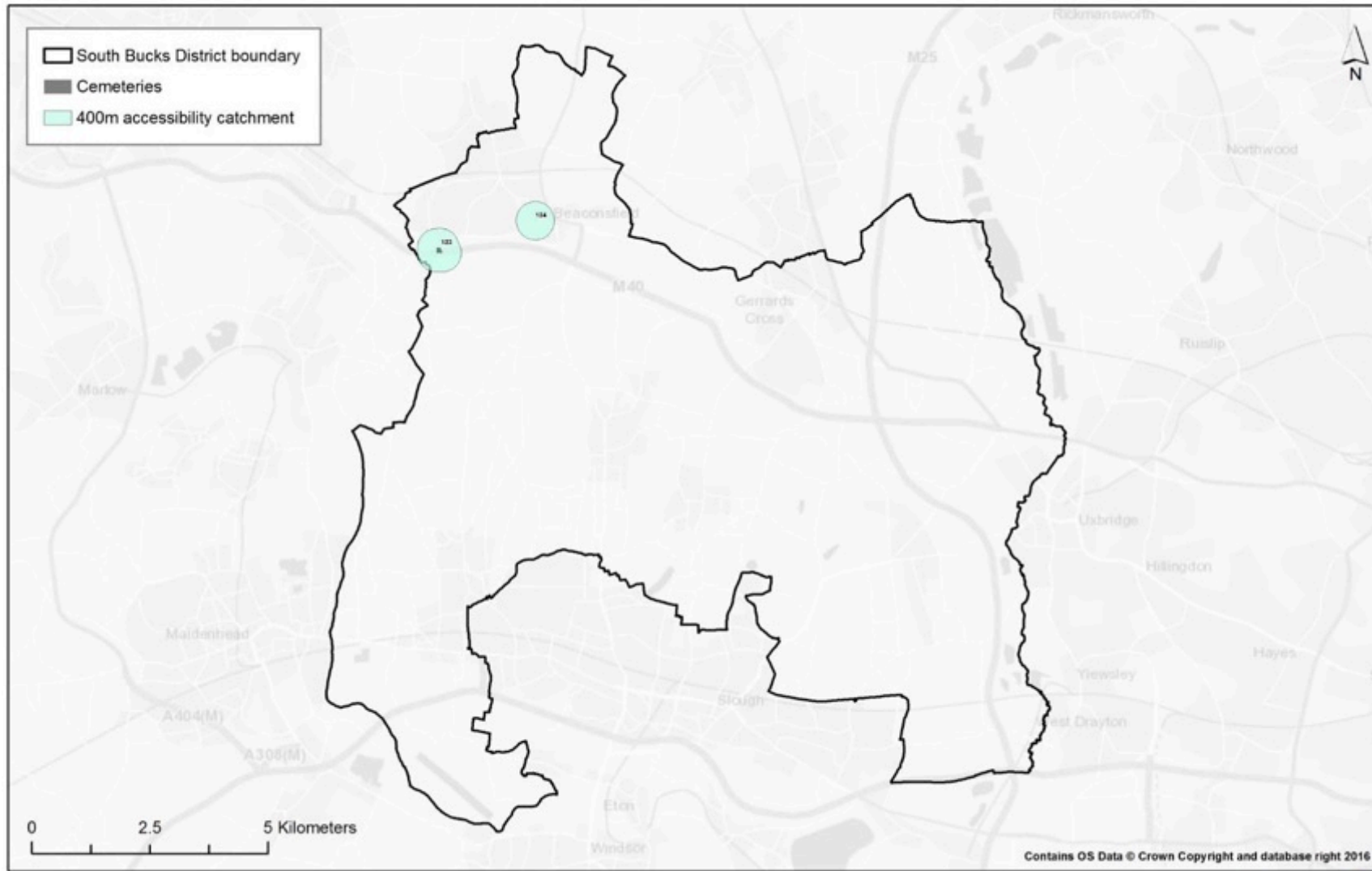
SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

CEMETERIES AND CHURCHYARDS – SOUTH BUCKS DISTRICT

- 8.42. There is no Fields in Trust standard for accessibility in relation to Cemeteries and Churchyards for outdoor recreation. However, Greater London Authority guidelines for Cemeteries and Churchyards of local significance indicate a standard of **400 m** (approximately a 5-minute walk) for those of local significance, and 1.2 km for those of district significance – see Table 8.11. Greenacres Woodland Burial site falls within the latter category, and although independently managed, it provides extensive woodland amenity space with well interpreted walks over
- 8.43. Maps indicating accessibility are shown as figure 8.13.

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

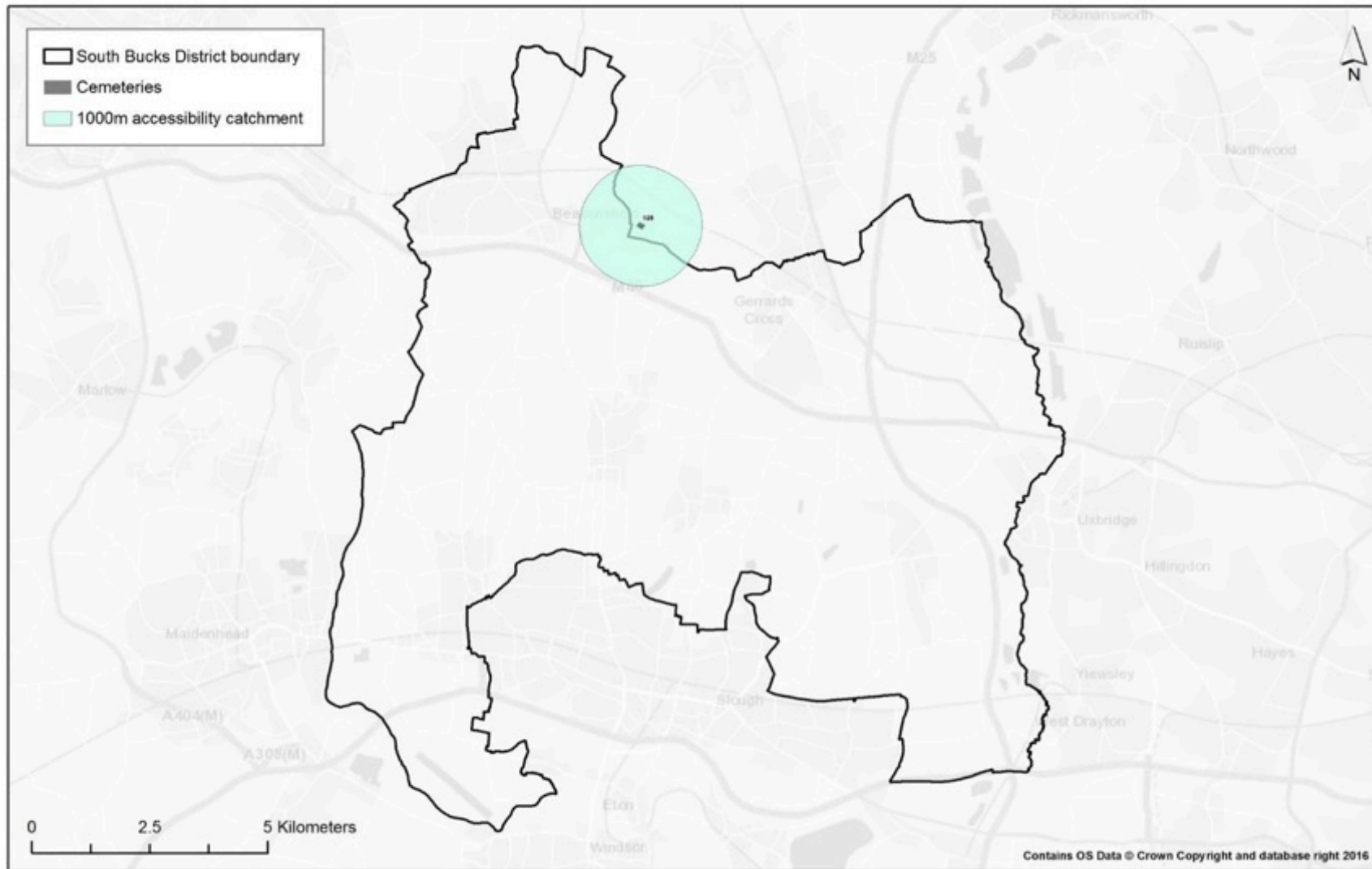
Figure 8.13: Accessibility of Cemeteries and Churchyards using GLA standards – South Bucks District



Cemeteries (local significance) accessibility catchment



SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY



Cemeteries (district significance) accessibility catchment



9. KEY FINDINGS

CHILTERN DISTRICT

- 9.1. There are a number of key findings relating to the quality of sites in the District. The standard of maintenance was uniformly high, particularly in relation to litter collection and grass cutting. Sites could have been improved generally by making entrances more welcoming and by introducing informative signage to interpret the District's interesting heritage and history. Softening of many grass areas with natural meadow and tree planting would increase their landscape value and enhance biodiversity. Some playgrounds have rubber surfacing which may pose a risk to safety if not attended to.
- 9.2. There is a general shortage of interesting and exciting play space when compared to the national standard. The west of the District needs additional NEAP provision, more LEAPs should be considered in the Chalfont St Giles area, and more LAPs in and around Chalfont Common. In addition, more Amenity Greenspace is needed. Public Parks and Gardens are required in some communities, particularly in the south of the District below Little Chalfont. The District has very healthy quantities of Natural and Semi-Natural Greenspace which is accessible to residents and other visitors. There is a more than adequate supply of Allotments.

SOUTH BUCKS DISTRICT

- 9.3. Open spaces in the District were clean and well-maintained at the time of audit, particularly Parks and Gardens. Some play sites need new safety surfacing to avoid risk in future, and some were unconnected to footpaths or vehicle parking, involving a long walk across grass. Signage could be improved to make open spaces of all types more welcoming, and to create a "sense of place." More use of tree planting and natural landscaping in the form of floral or managed grass meadow would improve biodiversity, provide shade, and improve appearance.
- 9.4. There is a very large supply of Parks and Gardens in the District, largely due to sizeable accessible landholdings such as Burnham Beeches and Cliveden. Amenity Greenspace is also well-provided, with some large open spaces such as Gerrards Cross Common. There is a shortage of play sites, partially owing to a lack of available informal space (kickabout, picnic areas, etc.). Beaconsfield in particular is deficient. All settlements with the exception of Gerrards Cross have large quantities and good distribution of accessible Natural and Semi-Natural Greenspace. The provision of Allotments is adequate, but borderline by 2036.

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

SITES OF SPECIFIC STRATEGIC IMPORTANCE

9.5. A number of key findings have been ascertained in relation to four specific sites specified by the client in the brief as of specific importance in relation to informing the emerging Chiltern and South Bucks Local Plan.

9.6. These sites with key findings are as follows:

- Wilton Park, Beaconsfield:

Key deficiencies should be addressed to include retention of existing trees of amenity value. Exciting play facilities should be introduced. Sustainable Urban Drainage System measures should be introduced to reduce flooding. In addition, biodiversity should be enhanced by the use of floral meadow and informal grassland. Greenways should be introduced to connect Wilton Park with nearby communities. Finally, good interpretation should be introduced to enhance people's "sense of place"

- Academy Site, Stoke Poges:

This site lends itself to the creation of a country park which would be open to the public all year, and providing a wide range of outdoor recreational facilities. Options should include enhancement of the treescape by strategic planting and management. Better interpretation and waymarking are also important at this site. Better facilities should include all-weather footpaths and cycleways. It would also be worth considering the introduction of a "fitness trail" in conjunction with a "green gym" approach operated with the health partnership. Play facilities could include "green play" in keeping with the surrounding environment

- Iver Heath Fields:

If allocated for commercial and residential purposes, any proposed development should be limited so as to allow sufficient space for outdoor recreational usage. A range of habitats should be used to improve drainage from buildings and enhance biodiversity. Green corridors should be created through the site to create recreational opportunities, and to reduce pollution from motorised transport. The existing treescape should be carefully conserved.

9.7. Each of these sites are examined using the following methodology:

- **Background**
- **Situational analysis**
- **Consultation**
- **Strategic options**

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

9.8. Each has been considered individually, and draw on key findings contained in this report. They are reproduced in full in Appendix E.

RATIONALISATION OF EXISTING SITES

9.9. There is some open space in the District, as identified in this Strategy, which might be more used by local communities if it was of a better quality, smaller, more defined, or provided a more beneficial amenity. The development of the Local Plan provides the opportunity to address this situation to benefit local communities.

9.10. Linked to the development of neighbourhood plans and the proposals therein, and/ or other proposals, there is opportunity for the Council to consider development of a policy which could see the rationalisation, replacement or potentially the loss of defined public open space to secure a more beneficial public open space facility albeit on a reduced area. Clearly this concept would need to be in line with/have broad community support.

9.11. Such an approach, could, for example, support the redevelopment of a sports field for a mixed residential / public open space proposal which may be acceptable to the community. Such a proposal would be subject to overcoming the loss of sports pitches, possibly through the opportunity to develop 3G pitches in the local community on existing sports facilities.

9.12. This could be a policy approach allowing for the betterment of public open spaces by allowing the rationalisation, replacement or possibly the loss of open space. i.e. a disused football pitch could be replaced by a 3G pitch to deal with the playing pitch issues.

9.13. It is recommended that the Council develop a policy allowing for the betterment of public open spaces by allowing the rationalisation, replacement or potentially the loss of defined open space with the material benefit of improving provision. Public Open Space would still be retained but would be re-designed to better meet and address the needs of the local community.

10. ACTION PLAN

10.1 The actions outlined in previous sections are included in the Action Plan. This is divided into the following:

- Short-term actions – within the next three years
- Medium-term actions – three to five years
- Long-term actions – up to ten years.

10.2. Each action is numbered in accordance with the system used to identify actions in Annexes F and G, i.e.:

- “P” numbers (P1; P2; P3, etc.) indicate actions relating to planning issues
- “S” numbers (S1; S2; S3, etc.) indicate actions relating to service issues
- There is a section where actions are detailed
- Resources are indicated either in terms of sources of finance for implementation, or as officer time required for preparation and implementation
- The “Progress to Date” and “Review Date” sections are included for the client in order to allow for self-monitoring of progress.

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

Table 10.1: Action Plan

SHORT TERM ACTIONS					
NO.	ACTIONS	SECTION REF	RESOURCES REQUIRED	PROGRESS TO DATE	REVIEW DATE
P2	Draft Toolkit for enhancement of biodiversity with colleagues in green space management	12.8	Officer time both within Chiltern District and South Bucks EU projects (e.g. Green and Blue Space Adaptation for Urban Areas and Eco Towns (GRaBS))		
P3	Support proposals for new green corridors through Local Plan policy either through future planning proposals or on sites allocated in the Local Plan.	12.14	Chiltern District and South Bucks Officer time		
P4	Define developer contribution model based on best practice for improvements to the quality, quantity and accessibility of open space through the updating of the Council's existing Planning Gain Guide and approach to calculating developer contributions.	12.31	Chiltern District and South Bucks Officer time		
P5	The national standards set out in this assessment to be used to protect existing open spaces and the local standards identified to be used to calculate provision of new facilities and spaces. This policy approach relating to quantity, quality and accessibility standards to be set out in adopted Local Plan policy.	12.37	Chiltern District and South Bucks Officer time		
S8	Devise programme of improvements to allotment sites	11.28	Chiltern and South Bucks Officer time and Town/Parish Councils time		

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

MEDIUM TERM ACTIONS					
NO.	ACTIONS	SECTION REF	RESOURCES	PROGRESS TO DATE	REVIEW DATE
P8	Assist Town and Parish Councils in conducting an appraisal of current and future demand for allotment plots throughout the Districts and adopt measures to acquire additional allotment land to meet future demand if necessary.	12.44	Chiltern and South Bucks Officer time/Town and Parish Councils/ Consultants Grant funding through Town and Parish Councils		
S2	Build an “iplay” playground, or introduce to an existing playground, and analyse usage.	11.4	Capital funding/ Sponsorship/ Developer contributions of £30K		
S4	Renovate existing playgrounds, or build new “green play” area and assess	11.13	Capital funding/ Grant funding/ Developer contributions		
S5	Develop programme for introduction or replacement of information signage, including QR codes, in open spaces	11.16	Grant funding through Town and Parish Councils		
P2 S6	Selectively introduce areas of natural landscape to open spaces	12.8: 11.22	Revenue funding		

SOUTH BUCKS AND CHILTERN JOINT OPEN SPACE STUDY

LONG TERM ACTIONS					
NO.	ACTIONS	SECTION REF	RESOURCES	PROGRESS TO DATE	REVIEW DATE
P1	Have regard to existing Landscape Character Assessments for all countryside areas when appropriate.	12.22	Chiltern and South Bucks Officer time		
P4/5/6	Meet quantitative shortfall of open space: <ul style="list-style-type: none"> • Provide Park and Gardens provision in south of Chiltern District by upgrading facilities in other types of open space • Provide Amenity Greenspace as required in areas where this is deficient, particularly in Chiltern District • Expand the size of Facilities for Young People and Children to allow more space for informal play 	12.31; 12.37; 12.41	Developer funding		
P6	Conduct a strategic options appraisal of the provision of burial space throughout the District and adopt measures to increase the general availability (see also P4 above) of burial space in accordance with strategic appraisal	12.41	S Chiltern and South Bucks Officer time/Town and Parish Council Councils/Consultants Capital funding		



**SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS:
JOINT OPEN SPACE STUDY**

**FINAL REPORT
DECEMBER 2017**



ANNEXES



ANNEX A: OPEN SPACE CATEGORIES

TYPOLOGY / DEFINITION	QUALITY STANDARD	NATIONAL QUANTITY STANDARD	SOURCE	NOTES
Parks and Gardens	<ul style="list-style-type: none"> • Welcoming clean, well maintained area with hard/soft landscaping 	0.8 ha/1,000 population	Fields in Trust	National standard adopted
	<ul style="list-style-type: none"> • A one stop community facility, accessible to all with a range of leisure, recreational and play opportunities • Safe to visit, pleasant to walk and sit in • Cut back trees and bushes for safety and clear sight-lines • Include paved and planted areas, paths, grassed areas, seating, clear pathways, appropriate lighting and signage to, and within, the site • Include ramps instead of steps and wide paths for wheelchair and pushchair users • May provide opportunities for public realm art • Should link to surrounding green space. • Clean and well maintained green space, with appropriate ancillary furniture pathways, and natural landscaping • Safe site with spacious outlook • Enhance the environment/ could become a community focus 	710 m walking	Fields in Trust	National standard adopted

TYPOLOGY / DEFINITION	QUALITY STANDARD	NATIONAL QUANTITY STANDARD	SOURCE	NOTES
	<ul style="list-style-type: none"> Large spaces may afford opportunities for informal play. Smaller landscaped areas in and around housing areas Informal recreation Provide connections for wildlife and people movement Include, and often connect to, green lungs Contribute to biodiversity 			
Amenity greenspace e.g. Village Greens	<ul style="list-style-type: none"> Planted using native species Areas to be maintained clear of dog fouling and litter Provision of seating and bins May provide opportunities for public realm art May include woodland. 	0.6 ha/1,000 population 480 m walking	Fields in Trust Fields in Trust	National standard adopted National standard adopted
Play Areas for Children and Facilities for Young People and Teenagers	<ul style="list-style-type: none"> A range of provision for young people of both equipped and natural play areas Spaces should be well sited, accessible, convenient, visible, safe and secure, with seating for adults, litter bins and cycle racks – also consider pushchair/wheelchair access Well lit with informal surveillance when possible 	0.25 ha/ population LAPs – 100m LEAPs – 400m NEAPs – 1,000m 700m for Youth provision	Fields in Trust Fields in Trust	National standard adopted National standard adopted

TYPOLOGY / DEFINITION	QUALITY STANDARD	NATIONAL QUANTITY STANDARD	SOURCE	NOTES
	<ul style="list-style-type: none"> • Equipment should suit the needs of all ages and abilities and be well maintained • Zones to prevent conflict and spaces and seating for supervision • Should be clearly bounded, well maintained, free of dog fouling, have clear pathways, appropriate lighting and signage • The Council does not encourage the provision of unequipped Local Areas for Play. • Robust yet imaginative play environments ranging from youth shelters to skate parks and multi-use games areas • Kick about/games areas, skate parks, basket ball courts • If located within other areas of open space they should include buffer zones to prevent conflict • Should promote a sense of ownership and be accessible to all and have clear pathways, appropriate lighting and signage • They should be visible and safe, well maintained and free of dog fouling 			
Formal Open Space	<ul style="list-style-type: none"> • Encourage greater use of cemeteries for informal recreation e.g. allow movement inclusive of cemeteries for walking 	Quantity N/A	GLA	National standard adopted

TYPOLOGY / DEFINITION	QUALITY STANDARD	NATIONAL QUANTITY STANDARD	SOURCE	NOTES
Cemeteries	<ul style="list-style-type: none"> • Contribute to biodiversity • Provision of seating and bins • Good level of natural surveillance and lighting for safety • Ensure wheelchair/pushchair access and accessible paths for inclusiveness • Tackle the problem of dog fouling. • Use of pavement obstructions e.g. Display boards outside shops 	400 m walking (local significance)		
Formal Open Space - Allotment Gardens	<ul style="list-style-type: none"> • Secure area of land commonly within, or on the edge of, a developed area which can be rented by local people for the growing of vegetables, flowers or fruit not-for-profit • Provide opportunities for those who wish to do so to grow their own produce, and support health, sustainability and social inclusion • Sites should be well drained and accessible with wide paved paths, car access and parking, toilets, recycling facilities and inorganic waste disposal facilities • Areas should be well lit and provide safe paths. 	0.2 ha /1000 400 m walking (local significance)	Thorpe Report GLA	Thorpe Report standard adopted GLA standard adopted



ANNEX B: OPEN SPACE QUALITY ASSESSMENT

Quality assessments were conducted in accordance with the “Green Flag” criteria detailed in Section 4 of the Study.

All sites have been awarded a colour-coded score which equates to the following scale:

Scores (weighted)

- Very poor = 0% - 20%
- Poor = 21% - 40%
- Average = 41% - 60%
- Good = 61% - 80%
- Very good = 81% - 100%



RECREATION GROUNDS - CHILTERN DISTRICT

Name	Site Number	Type	Cleanliness and maintenance	Welcome	Security and safety	Landscape	Climate change adaptation	Ancillary facilities	Site access general	Site access transport	Information and signage	Percentage (weighted)
Ballinger Common Recreation Ground	87	RG	4.8	2	3	3.8	3.5	2.3	1	3	1	56%
Barn Meadow Recreation Ground, Old Amersham	18	RG	3.7	1.3	4.5	2.8	2	3.5	3	2	1	58%
Bellingdon Playing Field	50	RG	4.5	2.3	3.4	3	3	2	2.5	3	1	58%
Botley Road Recreation Ground, Chesham	56	RG	3.7	1	3.6	2.8	3	3.3	1	2.5	1	50%
Bowstridge Lane Recreation Ground, Little Chalfont	30	RG	3.7	1.7	3.3	2.8	2	3.5	3	1	1	53%
Buryfield Recreation Ground, Great Missenden	88	RG	2.8	1.3	3.5	3.3	3	3.8	2	3	1	52%
Chartridge Recreation Ground	49	RG	4	1.7	3.5	2.5	2	2	2	2.5	1	51%
Cheena Meadow, Chalfont St Peter	37	RG	4.2	2	2.5	3.3	2.5	1.3	2.3	3	2.3	53%
Chesham Moor Playing Field	57	RG	3	0.7	2.8	2.3	3	2.7	1	1.5	1	40%
Dellfield Recreation Ground, Chesham	52	RG	3.8	1	2	1.5	1.5	1.5	2	2.5	1	40%
Gold Hill Common, Chalfont St Peter	38	RG	3.8	2.6	3.5	4	4	3.3	2.3	3	2.3	63%
Gravel Hill Public Playing Field, Chalfont St Peter	36	RG	3.8	1	3.5	2.8	3	4	1.5	2	0	50%
King George V Field, Amersham on the Hill	1	RG	4	2	3.6	3.25	2	3.66	1.66	1.5	1	50%
Knotty Green Recreation Ground	105	RG	4.3	3.7	3.2	3.5	4	3	4	4	4	75%
Little Kingshill Recreation Ground	101	RG	4.5	3	2.8	2.3	2	3	2.5	2	3.7	59%
Little Missenden Recreation Ground	103	RG	4.4	1.3	3.7	3.5	4	2.7	1.7	2	1	55%
Marston Playing Field, Chesham	53	RG	4.7	0.3	3.3	1.8	2	3	1	1.5	1	44%
Nashleigh Hill Recreation Ground, Chesham	55	RG	3.7	3.3	3.8	3.8	3.5	2	1.7	1.5	3	59%
Prestwood Recreation Ground	90	RG	3.3	2	3.6	3	2.5	2.7	1.5	3	1	52%
St Leonard's Recreation Ground, Cholesbury	81	RG	4.5	3.3	3.8	4	4	3	3	4	3	73%
Seer Green Recreation Ground	114	RG	3.8	2.3	3.5	3.3	3.7	3.3	2	1	2.7	56%

FACILITIES FOR CHILDREN AND YOUNG PEOPLE – CHILTERN DISTRICT

Name	Site number	Type	Cleanliness and maintenance	Welcome	Security and safety	Landscape	Climate change/adaptation	Ancillary facilities	Site access/general	Site access/transport	Information and signage	Percentage (weighted)
Ashley Green Playground	29a	CYP	3.5	1.0	2.8	0.3	0.0	2.7	2.7	4.0	1.0	45%
Barn Meadow Recreation Ground, Old Amersham	18a	CYP	3.8	1.5	3.0	2.0	1.5	4.0	2.0	3.0	2.0	52%
Ballinger Common, Great Missenden	87a	CYP	4.3	1.3	2.0	2.0	2.5	3.0	1.5	3.0	1.0	47%
Bellingdon Playing Field	50a	CYP	4.8	1.7	3.5	3.8	4.0	2.7	1.5	2.0	1.0	57%
Bois Moor Road Play Area, Chesham	71	CYP	3.2	1.0	2.8	2.5	2.5	2.0	1.7	3.0	1.0	45%
Botley Road Recreation Ground, Chesham	56a	CYP	4.6	3.7	5.0	1.7	1.5	3.7	3.0	3.0	5.0	72%
Boundary Road Play Area, Chalfont St Peter	48	CYP	4.0	1.7	3.8	3.8	4.0	3.8	1.3	2.0	1.7	57%
Bowstridge Lane, Little Chalfont	30a	CYP	4.6	1.3	3.0	1.5	0.5	4.0	2.3	4.0	1.0	55%
Buryfield Recreation Ground, Great Missenden	88a	CYP	3.6	3.3	2.3	1.8	0.5	3.7	2.7	3.0	4.0	57%
Chalfont St Giles Playground	33a	CYP	2.8	1.3	3.0	1.5	1.0	4.0	1.7	3.0	1.0	46%
Chancellor's Play Area, Penn Street	110	CYP	3.3	0.7	1.4	1.3	2.3	0.7	0.7	1.0	0.0	26%
Chartridge Recreation Ground Playground	49a	CYP	3.6	1.0	3.0	1.3	0.5	2.8	2.0	2.0	2.0	44%
Cheena Meadow, Chalfont St Peter	37a	CYP	3.8	1.3	1.8	1.5	1.0	3.0	1.0	1.0	2.0	38%
Community Centre, Chalfont St Peter	43a	CYP	3.8	1.3	3.8	2.0	2.5	4.0	2.0	2.0	1.0	52%
Gold Hill Common, Chalfont St Peter	38a	CYP	3.6	1.3	3.0	2.0	1.0	2.5	1.0	3.0	0.0	43%
Gomm's Wood Close, Forty Green	108	CYP	3.2	0.7	3.0	3.0	3.0	1.7	1.3	2.0	0.0	41%
Gordon Road Play Area, Chesham	68	CYP	3.6	2.0	5.0	n/a	n/a	5.0	3.7	4.0	2.7	64%
Green Meadow Playground, Deer Green	117a	CYP	4.0	2.0	3.4	3.0	3.3	4.3	3.5	4.0	0.0	65%
Hervines' s Park Formal Area, Amersham on the Hill	2a	CYP	3.3	1.0	3.7	2.3	1.0	3.7	2.0	2.5	1.0	50%
Hill Meadow Play Area, Coleshill	86	CYP	4.0	3.3	3.8	4.0	4.0	3.7	3.3	3.0	3.3	72%
Holmer Green Common Playground	97a	CYP	3.4	1.3	3.4	1.0	1.0	2.0	2.0	1.7	0.0	41%
Hyde Heath Common Playground	99a	CYP	4.5	0.0	2.8	2.3	2.0	1.8	2.0	2.0	0.0	42%
King George V Field, Amersham on the Hill	1a	CYP	4.2	0.8	3.8	3.3	1.3	3.7	2.0	3.0	0.0	49%
Knotty Green Recreation Ground Playground	105a	CYP	4.3	1.3	2.6	2.3	2.0	3.3	3.3	4.0	1.0	57%
Little Kingshill Recreation Ground Playground	101a	CYP	4.0	0.7	2.8	1.8	2.0	2.7	1.7	2.0	0.0	42%
Little Missenden Recreation Ground Playground	103a	CYP	4.5	1.5	3.0	2.0	2.0	2.7	2.0	3.0	1.0	52%
Lowndes Park, Chesham	51a	CYP	3.8	2.0	2.6	2.8	2.5	3.0	1.7	3.0	0.0	50%
Marston Playing Field, Chesham	53a	CYP	4.4	2.7	4.7	3.0	2.0	3.0	2.0	2.0	4.0	63%
Meaow Cottages, Little Kingshill	102	CYP	3.7	0.3	2.5	2.3	3.0	2.0	0.7	1.0	0.0	35%
Moor Road Open Space, Chesham	64a	CYP	4.0	1.8	3.8	1.8	2.0	2.8	2.3	3.0	1.0	54%
Nashleigh Hill, Chesham	55a	CYP	3.5	0.0	3.0	1.3	1.5	3.0	1.0	2.0	0.0	37%
Piper's Wood Cottages, Little Missenden	104	CYP	3.8	1.0	2.8	2.0	3.0	1.5	1.3	2.0	1.0	42%
Pond Park, Chesham	54a	CYP	3.5	0.0	1.5	1.0	0.5	1.0	1.8	2.5	0.0	30%
Sibley's Rise Play Area, South Heath	93	CYP	3.5	2.0	1.7	0.8	0.5	0.0	1.0	3.0	3.0	36%
Village Green, Jordans Playground	34a	CYP	3.5	0.5	1.3	1.3	2.0	3.0	2.0	2.0	0.0	37%
Westwood Park, Little Chalfont	25a	CYP	3.8	1.6	3.8	3.3	3.0	4.0	3.3	4.0	1.0	64%
Winchmore Hill Common Playground	113a	CYP	3.6	3.7	3.0	2.5	2.7	1.0	3.0	3.0	3.7	60%
Windsor Road Open Space, Chesham	63a	CYP	3.5	0.0	1.0	0.8	0.5	0.0	0.5	1.0	0.0	19%
Woodland View, Chesham	69	CYP	2.8	1.3	1.5	1.0	0.5	2.3	1.7	2.0	2.7	36%

PUBLIC PARKS AND GARDENS – CHILTERN DISTRICT

Name	Site number	Type	Cleanliness and maintenance	Welcome	Security and safety	Landscape	Climate change adaptation	Ancillary facilities	Site access general	Site access transport	Information and signage	Percentage (weighted)
Ashley Green	29	PPG	3.7	1.8	3.7	3.0	3.0	4.0	2.0	3.0	1.0	58%
Hervines's Park Formal Area, Amersham on the Hill	2	PPG	3.5	1.4	3.3	3.0	1.7	4.0	2.0	2.0	2.0	52%
Holmer Green Common	97	PPG	3.2	2.3	3.5	2.8	2.5	2.3	2.0	2.5	1.0	52%
Hyde Heath Common	99	PPG	4.5	4.0	3.5	4.0	4.0	2.7	3.0	3.0	4.0	72%
Lowndes Park, Chesham	51	PPG	3.2	1.5	3.3	3.8	3.5	2.5	2.3	2.0	2.3	53%
Westwood Park, Little Chalfont	25	PPG	3.8	2.0	3.8	3.0	2.5	4.0	1.5	2.0	1.0	55%

AMENITY GREENSPACE – CHILTERN DISTRICT

Name	Site number	Type	Cleanliness and maintenance	Welcome	Security and safety	Landscape	Climate change adaptation	Ancillary facilities	Site access general	Site access transport	Information and signage	Percentage (weighted)
Benham Close Open Space, Chesham	62	AGS	3.5	0.0	1.5	1.0	0.5	0.0	1.0	1.0	0.0	22%
Church Meadow, Old Amersham	21	AGS	3.7	1.8	3.8	3.5	3.7	4.0	3.3	4.0	0.0	65%
Coleshill Village Pond	85	AGS	4.0	2.0	4.0	4.0	4.0	2.3	2.0	3.0	0.0	59%
Earl Howe Road, Holmer Green	98	AGS	3.8	1.0	2.3	2.0	2.0	1.3	2.0	3.0	1.0	43%
Elizabeth Avenue Open Space, Little Chalfont	28	AGS	3.6	1.7	3.7	3.8	2.5	0.0	1.0	2.0	1.0	45%
Finch Lane Open Space, Little Chalfont	27	AGS	3.8	2.0	3.7	4.0	4.0	0.0	2.0	3.0	0.0	52%
Garden End to Springett Place, Amersham on the Hill	11	AGS	2.3	0.0	2.5	4.0	4.3	0.7	1.3	2.0	0.0	36%
Greenside Linear Route, Prestwood	91	AGS	4.0	1.7	3.0	3.5	4.0	1.0	3.0	4.0	1.0	58%
The Green, Lyster's Green	44	AGS	4.4	1.3	3.5	3.5	4.0	0.0	1.5	2.0	0.0	47%
The Green, Lye Green	73	AGS	4.2	1.0	2.3	3.5	3.5	1.3	1.0	3.0	0.0	45%
Green Meadow, Seer Green	117	AGS	3.8	3.7	3.8	3.3	3.3	3.8	4.0	4.0	3.3	75%
Highfield Close Open Space, Amersham on the Hill	9	AGS	3.5	n/a	4.0	3.3	2.5	1.5	n/a	n/a	0.0	53%
Latimer Road Open Space, Chesham	60	AGS	3.6	4.0	3.7	4.0	4.7	2.7	3.7	4.0	4.0	75%
The Lee, Lee Common	95	AGS	4.6	1.7	3.7	3.8	4.0	3.3	1.5	3.0	1.0	60%
Library Open Space, Amersham on the Hill	8	AGS	4.8	1.7	3.3	3.8	1.5	3.8	3.0	2.0	0.0	59%
Lincoln Park, Amersham Common	15	AGS	4.0	4.0	4.0	3.5	3.0	0.0	1.0	3.0	0.0	55%
Manor Crescent Open Space, Seer Green	118	AGS	4.6	2.0	3.0	4.0	3.7	0.0	2.0	3.0	0.0	53%
Memorial Gardens, Old Amersham	19	AGS	4.8	3.8	5.0	4.3	3.0	4.7	4.3	5.0	3.0	88%
Moor Road Open Space, Chesham	64	AGS	4.0	1.7	3.0	4.0	4.0	3.3	2.7	3.0	0.0	59%
Open Space next to Community Centre, Chalfont St Peter	43	AGS	3.8	2.0	3.7	3.8	4.3	4.0	1.5	2.0	0.0	57%
Open Space adjacent to River, Chalfont St Giles	31	AGS	4.0	2.3	3.8	3.0	3.7	4.0	2.7	3.0	3.3	65%
Park Road Open Space, Amersham on the Hill	12	AGS	2.8	1.4	1.5	3.3	3.7	1.5	0.0	1.0	0.0	33%
Penn Street Common	109	AGS	4.0	3.7	3.8	4.0	4.0	1.8	4.0	4.0	2.7	73%
Pomeroy Close, Amersham Common	16	AGS	2.6	1.0	3.5	2.8	4.0	1.0	1.7	3.0	0.0	44%
Pondwicks Open Space, Old Amersham	20	AGS	4.8	5.0	4.8	5.0	4.5	4.5	3.7	5.0	5.0	94%
Raans Road Open Space, Amersham on the Hill	3	AGS	3.3	1.0	2.0	3.5	4.0	1.0	1.3	2.0	1.0	41%
Roundwood Road/Plantation Road, Amersham on the Hill	10	AGS	2.8	0.0	3.7	3.5	3.5	2.7	3.0	4.0	0.0	53%
Tyler's Green Common	111	AGS	3.8	2.7	3.6	3.8	3.3	2.8	4.0	4.0	0.0	67%
Village Green, Jordans	34	AGS	4.6	1.3	3.3	3.8	4.0	3.0	1.0	2.0	0.0	52%
Village Green, The Lee	96	AGS	4.5	2.3	3.5	4.0	4.0	2.0	1.5	3.0	1.0	58%
Water Meadow Car Park, Chesham	61	AGS	4.4	2.4	3.8	3.8	4.3	3.5	2.7	3.5	2.7	68%
Windsor Road Way Open Space, Chesham	63	AGS	3.8	0.3	0.7	1.0	1.5	0.0	1.3	1.5	0.0	25%
Woodside Close Open Space, Amersham on the Hill	7	AGS	4.5	1.4	3.5	3.3	2.5	3.3	2.7	2.5	0.0	57%
Winchmore Hill Common	113	AGS	3.7	3.3	2.5	2.3	2.8	3.0	1.7	2.0	4.3	56%

NATURAL AND SEMI-NATURAL GREENSPACE – CHILTERN DISTRICT

Name	Site number	Type	Cleanliness and maintenance	Welcome	Security and safety	Landscape	Climate change adaptation	Ancillary facilities	Site access general	Site access transport	Information and signage	Percentage (weighted)
Angling Spring Wood, Great Missenden	89	NSG	4.6	5.0	3.7	5.0	5.0	2.0	4.0	4.0	5.0	84%
Austenwood Common, Chalfont St Peter	40	NSG	3.8	1.0	3.3	4.0	4.5	3.3	2.3	4.0	1.0	60%
BBOWT Woodland, Seer Green	115	NSG	3.8	2.0	3.0	4.0	4.0	1.0	2.7	3.0	2.3	57%
Big Round Green, Trappes Lane, Chesham	72a	ACUF	4.6	2.0	3.3	5.0	5.0	1.0	2.3	3.0	1.0	61%
Blackwell Stubbs, Chesham Bois	79	NSG	4.4	0.7	2.0	4.0	4.3	1.0	1.7	1.5	1.0	45%
Bois Wood, Chesham Bois	77	ACUF	4.4	1.0	2.0	4.5	4.3	0.5	1.3	2.0	1.0	46%
Chesham Bois Common	74	NSG	3.5	0.3	2.0	4.0	4.3	1.0	1.3	2.0	0.0	40%
Chesham Hill, Chesham Bois	78a	NSG	4.0	2.3	4.0	4.0	3.7	2.0	2.7	3.0	3.0	64%
Cholesbury and Hawridge Commons	82	NSG	4.4	1.0	3.0	3.7	4.5	1.3	1.7	2.5	1.0	51%
Colehill Common, Colehill	84	NSG	3.8	1.3	3.0	3.7	4.0	1.5	2.3	3.0	0.0	52%
Crutches Wood, Jordans	35	NSG	3.8	0.3	2.3	4.0	4.5	0.8	1.3	1.5	1.0	41%
Elvidge Wood, Chesham Bois	75	ACUF	4.0	1.0	2.7	4.0	4.3	0.8	1.3	2.0	1.0	46%
Green Wood, Seer Green	116	NSG	3.4	1.3	3.0	4.0	3.8	1.0	2.0	2.5	0.0	48%
Hervine's Park Woodland, Amersham on the Hill	4	NSG	3.5	0.0	3.0	4.0	3.7	2.0	1.7	2.0	0.0	44%
Hivings Hill, Chesham	58	NSG	3.4	0.5	2.7	4.0	4.5	0.5	1.3	1.5	1.0	42%
Hodds Wood, Chesham Bois	76	ACUF	4.4	1.0	3.0	4.5	4.3	1.0	2.0	3.0	1.0	54%
Hogsback Wood, Knotty Green	107	NSG	3.7	1.0	3.0	5.0	2.6	1.3	1.4	2.5	1.4	49%
Hyde Heath Common Woodland	100	NSG	4.2	0.5	1.7	4.5	4.3	0.3	1.0	1.5	0.0	39%
Lady Gibb Millennium Wood, Chalfont St Peter	39	NSG	3.0	1.0	2.7	4.3	4.7	1.5	1.7	1.5	0.0	45%
Leyhill Common, Ley Hill	94	NSG	4.0	4.0	3.5	4.0	4.0	4.0	3.3	3.5	4.0	76%
Leachcroft Wood, Chalfont St Peter	41	NSG	3.8	0.5	2.3	4.0	4.5	1.8	1.3	1.5	1.0	44%
Little Chalfont Nature Park	28a	NSG	4.8	5.0	4.8	5.0	5.0	5.0	4.3	5.0	5.0	97%
Little Tye Road, Buckland Common	83	NSG	4.4	0.0	1.3	1.7	2.7	1.5	1.0	2.0	0.0	34%
Meades Lane Open Space, Chesham	59	NSG	3.4	4.8	4.3	4.3	5.0	3.7	4.0	4.0	4.0	83%
Millennium Wood Nature Reserve, Chalfont St Peter	42	NSG	4.2	4.8	5.0	4.9	5.0	4.5	4.3	4.5	5.0	93%
Parsonage Wood, Amersham Common	14	ACUF	2.8	0.0	2.3	4.0	4.5	0.8	0.0	2.5	0.0	34%
Penn/Tyler's Wood, Tylers Green	111a	NSG	4.0	4.0	3.8	4.0	4.0	2.0	3.7	4.0	3.3	74%
Redding Wick, South Heath	92	NSG	4.0	1.0	3.0	3.0	4.5	4.7	1.0	3.0	4.0	58%
Round Wood, Amersham on the Hill	6	ACUF	2.0	0.0	1.0	4.0	3.7	0.0	0.0	0.0	0.0	21%
Second Charsleys Wood, Amersham on the Hill	5	ACUF	3.3	0.3	2.7	4.0	4.3	0.7	1.7	2.0	2.0	44%
Snell's Wood, Little Chalfont	26	NSG	3.6	1.0	2.7	3.5	4.5	2.6	1.7	2.0	1.0	49%
Tenterden Spinney, Chesham Bois	78	NSG	4.4	2.3	3.8	4.5	4.5	1.3	3.0	3.0	3.0	66%
Throsler's Wood, Knotty Green	106	NSG	4.2	2.0	3.3	4.0	4.3	1.3	1.4	3.0	1.4	57%

ACCESSIBLE COUNTRYSIDE ON THE URBAN FRINGE – CHILTERN DISTRICT

Name	Site number	Type	Cleanliness and maintenance	Welcome	Security and safety	Landscape	Climate change adaptation	Ancillary facilities	Site access general	Site access transport	Information and signage	Percentage (weighted)
Big Round Green, Trapps Lane, Chesham	72a	ACUF	4.6	2.0	3.3	5.0	5.0	1.0	2.3	3.0	1.0	61%
Bois Wood, Chesham Bois	77	ACUF	4.4	1.0	2.0	4.5	4.3	0.5	1.3	2.0	1.0	46%
Elvidge Wood, Chesham Bois	75	ACUF	4.0	1.0	2.7	4.0	4.3	0.8	1.3	2.0	1.0	46%
Hodds Wood, Chesham Bois	76	ACUF	4.4	1.0	3.0	4.5	4.3	1.0	2.0	3.0	1.0	54%
Parsonage Wood, Amersham Common	14	ACUF	2.8	0.0	2.3	4.0	4.5	0.8	0.0	2.5	0.0	34%
Round Wood, Amersham on the Hill	6	ACUF	2.0	0.0	1.0	4.0	3.7	0.0	0.0	0.0	0.0	21%
Second Charley's Wood	5	ACUF	3.3	0.3	2.7	4.0	4.3	0.7	1.7	2.0	2.0	44%

CEMETERIES AND CHURCHYARDS – CHILTERN DISTRICT

Name	Site number	Type	Cleanliness and maintenance	Chalfont St Peter	Security and safety	Landscape	Climate change adaptation	Ancillary facilities	Site access general	Site access transport	Information and signage	Percentage (weighted)
Bowstridge Lane Cemetery, Chalfont St Giles	32	C	3.8	2.0	4.0	4.0	2.0	2.5	3.3	4.0	1.0	64%
Cemetery and St Peter Garden, Chalfont St Peter	47	C	4.0	1.0	3.6	3.0	3.5	2.0	2.3	3.0	1.0	24%
Chesham Bois Cemetery	80	C	4.2	1.5	3.7	3.0	3.0	3.3	2.7	4.0	1.0	61%
Chesham Cemetery	66	C	4.6	3.8	4.0	3.5	2.0	4.0	4.0	4.0	4.0	78%
Denham Lane Garden of Rest, Chalfont St Peter	48a	C	4.7	1.5	3.5	3.8	4.0	3.0	2.3	3.0	1.0	60%
Gardens of Rest, Chalfont St Peter	45	C	4.5	1.0	3.0	3.3	3.0	1.7	1.0	2.0	0.0	46%
Parish Churchyard, Chalfont St Giles	33	C	4.6	3.3	4.8	4.0	4.0	4.0	4.0	4.0	3.7	82%
Parish Churchyard, Chalfont St Peter	46	C	4.5	3.8	4.2	4.0	4.0	2.7	3.0	4.0	3.7	76%
Parish Churchyard, Chesham	67	C	4.4	1.5	3.3	3.8	3.5	2.7	3.7	4.0	3.3	66%
The Platt Cemetery, Old Amersham	24	C	4.8	1.8	3.0	4.0	3.0	2.3	2.3	4.0	1.0	61%
St Mary's Cemetery, Old Amersham	23	C	3.8	1.8	3.3	4.0	4.0	3.3	2.3	2.0	1.0	57%
St Mary's Churchyard, Old Amersham	22	C	3.7	2.6	3.2	4.0	4.3	3.7	3.7	4.0	2.7	71%
Seer Green Cemetery	119	C	4.0	2.7	3.8	3.5	4.0	2.3	2.7	3.0	2.0	63%
Stanley Hill Cemetery, Amersham Common	17	C	4.7	3.0	4.0	3.8	3.5	3.3	3.0	2.5	1.0	68%

CIVIC SPACES – CHILTERN DISTRICT

Name	Site number	Type	Cleanliness and maintenance	Welcome	Security and safety	Landscape	Climate change adaptation	Ancillary facilities	Site access general	Site access transport	Information and signage	Percentage (weighted)
Clock Tower, Market Square, Chesham	51b	CS	4.3	3.8	4.6	4.3	3.0	5.0	5.0	5.0	3.3	88%
Old Amersham Civic Space	24a	CS	4.6	4.3	3.7	3.5	n/a	4.3	4.3	5.0	4.0	82%

ALLOTMENTS – CHILTERN DISTRICT

Name	Site Number	Type	Cleanliness and maintenance	Welcome	Security and safety	Landscape	Climate change adaptation	Ancillary facilities	Site access general	Site access transport	Information and signage	Percentage (weighted)
Amersham Road, Chesham	136.0	A	3.0	1.0	3.0	3.0	4.0	0.4	1.2	2.0	2.3	42%
Ashridge Farm, Chesham	130.0	A	3.8	3.0	2.8	3.7	3.5	1.5	2.3	3.0	3.0	59%
Back Lane, Chalfont St Giles	126.0	A	3.8	1.5	2.0	2.0	4.0	1.8	3.0	3.0	2.3	51%
Brays Green Lane, Hyde Heath	150.0	A	4.2	1.0	1.3	2.0	4.0	0.6	1.0	1.0	1.0	35%
Cameron Road, Chesham	N/A	A	4.5	4.0	4.2	4.0	4.0	4.0	3.7	4.0	4.0	81%
Chartridge	129.0	A	4.8	1.0	4.0	4.3	4.0	2.0	2.7	3.0	0.0	60%
Spurlands End Road, Heath End	143.0	A	4.0	1.7	4.0	3.7	4.0	1.2	2.3	4.0	1.0	59%
Cholesbury, Buckland Common	141.0	A	3.7	1.0	2.2	2.5	4.0	0.6	1.0	1.0	1.0	37%
Church Lane, Chalfont St Peter	127.0	A	3.2	0.5	2.0	3.3	4.0	2.0	1.7	3.0	0.0	43%
Duke of Bedford Trust, Chesham	140.0	A	3.3	1.7	1.8	3.7	4.0	1.0	1.0	3.0	1.0	44%
Germain Street, Chesham	135.0	A	4.0	0.3	2.4	4.0	4.0	0.8	2.0	3.0	0.0	46%
Great Missenden	142.0	A	4.5	2.3	2.8	3.7	4.0	1.4	2.3	3.0	1.0	57%
Highmoor Cottages, Little Missenden	152.0	A	4.2	1.0	2.3	2.0	4.0	0.4	1.3	2.0	1.0	45%
Ballinger Road, Ballinger	N/A	A	3.6	1.7	3.0	3.3	4.0	2.0	3.0	4.0	1.0	58%
Hill House, Chalfont St Peter	128.0	A	3.8	0.5	2.7	3.5	4.0	1.8	2.0	3.0	0.0	48%
Hogg Lane, Holmer Green	149.0	A	3.8	2.0	2.8	3.3	4.0	1.0	2.7	4.0	1.3	56%
Beech Tree Road, Holmer Green	N/A	A	3.6	1.3	2.8	3.3	4.0	2.0	3.0	4.0	0.0	55%
Knotty Green, Penn	153.0	A	4.5	4.0	4.0	4.0	4.0	3.0	4.0	4.0	4.0	80%
The Lee, Lee Common	147.0	A	4.0	1.6	2.6	3.3	4.0	1.0	1.8	3.0	1.0	50%
Little Missenden	148.0	A	3.8	1.7	3.4	3.7	4.0	1.3	3.0	4.0	1.3	59%
Nairdwood Lane, Prestwood	145.0	A	4.3	1.7	2.6	3.7	4.0	1.0	2.3	4.0	1.0	55%
Chequers Lane, Prestwood	N/A	A	3.6	2.7	3.0	4.0	4.0	1.5	3.3	4.0	1.7	55%
Potter Row, South Heath	146.0	A	4.0	1.7	3.3	3.7	4.0	1.0	2.3	3.0	1.0	54%
Pygtle, Old Amersham	122.0	A	4.3	2.5	3.8	3.5	3.5	1.8	2.7	3.0	2.0	62%
Seer Green	155.0	A	3.8	3.5	3.3	3.5	4.0	2.0	4.0	4.0	2.7	70%
Spurlands End Road, Heath End	143.0	A	4.0	1.7	4.0	3.7	4.0	1.2	2.3	4.0	1.0	59%
White Lion Close, Old Amersham	121.0	A	4.0	1.7	2.8	3.8	4.0	1.8	2.7	4.0	2.0	59%
Winchmore Hill	154.0	A	3.5	1.7	3.0	3.0	4.0	1.3	1.7	2.0	1.0	48%
Windsor Lane, Little Kingshill	151.0	A	4.2	2.0	3.3	3.3	4.0	0.6	2.0	3.0	1.0	54%
Woodside Road, Amersham on the Hill	120.0	A	5.0	3.0	4.0	4.0	5.0	4.5	5.0	2.5	2.7	81%

RECREATION GROUNDS – SOUTH BUCKS DISTRICT

Name	Site number	Type	Cleanliness and maintenance	Welcome	Security and safety	Landscape	Climate change adaptation	Ancillary facilities	Site access general	Site access transport	Information and signage	Percentage (weighted)	
Bells Hill Recreation Ground, Stoke Poges	SP11	RG	5.4	3.6	5.7	3.0	1.1	2.7	4.1	2.7	1.4	29.7	66%
Burnham Memorial Cricket Ground, Burnham	BUR7	RG	6.3	4.4	5.6	3.6	1.6	2.9	5.8	3.6	1.2	35.0	78%
George Pitcher Memorial Ground, Burnham	BUR3	RG	5.6	5.1	5.6	3.6	1.5	3.6	4.9	3.2	1.2	34.3	76%
Grenville Close, Burnham	BUR5	RG	4.9	2.2	2.7	1.1	0.7	0.5	2.0	1.8	0.0	15.9	35%
Harvey Memorial Recreation Ground, Weham	WEX7	RG	4.3	1.8	5.1	2.3	1.2	3.0	2.4	1.8	0.5	22.4	50%
Iver Heath Recreation Ground	IVE7	RG	3.8	1.8	4.3	1.4	0.9	2.9	3.6	2.7	0.5	21.9	49%
Iver Recreation Ground	IVE20	RG	5.2	4.7	4.7	2.3	1.1	3.4	3.1	2.7	1.8	29.0	64%
Farnham Common Sports Club	FR13	RG	5.4	4.9	5.4	2.9	1.4	2.7	4.1	2.7	1.2	30.7	68%
Malthouse Recreation Ground, Beaconsfield	BEA24	RG	5.6	3.1	4.9	5.1	3.3	2.7	2.7	2.3	1.5	31.2	69%
Sefton Park, Stoke Poges	SP19	RG	6.8	n/a	6.5	3.6	1.6	n/a	n/a	n/a	n/a	18.5	65%
Tillard Memorial Cricket Ground, Denham	DEN2	RG	4.7	3.1	5.2	2.9	1.2	1.6	2.2	2.3	0.5	23.7	53%

FACILITIES FOR CHILDREN AND YOUNG PEOPLE – SOUTH BUCKS DISTRICT

Name	Site number	Type	Cleanliness@maintenance	Welcome	Security@safety	Landscape	Climate@change@adaptation	Ancillary facilities	Site@access@general	Site@access@transport	Information@signage	Percentage@weighted	
Aldebourne Field Playground, Denham	DEN15a	CYP	4.1	2.2	5.4	2.0	1.4	2.7	1.4	0.9	0.5	20.6	46%
Bells Hill Recreation Ground Playground, Stoke Poges	SP11a	CYP	6.1	4.1	5.4	2.3	0.9	3.2	4.5	3.6	1.4	31.5	70%
Burnham Park Playground, Burnham	BUR15a	CYP	4.3	0.4	5.1	1.1	0.7	2.5	3.1	2.7	0.5	20.4	45%
Children's Play Area, Knighton Way, New Denham	DEN16	CYP	3.6	2.2	4.1	2.4	1.2	2.7	1.8	0.9	0.5	19.4	43%
Colne Valley Country Park Playground, Denham	DEN13a	CYP	5.7	4.5	5.4	2.9	1.5	3.6	4.5	3.6	1.4	33.1	74%
Farnham Common Sports Club Playground	FR16a	CYP	4.3	2.7	3.7	2.1	0.7	2.7	4.9	3.6	1.8	26.5	59%
Farnham Park Playing Field Playground	FR15	CYP	4.5	4.9	4.9	2.9	1.8	3.6	5.4	3.6	1.8	33.4	74%
The Glebe Playground, Denham	DEN11a	CYP	4.7	1.8	2.7	2.9	1.5	3.0	1.8	1.8	0.0	20.2	45%
Hag Hill Playground, Burnham	BUR10	CYP	4.1	4.9	3.5	3.6	1.8	2.5	3.1	n/a	1.0	24.5	60%
Harvey Memorial Ground Playground, Wexham	WEX17a	CYP	3.8	2.2	4.1	2.1	1.0	3.2	2.7	1.8	0.5	21.4	48%
Hedgerley Hill Playground, Hedgerley	HED18a	CYP	5.4	2.2	5.1	2.1	0.7	2.3	1.8	0.9	0.5	21.0	47%
Hotspur Recreation Ground, Beaconsfield	BEA121	CYP	5.4	1.4	5.4	2.7	1.5	3.6	2.0	1.8	1.0	24.8	55%
Iver Heath Recreation Ground Playground, Iver	IVE17a	CYP	3.2	2.2	3.2	1.1	0.9	2.7	3.7	2.7	0.5	20.2	45%
Iver Recreation Ground Playground	IVE120a	CYP	5.4	2.7	5.4	1.1	0.3	3.4	5.4	3.6	0.9	28.2	63%
Malthouse Recreation Ground Playground, Beaconsfield	BEA124a	CYP	5.6	4.1	5.4	2.0	0.9	3.3	5.4	3.6	1.6	31.9	71%
Plough Lane Recreation Ground, Stoke Poges	SP13	CYP	5.2	2.2	4.4	2.3	1.4	2.7	2.2	1.8	0.5	22.7	50%
Reachers Retreat Playground, Dorney	DOR11a	CYP	5.2	4.5	4.1	1.8	1.4	3.0	3.6	1.8	1.5	26.9	60%
St Peter's Recreation Ground Playground, Burnham	BUR16a	CYP	3.0	1.4	2.7	1.4	0.6	5.6	1.8	1.8	0.5	18.8	42%
Tatling End Play Area, Denham	DEN10	CYP	4.7	3.6	4.4	3.2	1.6	3.0	3.6	2.3	1.2	27.6	61%
Thames Valley Adventure Playground, Taplow	TAP116	CYP	5.9	5.4	5.4	3.2	1.8	3.4	5.4	3.6	1.5	35.6	79%
Tillard Memorial Cricket Ground Playground, Denham	DEN12a	CYP	3.8	0.9	4.1	1.4	0.7	2.7	1.4	0.9	0.0	15.9	35%

PUBLIC PARKS AND GARDENS – SOUTH BUCKS DISTRICT

Name	Site number	Type	Cleanliness and maintenance	Welcome	Security and safety	Landscape	Climate change adaptation	Ancillary facilities	Site access general	Site access transport	Information signage	Percentage (Weighted)	
Burnham Beeches	BUR11	PPG	5.6	6.1	6.3	4.3	2.0	4.1	6.8	4.5	2.3	42.0	93%
Burnham Park, Burnham	BUR15	PPG	6.3	5.4	5.6	3.6	1.8	4.1	5.4	4.1	1.8	38.1	85%
Bulstrode Park, Gerrards Cross	GC19	PPG	5.4	0.7	4.7	3.6	1.9	0.9	1.8	2.7	0.0	21.7	48%
Cliveden Estate, Taplow	TAP16	PPG	6.1	5.7	5.4	3.6	1.6	3.6	5.4	3.6	1.8	36.8	82%
Community Garden, Iwer	IVE10	PPG	5.8	4.5	5.4	3.6	1.5	3.9	4.9	3.6	1.8	35.0	78%
Denham Place, Denham	DEN17	PPG	5.2	n/a	4.9	3.6	1.6	n/a	2.2	1.8	0.0	19.3	57%
Dorney Common	DOR12	PPG	5.2	1.7	2.7	2.3	1.6	0.7	1.8	1.4	0.9	18.3	41%
Farnham Community Orchard, Farnham Royal	FR15	PPG	5.4	6.1	5.4	4.1	1.9	3.3	4.7	3.6	1.8	36.3	81%
Garden of Remembrance, Stoke Poges	SP12	PPG	6.3	5.7	5.4	3.6	1.8	3.4	5.4	3.6	1.8	37.0	82%
Hall Barn, Beaconsfield	BEA16	PPG	6.1	2.0	4.7	3.4	1.7	0.2	1.4	0.6	0.5	20.6	46%
Hitcham and Taplow Recreation Ground	TAP18	PPG	4.5	2.7	3.7	2.3	1.2	2.7	2.2	1.8	0.9	22.0	49%
Nashdom Abbey, Burnham	BUR11	PPG	6.5	6.8	6.1	4.3	1.8	n/a	n/a	n/a	n/a	25.5	94%
Old Town Gardens, Beaconsfield	BEA13	PPG	5.4	3.0	6.1	3.4	1.5	4.1	5.4	3.6	1.5	34.0	76%
Stomping Ground, Burnham	BUR11	PPG	4.7	2.7	4.9	2.7	1.0	3.4	3.6	3.6	1.2	27.8	62%
Taplow Court	TAP10	PPG	6.3	2.7	5.2	3.6	1.8	3.6	4.5	3.6	0.5	31.8	71%
Town Hall Garden, Beaconsfield	BEA16	PPG	5.4	3.0	5.4	3.4	1.6	3.6	4.5	2.7	1.0	30.6	68%

AMENITY GREENSPACE – SOUTH BUCKS DISTRICT

Name	Site Number	Type	Cleanliness and maintenance	Welcome	Security and safety	Landscape	Climate change/adaptation	Ancillary facilities	Site access general	Site access transport	Information and signage	Percentage (weighted)	
Aldebourne Field, Denham	DEN05	AGS	3.1	1.4	3.0	1.6	1.4	0.3	1.4	0.9	0.5	13.6	30%
Althusen Gardens, Fulmer	FUL04	AGS	6.2	5.4	6.3	3.4	1.6	0.9	5.4	3.6	n/a	32.8	77%
Ashford Road/Pinewood Green, Iver	IVE04	AGS	5.6	3.6	4.6	3.6	1.8	3.9	5.4	3.6	0.0	32.1	71%
Barnfield, Iver	IVE01	AGS	4.7	3.1	3.7	2.9	1.5	0.9	1.4	2.7	0.9	21.8	48%
Bayley Crescent, Burnham	BUR00	AGS	5.2	4.1	4.3	2.7	1.2	2.1	5.4	3.6	n/a	28.6	67%
Beaconsfield Open Space, Beaconsfield	BEA03	AGS	3.5	n/a	5.4	3.6	1.8	n/a	n/a	n/a	n/a	14.3	71%
Blackpond Lane, Farnham Royal	FR02	AGS	0.7	0.4	2.2	1.8	1.4	0.0	0.0	0.0	0.0	6.5	14%
Bradbury Gardens, Fulmer	FUL07	AGS	6.2	5.4	4.4	3.4	1.8	0.9	5.4	3.6	n/a	31.1	73%
Brunel Railway Bridge Public Space, Taplow	TAP03	AGS	4.7	1.7	4.4	2.5	1.2	1.8	1.4	1.8	0.5	20.0	44%
Burlington Road, Burnham	BUR01	AGS	5.4	4.1	4.7	1.6	0.7	0.0	2.7	2.7	n/a	21.9	51%
The Camp, Gerrards Cross	GC07	AGS	3.6	1.4	4.1	3.4	1.8	1.1	0.9	0.5	0.0	16.8	37%
Candlemass Mead, Beaconsfield	BEA00	AGS	3.1	1.4	1.0	0.7	0.6	0.5	0.9	0.9	0.5	9.6	21%
Chesterton Green, Beaconsfield	BEA01	AGS	3.1	1.4	1.0	0.7	0.6	0.5	0.9	0.9	0.5	9.6	21%
Colne Orchard, Iver	IVE02	AGS	4.5	4.1	3.0	2.9	1.8	0.0	1.4	1.8	0.9	20.4	45%
Davenies Strip, Beaconsfield	BEA04	AGS	4.9	3.6	5.4	3.6	1.7	1.2	4.5	3.6	0.9	29.4	65%
Denham Green, Denham	DEN04	AGS	6.1	3.1	6.1	3.4	1.8	5.4	4.9	3.6	0.0	34.4	76%
Devonshire Green, Farnham Royal	FR08	AGS	5.2	2.7	6.1	3.4	1.8	1.8	1.4	2.7	0.0	25.1	56%
The Fairway, Burnham	BUR03	AGS	5.9	5.4	5.4	3.6	1.8	2.4	5.4	3.2	1.8	34.9	78%
Farnham Common Village Green, Farnham Royal	FR02	AGS	5.8	6.3	5.1	3.4	1.4	3.6	5.4	3.6	1.8	36.4	81%
Gerrards Cross Common	GC03	AGS	6.3	6.3	5.7	4.1	2.0	3.6	5.8	3.8	1.8	39.4	88%
Glaisyer Way, Iver	IVE06	AGS	5.1	3.6	4.5	3.4	1.6	0.0	0.5	2.7	0.0	21.4	48%
The Glebe, Denham	DEN01	AGS	5.2	5.4	5.4	3.4	1.5	3.6	4.1	1.8	1.6	32.0	71%
Hampden Hill, Beaconsfield	BEA07	AGS	4.3	3.0	4.5	3.2	1.6	1.8	0.5	1.8	0.0	20.7	46%
Heath Road/South Way, Beaconsfield	BEA08	AGS	5.9	5.4	4.7	3.4	4.1	0.0	n/a	n/a	n/a	23.5	72%
Hedgerley Green, Hedgerley	HED06	AGS	5.8	1.7	4.1	3.2	1.7	0.5	3.1	2.3	0.0	22.4	50%
Hedgerley Village Green and Pond	HED05	AGS	5.2	4.5	5.1	3.4	1.8	2.4	3.1	2.7	1.6	29.8	66%
Hyde Green, Beaconsfield	BEA02	AGS	4.5	1.4	1.7	1.8	1.2	1.8	1.4	0.9	0.7	15.4	34%
Iver Heath, Iver	IVE03	AGS	4.3	2.7	5.4	3.4	1.6	0.0	0.9	2.7	0.5	21.5	48%
Kingfisher Gardens, Iver	IVE09	AGS	3.4	4.9	4.9	3.2	1.8	3.6	4.5	3.6	1.2	31.1	69%
Land on A12, Iver	IVE05	AGS	5.0	2.7	4.1	3.4	1.7	3.6	1.4	2.7	0.0	24.6	55%
Land near Iver Junior School	IVE02	AGS	6.2	2.7	4.5	2.7	1.4	0.0	n/a	n/a	n/a	17.5	54%
Malthouse Square, Beaconsfield	BEA05	AGS	4.7	2.0	3.8	2.3	1.0	1.5	3.1	1.8	0.9	21.1	47%
Marina Way, Iver	IVE09	AGS	4.6	1.8	1.4	1.1	0.9	0.0	1.4	1.8	0.0	13.0	29%
Memorial Garden, Dorney	DOR03	AGS	6.1	2.0	5.4	3.6	1.8	3.6	2.7	2.7	0.9	28.8	64%
North Drive Green, Beaconsfield	BEA06	AGS	3.8	5.4	4.4	3.2	1.6	1.8	5.4	3.6	n/a	29.2	68%
One Pin Lane, Farnham Royal	FR02	AGS	5.4	4.1	5.4	2.9	1.5	0.0	n/a	2.7	n/a	22.0	60%
Parkway Strip, Beaconsfield	BEA08	AGS	3.1	2.7	3.2	3.2	1.8	2.4	4.1	3.6	0.0	24.1	54%
Reachers Retreat, Dorney	DOR01	AGS	4.7	1.8	5.1	2.9	1.6	3.0	2.2	2.3	0.5	24.1	54%
Seeley's Walk, Beaconsfield	BEA01	AGS	3.8	2.4	4.7	3.4	1.9	0.9	4.5	3.2	1.2	26.0	58%
St Michael's Green, Beaconsfield	BEA03	AGS	5.6	3.8	5.4	3.4	1.2	3.6	4.9	3.6	1.4	32.9	73%
Pond and Open Space, Burnham	BUR02	AGS	4.3	3.4	5.1	3.2	1.7	2.1	2.2	3.6	0.5	26.1	58%
St Leonards Mound, Iver	IVE02	AGS	5.4	0.9	2.2	2.7	1.8	0.0	1.4	0.9	0.0	15.3	34%
St Martin's Close, Denham	DEN00	AGS	4.1	1.8	3.0	2.3	1.4	2.7	2.7	1.8	0.5	20.3	45%
St Peter's Recreation Ground, Burnham	BUR06	AGS	5.2	1.8	5.1	2.9	1.2	3.3	0.7	0.5	0.0	20.7	46%
Taplow Village Green	TAP03	AGS	6.1	3.6	5.4	3.6	1.8	3.6	2.7	2.7	0.5	30.0	67%
Verge by Dorney Court, Dorney	DOR05	AGS	5.6	5.4	5.4	3.6	1.8	n/a	4.1	2.7	n/a	28.6	71%
Village Green, Farnham Royal	FR07	AGS	5.2	3.8	4.7	3.4	1.8	3.6	4.1	2.7	0.0	29.3	65%
Wasteland adjacent to Richings Park, Iver	IVE06	AGS	2.7	1.4	1.4	2.4	1.4	0.0	0.0	0.0	0.0	9.3	21%

NATURAL AND SEMI-NATURAL GREENSPACE – SOUTH BUCKS DISTRICT

Name	Site#number	Type	Cleanliness#and#maintenance	Welcome	Security#and#safety	Landscape	Climate#change#adaptation	Ancillary#facilities	Site#access#general	Site#access#transport	Information#and#signage	Percentage#(weighted)	
BlackRockCountryPark,Wexham	WEX24	ACUF	5.4	5.4	5.1	3.6	1.9	1.7	5.4	2.3	1.8	32.6	72%
BoundaryCopse,FarnhamRoyal	FR20	NSG	4.1	4.5	4.4	2.5	1.8	1.2	4.5	3.2	1.5	27.7	62%
BurgessWood,Beaconsfield	BEA29	NSG	n/a	n/a	n/a	n/a	1.8	n/a	n/a	n/a	n/a	1.8	80%
BerryHill,Taplow	TAP7	NSG	3.6	1.4	2.7	2.0	1.8	0.0	0.0	0.0	0.0	11.5	25%
CapsWood(scotland),Denham	DEN25	ACUF	4.5	2.4	4.1	3.0	1.9	0.7	3.1	2.7	1.0	23.4	52%
ChurchWood,Hedgerley	HED7	NSG	4.5	1.0	3.5	3.6	1.8	0.2	0.6	0.9	0.5	16.6	37%
ColneValleyCountryPark,Denham	DEN23	ACUF	5.8	5.7	5.4	3.4	2.0	3.6	5.4	3.3	1.8	36.4	81%
CutThroatWoodNorth,Beaconsfield	BEA22	NSG	4.9	3.0	4.6	4.1	2.1	1.4	1.8	1.8	0.5	24.2	54%
TheDellWasteland,FarnhamRoyal	FR22	NSG	1.1	0.0	0.4	3.6	1.8	0.0	0.0	0.0	0.0	6.9	15%
DorneyReach	DOR6	ACUF	5.6	5.4	5.4	3.3	1.9	3.6	5.4	3.6	1.8	36.0	80%
Dropmore,Burnham	BUR6	NSG	6.3	0.0	6.3	3.6	1.9	0.0	0.0	0.0	0.0	18.1	40%
FordLandLake,Iver	IVE25	ACUF	5.4	2.7	5.1	3.4	1.9	3.4	4.5	3.6	1.2	31.2	69%
TheSore,Burnham	BUR27	NSG	3.5	1.4	2.2	2.0	1.5	0.9	0.9	0.9	0.5	13.8	31%
HedgerleyHill	HED3	NSG	5.8	2.0	4.1	3.4	1.6	3.3	2.2	2.7	0.0	25.1	56%
HogsbackWood,Beaconsfield	BEA29	NSG	3.7	1.0	3.0	5.0	2.6	1.3	1.4	2.5	1.4	21.9	49%
IngramsCopse,FarnhamRoyal	FR29	NSG	3.5	0.9	2.2	3.0	1.8	0.6	1.4	0.9	0.0	14.3	32%
IverHeathFields	IVE28	NSG	5.1	3.7	5.1	3.4	1.7	1.8	4.9	3.6	1.8	31.1	69%
JubileeCopse,FarnhamRoyal	FR24	NSG	4.3	1.7	2.2	3.0	1.8	0.6	2.7	1.5	0.5	18.3	41%
KemsleyWood,Hedgerley	HED3	NSG	5.2	5.4	5.4	4.2	2.0	1.4	4.9	3.6	1.8	33.9	75%
KilnWood,Hedgerley	HED3	NSG	4.5	1.4	3.8	3.6	1.8	0.3	1.4	1.8	0.0	18.6	41%
KingsMeadow,Denham	DEN21	ACUF	5.9	2.7	2.7	4.1	1.9	0.3	0.9	0.9	0.5	19.9	44%
LangleyParkCountryPark,Wexham	WEX25	ACUF	5.4	5.4	4.7	3.6	1.8	3.6	5.4	2.7	1.8	34.4	76%
LittleworthCommon,Burnham	BUR28	NSG	5.6	2.0	5.1	3.6	1.8	1.6	3.6	3.6	0.7	27.6	61%
HrdingsRowNatureReserve,Iver	IVE28	NSG	4.7	2.7	3.5	2.9	3.4	1.1	2.7	2.3	1.0	24.3	54%
NettleshipWoods,StokePoges	SP25	NSG	4.5	1.7	4.1	3.0	1.8	0.7	2.2	2.7	0.5	21.2	47%
NightingaleWood,Denham	DEN24	NSG	3.1	0.0	2.0	2.7	1.9	0.2	0.0	0.0	0.0	9.9	22%
NorthmoorHillWest,Denham	DEN22	ACUF	5.8	5.4	4.9	3.8	2.1	3.2	4.9	3.6	1.9	35.6	79%
OneTreeMeadow,Beaconsfield	BEA27	ACUF	3.6	1.7	3.5	3.0	1.8	1.6	2.2	1.8	1.6	20.8	46%
PortmanBurtleyEstateWoods,Burnham	BUR22	NSG	5.4	1.6	3.0	4.1	2.0	0.2	0.9	0.9	0.5	18.6	41%
RowleyWoods,Wexham	WEX23	ACUF	4.9	2.0	3.7	3.3	1.8	0.7	2.2	1.8	0.5	20.9	46%
StokeCommon,StokePoges	SP28	NSG	6.1	4.1	5.4	3.6	1.9	1.4	4.5	3.6	1.8	32.4	72%
TaplowLake	TAP27	NSG	5.6	2.7	4.5	3.3	1.8	3.6	2.7	n/a	0.5	24.7	61%
ThamesPath,Dorney	DOR7	NSG	4.9	5.4	5.4	3.4	1.7	3.2	5.4	3.6	1.8	34.8	77%
ThorneyParkCountryPark,Iver	IVE26	NSG	3.1	2.7	3.5	3.2	1.8	0.6	2.7	1.2	0.6	19.4	43%
WalkWood,Beaconsfield	BEA26	NSG	4.3	1.0	5.4	3.6	1.8	2.7	4.5	3.6	0.7	27.6	61%
WoodburnCommon,Taplow	TAP21	NSG	4.9	0.0	2.7	3.0	1.8	n/a	n/a	1.4	n/a	13.8	42%
WoodlandsForPeople,Beaconsfield	BEA28	NSG	3.5	1.4	2.7	2.7	1.9	0.2	1.4	0.9	0.0	14.7	33%

ACCESSIBLE COUNTRYSIDE ON THE URBAN FRINGE – SOUTH BUCKS DISTRICT

Name	Site Number	Type	Cleanliness and maintenance	Welcome	Security and safety	Landscape	Climate change adaptation	Ancillary facilities	Site access general	Site access transport	Information and signage	Percentage (weighted)	
Black Rock Country Park, Wexham	WEX04	ACUF	5.4	5.4	5.1	3.6	1.9	1.7	5.4	2.3	1.8	32.6	72%
Caps Wood (scout land), Denham	DEN05	ACUF	4.5	2.4	4.1	3.0	1.9	0.7	3.1	2.7	1.0	23.4	52%
Caps Wood, Denham	DEN06	ACUF	3.8	1.0	3.5	3.0	1.9	1.1	2.2	1.8	0.5	18.8	42%
Coine Valley Country Park, Denham	DEN03	ACUF	5.8	5.7	5.4	3.4	2.0	3.6	5.4	3.3	1.8	36.4	81%
Dorney Reach	DOR06	ACUF	5.6	5.4	5.4	3.3	1.9	3.6	5.4	3.6	1.8	36.0	80%
Ford and Lake, Iwer	IVE05	ACUF	5.4	2.7	5.1	3.4	1.9	3.4	4.5	3.6	1.2	31.2	69%
Kings Meadow, Denham	DEN01	ACUF	5.9	2.7	2.7	4.1	1.9	0.3	0.9	0.9	0.5	19.9	44%
Langley Park Country Park, Wexham	WEX05	ACUF	5.4	5.4	4.7	3.6	1.8	3.6	5.4	2.7	1.8	34.4	76%
Northmoor Hill West, Denham	DEN02	ACUF	5.8	5.4	4.9	3.8	2.1	3.2	4.9	3.6	1.9	35.6	79%
One Tree Meadow, Beaconsfield	BEA07	ACUF	3.6	1.7	3.5	3.0	1.8	1.6	2.2	1.8	1.6	20.8	46%
Rowley Woods, Wexham	WEX03	ACUF	4.9	2.0	3.7	3.3	1.8	0.7	2.2	1.8	0.5	20.9	46%

CEMETERIES AND CHURCHYARDS – SOUTH BUCKS DISTRICT

Name	Site number	Type	Cleanliness and maintenance	Welcome	Security and safety	Landscape	Climate change adaptation	Ancillary facilities	Site access general	Site access transport	Information and signage	Percentage (weighted)	
Beaconsfield Parish Church		C	5.8	4.1	5.4	3.2	1.6	3.4	5.4	3.6	1.5	34.0	76%
Greenaces Woodland Burial Site, Hedgerley		C	6.5	6.8	6.3	4.3	2.3	4.5	6.8	3.0	2.3	42.8	95%
Hotspur Cemetery, Beaconsfield		C	5.8	2.7	6.3	3.4	1.6	3.4	5.4	4.5	0.9	34.0	76%

CIVIC SPACES – SOUTH BUCKS DISTRICT

Name	Site number	Type	Cleanliness and maintenance	Welcome	Security and safety	Landscape	Climate change adaptation	Ancillary facilities	Site access general	Site access transport	Information and signage	Percentage (weighted)	
The Nib, Burnham	BUR02	CS	6.2	6.4	5.4	3.6	1.4	3.6	5.4	n/a	1.8	33.8	83%
War Memorial, Beaconsfield	BEA07	CS	6.1	6.8	6.2	4.1	1.5	4.5	5.4	4.5	1.8	40.9	91%

ALLOTMENTS – SOUTH BUCKS DISTRICT

Name	Site number	Type	Cleanliness and maintenance	Welcome	Security and safety	Landscape	Climate change adaptation	Ancillary facilities	Site access general	Site access transport	Information and signage	Percentage (weighted)	
Adjacent Hollybush Farm, Denham	DEN22	A	4.1	0.4	1.4	1.2	1.8	0.9	1.4	0.9	0.0	12.1	27%
East of Firme Wood, Fulmer	FUL5	A	5.4	4.9	5.1	3.3	1.8	0.6	4.9	3.6	1.2	30.8	68%
Iver Heath Allotments	IVE2	A	3.8	1.4	3.7	2.9	1.8	1.6	2.7	2.7	0.5	21.1	47%
South of Love Green, Iver	IVE10	A	2.7	2.7	3.8	3.2	1.8	0.7	2.2	1.8	1.5	20.4	45%
Beaconsfield Allotments	BEA2	A	4.1	0.9	3.2	3.2	1.8	0.7	2.7	1.4	0.6	18.6	41%
Boundary Road Allotments, Burnham	BUR39	A	4.4	2.7	4.1	3.2	1.8	2.9	3.6	2.7	0.5	25.9	58%
Duffield Lane Allotments, Stoke Poges	SP13	A	6.3	5.4	5.1	3.6	1.8	2.7	5.4	3.6	1.8	35.7	79%
Luins Road Allotments, Beaconsfield	BEA1	A	3.8	1.0	2.4	2.3	1.8	0.5	1.4	0.9	0.9	15.0	33%

ANNEX C: QUANTITATIVE ASSESSMENT BY SETTLEMENT

CHILTERN

Analysis has been conducted by settlement area. Settlements have been defined in accordance with ward boundaries, as indicated in the table below.

Settlements and Ward Boundaries for Chiltern District

Settlement	Ward	Potential Population Increase (Development)
Great Missenden	Great Missenden	221
Prestwood and Heath End	Prestwood and Heath End	21
Holmer Green	Holmer Green	690
Chesham	Vale; Asheridge Vale and Lowndes; Ridgeway; Newtown; Hilltop and Townsend; St Mary's and Waterside	1,603
Chesham Bois	Chesham Bois and Weedon Hill	32
Amersham	Amersham Common; Amersham-on-the-Hill; Amersham Town	780
Little Chalfont	Little Chalfont	2,029
Chalfont St Giles	Chalfont St Giles	807
Chalfont St Peter	Chalfont Common; Central; Gold Hill; Austenwood	1,449
Seer Green	Seer Green	23
	TOTAL	7,655

Current population figures have been compiled using ward profile information taken from the 2011 census. 2036 figures are based on the projected increase utilised for the District-wide quantity tables for the open space typology for Chiltern and South Bucks. Where there is a potential growth increase commensurate with future development, this has been added to the projected population figures for 2036. Ward increases are shown in the table above, and are based on national statistics for the year 2011, which showed an average occupancy rate of 2.3 persons per dwelling.

AMENITY GREENSPACE – CHILTERN DISTRICT

SETTLEMENT	HA	POPULATION 2013	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2036	GROWTH ENHANCED POPULATION	REQUIREMENT BY 2036	DEFICIT/ OVERSUPPLY 2036
Amersham	5.52	12,430	7.46	-2.04	13,561	14,341	8.6	-3.08
Chalfont St Giles	1.48	7,060	4.24	-2.76	7,702	8,509	5.1	-3.62
Chalfont St Peter	1.23	12,587	7.55	-6.32	13,732	15,181	9.1	-7.87
Chesham	3.08	23,178	13.91	-10.83	25,287	26,890	16.13	-13.05
Chesham Bois	0	5,295	3.18	-3.18	5,777	5,809	3.49	-3.49
Great Missenden	0	2,255	1.35	-1.35	2,460	2,681	1.61	-1.61
Holmer Green	0.27	2,866	1.72	-1.45	3,127	3,817	2.29	-2.02
Little Chalfont	0.47	5,144	3.09	-2.62	5,612	7,641	4.58	-4.11
Prestwood/Heath End	0.49	6,511	3.91	-3.42	7,104	7,125	4.28	-3.79
Seer Green	0.64	2,343	1.41	-0.77	2,556	2,579	1.55	-0.91

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NATURAL AND SEMI-NATURAL GREENSPACE – CHILTERN DISTRICT

SETTLEMENT	HA	POPULATION 2013	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2036	GROWTH ENHANCED POPULATION	REQUIREMENT BY 2036	DEFICIT/ OVERSUPPLY 2036
Amersham	24.75	12,430	22.37	2.38	13,561	14,341	25.81	-1.06
Chalfont St Giles	10.77	7,060	12.71	-1.94	7,702	8,509	15.32	-4.55
Chalfont St Peter	29.59	12,587	22.66	6.93	13,732	15,181	27.33	2.26
Chesham	29.23	23,178	41.72	-12.49	25,287	26,890	48.4	-19.17
Chesham Bois	139.22	5,295	9.54	129.68	5,777	5,809	10.46	128.76
Great Missenden	42.25	2,255	4.07	38.18	2,460	2,681	4.83	37.42
Holmer Green	14.18	2,866	5.16	9.02	3,127	3,817	6.87	7.31
Little Chalfont	10.42	5,144	9.26	1.16	5,612	7,641	13.75	-3.33
Prestwood/Heath End	0.26	6,511	11.72	-11.46	7,104	7,125	12.83	-12.57
Seer Green	3.8	2,343	4.22	-0.42	2,556	2,579	4.64	-0.84

FACILITIES FOR CHILDREN AND YOUNG PEOPLE – CHILTERN DISTRICT

SETTLEMENT	HA	POPULATION 2013	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2036	GROWTH ENHANCED POPULATION	REQUIREMENT BY 2036	DEFICIT/ OVERSUPPLY 2036
Amersham	0.33	12,430	3.11	-2.78	13,561	14,341	3.59	-3.26
Chalfont St Giles	0.19	7,060	1.77	-1.58	7,702	8,509	2.13	-1.94
Chalfont St Peter	0.28	12,587	3.15	-2.87	13,732	15,181	3.8	-3.52
Chesham	0.6	23,178	5.79	-5.19	25,287	26,890	6.72	-6.12
Chesham Bois	0	5,295	1.32	-1.32	5,777	5,809	1.45	-1.45
Great Missenden	0.13	2,255	0.56	-0.43	2,460	2,681	0.67	-0.54
Holmer Green	0.08	2,866	0.72	-0.64	3,127	3,817	0.95	-0.87
Little Chalfont	0.31	5,144	1.29	-0.98	5,612	7,641	1.91	-1.6
Prestwood/Heath End	0	6,511	1.63	-1.63	7,104	7,125	1.78	-1.78
Seer Green	0.07	2,343	0.59	-0.52	2,556	2,579	0.64	-0.57

PUBLIC PARKS AND GARDENS – CHILTERN DISTRICT

SETTLEMENT	HA	POPULATION 2013	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2036	GROWTH ENHANCED POPULATION	REQUIREMENT BY 2036	DEFICIT/ OVERSUPPLY 2036
Amersham	11.47	12,430	9.94	1.53	13,561	14,341	11.47	0
Chalfont St Giles	0	7,060	5.65	-5.65	7,702	8,509	6.8	-6.8
Chalfont St Peter	0	12,587	10.07	-10.07	13,732	15,181	12.14	-12.14
Chesham	13.62	23,178	18.54	-4.92	25,287	26,890	21.51	-7.89
Chesham Bois	0	5,295	4.24	-4.24	5,777	5,809	4.65	-4.65
Great Missenden	0	2,255	1.8	-1.8	2,460	2,681	2.14	-2.14
Holmer Green	1.56	2,866	2.29	-0.73	3,127	3,817	3.05	-1.49
Little Chalfont	7.35	5,144	4.12	3.23	5,612	7,641	6.11	1.24
Prestwood/Heath End	0	6,511	5.21	-5.21	7,104	7,125	5.7	-5.7
Seer Green	0	2,343	1.87	-1.87	2,556	2,579	2.06	-2.06

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ALLOTMENTS – CHILTERN DISTRICT

SETTLEMENT	HA	POPULATION 2013	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2036	GROWTH ENHANCED POPULATION	REQUIREMENT BY 2036	DEFICIT/ OVERSUPPLY 2036
Amersham	2.19	12,430	2.49	-0.3	13,561	14,341	2.87	-0.68
Chalfont St Giles	2.59	7,060	1.4	1.19	7,702	8,509	1.7	0.89
Chalfont St Peter	1.42	12,587	2.51	-1.09	13,732	15,181	3.04	-1.62
Chesham	3.39	23,178	4.64	-1.25	25,287	26,890	5.38	-1.99
Chesham Bois	0	5,295	1.06	-1.06	5,777	5,809	1.16	-1.16
Great Missenden	1.08	2,255	0.45	0.63	2,460	2,681	0.54	0.54
Holmer Green	1.94	2,866	0.57	1.37	3,127	3,817	0.76	1.18
Little Chalfont	0	5,144	1.03	-1.03	5,612	7,641	1.53	-1.53
Prestwood/Heath End	2.82	6,511	1.3	1.52	7,104	7,125	1.43	-1.39
Seer Green	0.59	2,343	0.47	0.12	2,556	2,579	0.52	0.07

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SOUTH BUCKINGHAMSHIRE

Analysis has been conducted by settlement area. Settlements have been defined in accordance with ward boundaries, as indicated in the table below.

Settlements and Ward Boundaries for South Bucks District

Settlement	Ward	Potential Population Increase (Development)
Beaconsfield	Beaconsfield North; Beaconsfield South; Beaconsfield West	3,567
Gerrards Cross	Garrards Cross	458
Denham Green, New Denham	Denham	472
Farnham Common; Farnham Royal; and Hedgerley	Farnham and Hedgerley	193
Stoke Poges	Stoke Poges	62
Burnham	Burnham Church and Beeches	207
Taplow	Burnham Lent Rise and Taplow	405
Iver Heath	Iver Heath	1,026
Iver	Iver Village and Richings Park	2,215
	TOTAL	8,605

Current population figures have been compiled using ward profile information taken from the 2011 census. 2036 figures are based on the projected increase utilised for the District-wide quantity tables for the open space typology for Chiltern and South Bucks. Where there is a potential growth increase commensurate with future development, this has been added to the projected population figures for 2036. Ward increases are shown in the table above, and are based on national statistics for the year 2011, which showed an average occupancy rate of 2.3 persons per dwelling.



AMENITY GREENSPACE – SOUTH BUCKS DISTRICT

SETTLEMENT	HA	POPULATION 2013	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2036	GROWTH ENHANCED POPULATION	REQUIREMENT BY 2036	DEFICIT/ OVERSUPPLY 2036
Beaconsfield	8.35	12,391	7.43	0.92	13,519	17,086	10.25	-1.9
Gerrards Cross	40.95	8,667	5.2	40.43	9,456	9,914	5.95	35.0
Denham Green, New Denham	3.28	6,602	3.96	-0.68	7,203	7,675	4.6	-1.32
Farnham Common; Farnham Royal; and Hedgerley	3.81	6,917	4.15	-0.34	7,546	7,739	4.64	-0.83
Stoke Poges	0	5,294	3.18	-3.18	5,776	5,838	3.5	-3.5
Burnham	2.7	7,974	4.78	-2.08	8,692	8,899	5.34	-2.64
Taplow	9.1	6,352	3.81	5.29	6,930	7,335	4.4	4.7
Iver Heath	0.72	5,006	3.0	-2.28	5,462	6,488	3.89	-3.17
Iver	32.48	5,451	3.27	29.21	5,947	8,162	4.9	27.58

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NATURAL AND SEMI-NATURAL GREENSPACE – SOUTH BUCKS DISTRICT

SETTLEMENT	HA	POPULATION 2013	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2036	GROWTH ENHANCED POPULATION	REQUIREMENT BY 2036	DEFICIT/ OVERSUPPLY 2036
Beaconsfield	24.23	12,391	22.3	1.93	13,519	17,086	30.75	-6.52
Gerrards Cross	0	8,667	15.6	-15.6	9,456	9,914	17.85	-17.85
Denham Green, New Denham	53.75	6,602	11.88	41.87	7,203	7,675	13.82	39.93
Farnham Common; Farnham Royal; and Hedgerley	39.06	6,917	12.45	26.61	7,546	7,739	13.93	25.13
Stoke Poges	111.51	5,294	9.53	101.98	5,776	5,838	10.51	101.0
Burnham	284.6	7,974	14.35	270.25	8,692	8,899	16.02	268.58
Taplow	229.13	6,352	11.43	220.12	6,930	7,335	13.2	215.93
Iver Heath	37.08	5,006	9.01	28.07	5,462	6,488	11.68	25.4
Iver	34.3	5,451	9.81	24.49	5,947	8,162	14.69	19.61

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FACILITIES FOR CHILDREN AND YOUNG PEOPLE – SOUTH BUCKS DISTRICT

SETTLEMENT	HA	POPULATION 2013	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2036	GROWTH ENHANCED POPULATION	REQUIREMENT BY 2036	DEFICIT/ OVERSUPPLY 2036
Beaconsfield	0.15	12,391	3.1	-2.95	13,519	17,086	4.27	-4.12
Gerrards Cross	0.05	8,667	2.17	-2.12	9,456	9,914	2.48	-2.43
Denham Green, New Denham	1.39	6,602	1.65	-0.26	7,203	7,675	1.92	-0.53
Farnham Common; Farnham Royal; and Hedgerley	0.19	6,917	1.73	-1.54	7,546	7,739	1.93	-1.74
Stoke Poges	0.39	5,294	1.32	-0.93	5,776	5,838	1.46	-1.07
Burnham	0.33	7,974	1.99	-1.66	8,692	8,899	2.22	-1.89
Taplow	1.39	6,352	1.59	-0.2	6,930	7,335	1.83	-0.44
Iver Heath	0.04	5,006	1.25	-1.21	5,462	6,488	1.62	-1.58
Iver	0.04	5,451	1.36	-1.32	5,947	8,162	2.04	-2.0

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PUBLIC PARKS AND GARDENS – SOUTH BUCKS DISTRICT

SETTLEMENT	HA	POPULATION 2013	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2036	GROWTH ENHANCED POPULATION	REQUIREMENT BY 2036	DEFICIT/ OVERSUPPLY 2036
Beaconsfield	217.84	12,391	9.91	207.93	13,519	17,086	13.67	204.17
Gerrards Cross	153.4	8,667	6.93	146.47	9,456	9,914	7.93	145.47
Denham Green, New Denham	16.97	6,602	5.28	11.69	7,203	7,675	6.14	10.83
Farnham Common; Farnham Royal; and Hedgerley	2.29	6,917	5.53	-3.24	7,546	7,739	6.19	-3.9
Stoke Poges	8.4	5,294	4.24	4.16	5,776	5,838	4.67	3.73
Burnham	221.0	7,974	6.38	214.62	8,692	8,899	7.12	213.88
Taplow	256.19	6,352	5.08	251.11	6,930	7,335	5.87	250.32
Iver Heath	0	5,006	4.0	-4.0	5,462	6,488	5.19	-5.19
Iver	.02	5,451	4.36	-4.34	5,947	8,162	6.53	-6.51

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ALLOTMENTS – SOUTH BUCKS DISTRICT

SETTLEMENT	HA	POPULATION 2013	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2036	GROWTH ENHANCED POPULATION	REQUIREMENT BY 2036	DEFICIT/ OVERSUPPLY 2036
Beaconsfield	2.83	12,391	2.48	0.35	13,519	17,086	3.42	-0.59
Gerrards Cross	0	8,667	1.73	-1.73	9,456	9,914	1.98	-1.98
Denham Green, New Denham	0	6,602	1.32	-1.32	7,203	7,675	1.54	-1.54
Farnham Common; Farnham Royal; and Hedgerley	0	6,917	1.38	-1.38	7,546	7,739	1.55	-1.55
Stoke Poges	1.54	5,294	1.06	0.48	5,776	5,838	1.17	0.37
Burnham	0	7,974	1.59	-1.59	8,692	8,899	1.78	-1.78
Taplow	2.98	6,352	1.27	1.71	6,930	7,335	1.47	1.21
Iver Heath	1.66	5,006	1.0	0.66	5,462	6,488	1.3	0.36
Iver	0	5,451	1.09	-1.09	5,947	8,162	1.63	-1.63

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ANNEX D: CONSULTATION RESPONSES

CHILTERN DISTRICT

Issues Arising From Parish Consultation

OPEN SPACE TYPE	CHOLESBURY	LATIMER & LEY HILL	ASHLEY GREEN	CHESHAM	GREAT MISSENDEN	CHALFONT ST PETER	CHESHAM BOIS	COLESHILL	SEER GREEN	LITTLE CHALFONT	PENN	AMERSHAM
Importance to health	V	V	V	V	V	V	V	V	V	V	V	V
QUALITY												
Parks and Gardens	N/A	N/A	E	E	A	G	E	N/A	N/A	G	G	E
Natural/Semi Natural	E	G	E	G	BA	G	E	G	E	G	E	G
Amenity Greenspace	E	A	N/A	E	A	G	E	E	G	G	E	A
Children and Young People	G	None	BA	A	A	G	N/A	BA	G	G	A	G
Allotments	E	N/A	E	G	G	G	N/A	BA	G	P	G	A
Accessible Countryside on Fringe	E	N/A	N/A	E	A	G	N/A	E	N/A	G	E	G
Cemeteries	N/A	G	BA	G	BA	G	E	A	E	N/A	G	E
Civic Spaces	N/A	A	N/A	A	BA	G	E	N/A	N/A	G	N/A	G
QUANTITY & ACCESSIBILITY												
Parks and Gardens	N/A	N/A	E	E	A	A		N/A	N/A	A	A	E
Natural/Semi Natural	E	A	E	G	A	A		G	E	A	E	G
Amenity Greenspace	E	BA	N/A	E	A	BA		E	A	A	E	A
Children and Young People	G	None	E	G	A	A		BA	G	G	A	G to A
Allotments	E	N/A	E	E	G	A		BA	G	P	G	A
Accessible Countryside on Fringe	E	N/A	E	E	A	A		E	N/A	A	E	A
Cemeteries	N/A	A	E	E	BA	A		E	G		A	G
Civic Spaces	N/A	E	N/A	G	BA	A		N/A	N/A		N/A	G

All parishes - Requests for improvements to open space in accordance with the typology – Chiltern District

OPEN SPACE TYPE	BETTER ENTRANCES	LANDSCAPING	BETTER ACCESS (FOOTPATHS, ETC.)	MORE FACILITIES (CATERING, ETC.)	BETTER MANAGEMENT (LITTER, ETC.)	MORE INFORMATION (BOARDS, ETC.)	OTHER
<i>PARKS AND GARDENS</i>	✓✓	✓✓	✓✓	✓✓✓✓	✓✓	✓✓	Car parking needed for all categories Funding needed for all categories
<i>AMENITY GREENSPACE</i>	✓	✓✓	✓	✓✓	✓✓✓	✓	Improved hedgerow and path maintenance Structured management plan needed Gravel path needed
<i>CHILDREN AND YOUNG PEOPLE</i>	✓✓✓	✓✓✓	✓	✓✓✓✓✓✓ ✓✓✓	✓✓	✓	Facilities for youth Problem identifying activities/provision Enlargement needed Something is needed! Maybe better provision for “green” play More exciting equipment for older children
<i>NATURAL/ SEMI NATURAL</i>	✓✓✓	✓✓	✓✓ ✓	✓✓	✓	✓	Better signage needed – difficult to follow Woods left to nature – tree work needed Breathing spaces
<i>ALLOTMENTS</i>			✓	✓	✓✓	✓	Need to be reinstated
<i>CEMETERIES</i>	✓	✓			✓✓	✓	Better maintenance required – relies on volunteers
<i>CIVIC SPACES</i>	✓	✓	✓	✓✓		✓	Better community centre facilities
<i>URBAN FRINGE</i>	✓	✓	✓✓ ✓		✓		

N.B. Ticks indicate number of responses in each category (e.g. four Parishes asked for “More Facilities” in Parks and Gardens)

SOUTH BUCKINGHAMSHIRE DISTRICT

Issues Arising From Parish Consultation

OPEN SPACE TYPE	GERRARDS CROSS	FULMER	STOKE POGES	FARNHAM ROYAL	WEXHAM	BURNHAM
Importance to health	V	V	V	V	V	V
QUALITY						
Parks and Gardens	N/A	P	E	A	G	G
Amenity Greenspace	G	N/A	E	A	G	BA
Children and Young People	A	G	E	BA	BA	G
Natural/Semi Natural	G	N/A	E	A	G	E
Allotments	A	G	E	P	P	N/A
Cemeteries	A	A	G	P	P	E
Civic Spaces	BA	N/A	N/A	P	P	E
Accessible Countryside on Fringe	E	N/A	G	G	A	E
QUANTITY & ACCESSIBILITY						
Parks and Gardens	N/A	G	E	A	A	E
Amenity Greenspace	A	N/A	E	A	A	G
Children and Young People	G	G	E	BA	BA	E
Natural/Semi Natural	E	N/A	E	A	A	E
Allotments	A	P	G	P	P	P
Cemeteries	A	BA	G	P	P	G
Civic Spaces	BA	N/A	N/A	P	P	E
Accessible Countryside on Fringe	E	N/A	G	G	BA	E

All parishes - Requests for improvements to open space in accordance with the typology – South Bucks District

OPEN SPACE TYPE	BETTER ENTRANCES	LANDSCAPING	BETTER ACCESS (FOOTPATHS, ETC.)	MORE FACILITIES (CATERING, ETC.)	BETTER MANAGEMENT (LITTER, ETC.)	MORE INFORMATION (BOARDS, ETC.)	OTHER
<i>PARKS AND GARDENS</i>		✓	✓✓✓	✓✓	✓	✓	
<i>AMENITY GREENSPACE</i>		✓			✓✓		
<i>CHILDREN AND YOUNG PEOPLE</i>	✓✓			✓✓✓	✓		
<i>NATURAL/ SEMI NATURAL</i>			✓✓	✓	✓		
<i>ALLOTMENTS</i>	✓✓			✓✓✓			
<i>CEMETERIES</i>				✓			
<i>CIVIC SPACES</i>					✓✓		
<i>URBAN FRINGE</i>			✓			✓	

N.B. Ticks indicate number of responses in each category (e.g. three Parishes asked for “Better Access” in Parks and Gardens)

ANNEX E: INDIVIDUAL SITE ASSESSMENTS

WILTON PARK, BEACONSFIELD



BACKGROUND

Core Policy 14 of the South Bucks District Council Core Strategy identifies an opportunity for the comprehensive redevelopment of 37.5 hectares of land at Wilton Park, which is situated to the east of Beaconsfield adjacent to Minerva Way. The site was formerly owned by the Ministry of Defence School of Languages, but was sold to Inland Homes plc in May 2014. The site is in the Green Belt, and is designated as a Major Development Site.

Core Policy 14 requires a comprehensive redevelopment delivering high quality residential and employment uses and community facilities. It also requires high quality open space and recreational facilities.

SITUATIONAL ANALYSIS

A situational analysis has been conducted in the form of a SWOT, and is shown at table 1.1 below.

SWOT analysis of open space potential for Wilton Park Site

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> ➤ Some sports pitches and tennis courts ➤ Unused indoor sports and leisure facilities ➤ Unused indoor and outdoor shooting ranges ➤ Chilterns AONB less than 1k north ➤ Mature vegetation screens roads ➤ Views of 3 great estates preserve history ➤ 3 broadleaf woodlands to north and east ➤ Site is of ecological value ➤ Woodland Preservation Order to S and SW ➤ Significant mature trees ➤ Area designated as ASNW ➤ Only 3.2 k from Burnham Beeches ➤ Consultation supports use as open space 	<ul style="list-style-type: none"> ➤ Existing facilities in poor condition ➤ Limited access for cyclists and pedestrians ➤ Physically separated from existing leisure facilities ➤ Existing sports facilities in poor condition ➤ Access impaired by crossing facilities ➤ Surrounding land may not be available for linkages ➤ Trees could be threatened by development
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> ➤ Development of WW2 and Cold War history ➤ Improvements to biodiversity ➤ Opportunities for health improvement ➤ Creation of a sense of place ➤ Creation of greenways 	<ul style="list-style-type: none"> ➤ Open nature compromised by development

CONSULTATION

Consultation was undertaken from late 2012 through to early 2013, and included a range of local stakeholders such as community groups and specific interest groups. The draft Supplementary Planning Document (SPD) was prepared in accordance with the findings of this consultation and a public exhibition held in March 2013 which included a range of different options. There was a six week period of public consultation in early 2013 which included the draft SPD and accompanying planning documents. Venues which included local libraries and parish and district council offices were used to display copies of the draft SPD and supporting documents. The results of responses received following the consultation exercise were used to amend the draft SPD and supporting documents.

STRATEGIC OPEN SPACE OPTIONS

The study of existing park and garden provision in South Bucks and Chiltern indicates that there is a shortage of formal park provision in key community areas. Where provision has been made, quality standards are variable. This highlights the need for a new local park both for the increased numbers of people who will be living within the development, but also for the existing population within the catchment of Wilton Park, i.e. the area from which people are likely to travel on foot, by bicycle, or by motorised vehicle in order to use the facilities. This would include the current and projected population of Beaconsfield. An analysis which includes deficiencies in current provision indicates that the park should include:

- **Retained existing trees of significant amenity value**
- **Play facilities which are exciting, attractive, and offer opportunities for social engagement. This might include a range of equipment for all age ranges from toddler to teenager, and should possibly incorporate “iplay,” a form of interactive play which uses new technology to encourage high levels of activity. This has been effectively used within open spaces managed by Slough Borough Council**
- **A footpath and cycle network which encourages year-round access and links to informal surrounding open space**
- **Areas of formal lawn for use by those wishing to participate in ball games, picnics, and other outdoor activities**
- **An informal stage area to encourage outdoor activities including plays, band performances and staged films to encourage social interaction**
- **Areas of floral meadow around trees and the perimeter to encourage biodiversity.**

In accordance with existing planning policies and strategies, biodiversity should be enhanced throughout the development. This should include:

- **Retention of existing trees and improvement following the commissioning of an arboricultural survey in order to increase their longevity and amenity value**
- **Use of sustainable urban drainage systems (SUDS) such as the creation of small lakes and bioswales to increase water carrying capacity, and to deal with greater flooding resulting from climate change impacts**
- **Formulation of a 10-year management plan for existing trees and woodland (particularly to the southern area of accessible woodland) to improve the quality of existing trees, carry out scrub clearance and pollarding works as required, and provide better access through all-weather walking and cycling paths in less-sensitive areas**
- **Use of alternative landscape types such as floral meadow and informal grassland to enhance the range of flora and fauna.**

Wider linkages in the form of “greenways” should be introduced. These have been used very effectively in Southampton City Council for many years to connect the open spaces within the city, and to the nearby New Forest. This approach has also been used effectively by Maidstone Borough Council to develop its “Access to Maidstone’s Countryside” strategy. These links could include a route to Seer Green and Jordans railway station, to Beaconsfield Old Town, and to Potkilm Lane. These should include provision for pedestrians and cyclists, seating, appropriate landscaping, and interpretation.

These are linear strips of open space which combine habitats and species which will complement regional and local biodiversity action plans



A considerable shortfall in terms of the quality of open space provision within both South Bucks and Chiltern has been found to be a lack of interpretation. This makes open space less welcoming and less informative. Provision increases a “sense of place” informs people about the heritage and history of their communities, and attracts greater numbers of visitors.

The need to provide welcoming entrances has already been referred to as one of the eight key criteria in the national Green Flag standard. This is paramount in providing an enticing green space which visitors will feel to be well managed, and will be encouraged to use.

Wilton Park has a rich heritage and history. This needs to be interpreted to encourage a “sense of place,” and open spaces are one of the best places to impart this message because:

- Annual visitor numbers will be very high
- A large percentage of the population visit their local open spaces on a fairly regular basis
- Spaces are open and accessible to all
- Greater usage will lead to higher levels of participation in outdoor recreation, and thus mental and physical health
- Well interpreted open spaces encourage tourism.

Image 1.1: Good quality signage is very informative, and is welcoming at entrances



The concept of generating a “sense of place” is well recognized in the UK. The following quote is from Special Delivery Outcome 1 of the Peak District Management Plan 2012-2017:

“What gives a community its sense of identity? How do places identify and retain what makes them distinctive, while adapting to new challenges? It is important that communities can recognise what makes their cultural heritage so special, and that this identity mobilises, motivates and binds them together.”

The South Downs National Park has developed a “Sense of Place Toolkit” from which the following quote is taken:

“We believe that the more visitors know about the area – before they come, and while they’re here – the more they should enjoy their visit. They’ll be more likely to try out new experiences in the Park, to repeat-visit, and to recommend the Park to others. And the more that visitors

understand about the special nature of the Park, the more they should want to help sustain it, including supporting local businesses and services.”

Attractive interpretation boards including the use of visual images such as photographs, visual representations and maps and diagrams, are a popular means of learning about the surrounding area. The use of interpretation boards can be used at entrances, or at specific points of interest. It would be worth considering the use of interactive Quick Response (QR) codes, which will allow a smart phone user to access appropriate additional information on websites or specific web pages. This would also make information accessible in particular to people interested in the use of new technology.

This should be included throughout the Wilton Park open space area in the form of:

- **Site maps at main entrance points**
- **Waymarking to highlight greenway links to and from the site**
- **Interpretation boards detailing the First World War and Cold War history of the site**
- **Nature boards detailing the range of flora and fauna to be found in different habitat areas**
- **The use of Quick Response (QR) codes on signage to allow smart phone users to access more detailed information contained on suitable websites.**



ACADEMY SITE, STOKE POGES



BACKGROUND

There are a number of opportunities to re-utilise the current golf academy site, and to use it for alternative open space provision. The potential re-designation of the site as a country park in accordance with proposals for transformation which are being considered by South Bucks District Council offers the chance to meet many of the needs and demands of local communities which are at present unmet or insufficiently provided for. It offers an opportunity to provide linkages to other open space in the area, and to meet some of the outdoor recreational needs which are in relatively short-supply when compared to national guidelines.

SITUATIONAL ANALYSIS

A situational analysis has been conducted in the form of a SWOT, and is shown at table 2.1 below.

SWOT analysis of open space potential for Academy Site as a country park

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> ➤ Mature woodland on perimeter ➤ Access to funding streams ➤ Proximity to centres of population ➤ Large linear areas encourage movement 	<ul style="list-style-type: none"> ➤ Lack of funding for improvements ➤ Planning restrictions on some usage ➤ Limited biodiversity of current course
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> ➤ Development of greenway ➤ Improvements to biodiversity ➤ Use of external funding (HS2, etc.) ➤ Opportunities to assist dementia relief, etc. 	<ul style="list-style-type: none"> ➤ Lack of funding for improvements ➤ Threat of development ➤ Vandalism and antisocial behaviour

CONSULTATION

A process of consultation was being conducted to include an online survey at the time of completing this study in order to assess responses to proposed use of the site as a country park.

STRATEGIC OPEN SPACE OPTIONS

There are a number of options for the potential use of the open space currently occupied by the South Buckinghamshire Golf Academy which can be considered as part of a process of creating a new country park. Its setting within the existing tree-scape cannot be ignored. This tree-scape could be enhanced and made more accessible by considering the following options:

- **Carrying out an arboricultural survey and devising a management plan to enhance the amenity value and sustainability of the existing tree-scape**
- **Including a “green gym”**



- **Building a BMX pump track**
- **Increased tree planting using native species**
- **Carrying out a managed programme of tree works to ensure succession and a greater variety of habitats**
- **Putting up bird and bat boxes to increase species count**
- **Increasing interpretation. Signboards indicating route-ways and other key features are crucial in increasing usage and making woodland more welcoming. Interpretation boards should also be used to provide information about flora and fauna. The quality audit of woodland areas in South Bucks and Chiltern highlighted the lack of signage and interpretation**
- **Waymarking is most important, and could be used to highlight trails of varying lengths, and any linkages to other woodland or open space**
- **Seating in woodlands in South Bucks and Chiltern is badly neglected. Good quality seating either in the form of benches, or in fallen trunks or large branches shaped into seats is essential.**

Because of its size and open nature, a country park could be extremely valuable for walking and cycling. Options include:

- **Improving access by creating footpaths and cycling routes and incorporating a 1km enclosed cycle/running track**
- **Providing jogging footpaths around the perimeter**
- **Use of signage and waymarking to connect local communities and provide a greenway to other open spaces and the surrounding woodland**
- **Adequate seating, including armrests to assist the less able-bodied**
- **All-weather footpaths and cycle routes to encourage greater walking and cycling, and to reduce dependence on motorised transport**
- **Facilities for bicycle parking near entrances.**

Countryside route-ways can reduce dependence on motorised transport and increase outdoor recreation



There are many opportunities for enhancing biodiversity. These include:

- **Use of informal but managed grassland, particularly around the perimeter and in front of the tree line. It is important that these areas are managed with an annual flail cut and rake once seeds have dropped**
- **Use of native and non-native insect attracting species of floral meadow at key points such as near entrances to provide an attractive landscape feature, and to encourage insectivora and other wildlife**
- **Planting of clumps of trees to break up the open “greensward” of the existing fairways using appropriate native species which are likely to survive increased temperatures resulting from climate change**
- **Planting of linear tree lines on through routes to improve biodiversity, provide shade and protect against the sun**
- **Consideration could be given to grazing some enclosed areas using rare animal breeds as successfully introduced by the Corporation of London on Headley Heath and some of its Croydon downland holdings. Ranch fencing is essential. Grazing increases floral diversity and are of educational value**
- **Appropriate interpretative signage should be used to inform and educate about the features of natural environmental features.**

There are some examples of outdoor gym provision in South Bucks and Chiltern. However, in general, there is a shortage of provision, despite their appeal and success to all age groups. Provision of a range of equipment which uses body weight as resistance to build muscle and endurance rather than mechanical weights has a number of advantages, and would work well on the golf course site. Advantages include:

- **Could be part of a “green gym” approach operated through the local health partnership to encourage rehabilitation and healthy outdoor exercise**

- **Can be used at intervals along a marked fitness trail**
- **Equipment is robust and easy to maintain**
- **Extremely popular with all age groups**
- **Attracts people who do not wish to pay to belong to an indoor gym**
- **Encourages social interaction.**

It should be noted that, although identified as a weakness in the SWOT analysis, there are opportunities for external funding to pay for improvements at the golf course. These include:

- **HS2 funding for recreational provision**
- **Landfill Community Funding**
- **Heathrow airport funding for environmental improvements**
- **Various charitable funds for environmental improvements which may be accessible through a community group (e.g. a “friends” group set up to improve and manage the site).**

The setting of a potential country park could make the provision of “Green Play” an extremely attractive form of outdoor recreation. There is little such provision in either South Bucks or Chiltern. Green play has developed in response to the decline in outdoor recreation amongst children. Green play provides play opportunities in a play area using natural materials, and in particular timber. Green play areas often include “soft” elements such as the use of willow tunnels, soft landscaping using wild species, and tree planting. Thus green play has a number of advantages:

- **It is sustainable, using natural and renewable materials**
- **It is in keeping with natural landscapes in small settlements, or in the countryside**
- **It provides exciting play opportunities in a controlled, low-risk environment**
- **Biodiversity can be enhanced with careful landscaping**
- **Children have the opportunity to engage with the natural environment.**



This study has demonstrated the need to provide new and challenging opportunities for play. In addition, many existing play areas are deficient in terms of their quality and their ability to encourage exciting and innovative play, and will in any case need to be replaced or upgraded over the coming years. It is therefore suggested that a green play area be considered for inclusion in future proposals, including the potential provision of a country park.



IVER HEATH FIELDS

BACKGROUND

Iver Heath Fields lies within the Green Belt, and is in the ownership of South Bucks District Council. The site is currently in the Green Belt and is currently being considered for removal but to be designated as Local Green Space

Access to the general public has been allowed by South Bucks on an informal basis. The site is currently managed and maintained by the Parish Council under

The Fields have been audited for qualitative purposes as part of the current South Bucks and Chiltern Open Space and Recreational Study conducted by Strategic Leisure Limited. This indicates that:

- **The overall quality of the site is “good,” and is rated at 69% using a range of criteria used for all open spaces in the Study**
- **Maintenance is being performed to a high standard**
- **Levels of littering and graffiti are low**
- **The site is well-landscaped, and rates highly in terms of biodiversity, natural drainage, and use as a green corridor**
- **Cycleway and walking access are good**
- **The site is welcoming to visitors, with clear and appropriate interpretation.**

In terms of quantity and accessibility, Iver Heath Fields is one of the larger areas of natural or semi-natural urban greenspace in the catchment area defined by, and to the south and west of, the M40 and the M25. However, there are larger tracts of open space of this type throughout the South Bucks area, including Burnham Beeches and Stoke Common. In the close catchment area are Black Park, 0.5 km to the west, and Langley Park to the south west.

SITUATIONAL ANALYSIS

A situational analysis has been conducted in the form of a SWOT, and is shown at table 3.1 below.

SWOT analysis of Iver Heath Fields Site

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> ➤ Important local informal open space ➤ Site is protected by Green Belt ➤ Site is of ecological value ➤ Significant mature trees ➤ Useful green corridor ➤ Well maintained ➤ Good access for walkers and cyclists 	<ul style="list-style-type: none"> ➤ Good provision of semi-natural greenspace in S Bucks ➤ Black Park and Langley Park in near vicinity ➤ Need for commercial and residential accommodation ➤ Value limited mainly to local residents ➤ Shortage of sites for development ➤ Alternative land for development limited
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> ➤ Mitigation if developed ➤ Enhanced biodiversity possible ➤ Creation of greenways 	<ul style="list-style-type: none"> ➤ Open nature compromised by development ➤ Pressure for more residential accommodation ➤ Pressure for more commercial development

Iver Heath Fields has value in terms of nature conservation and biodiversity

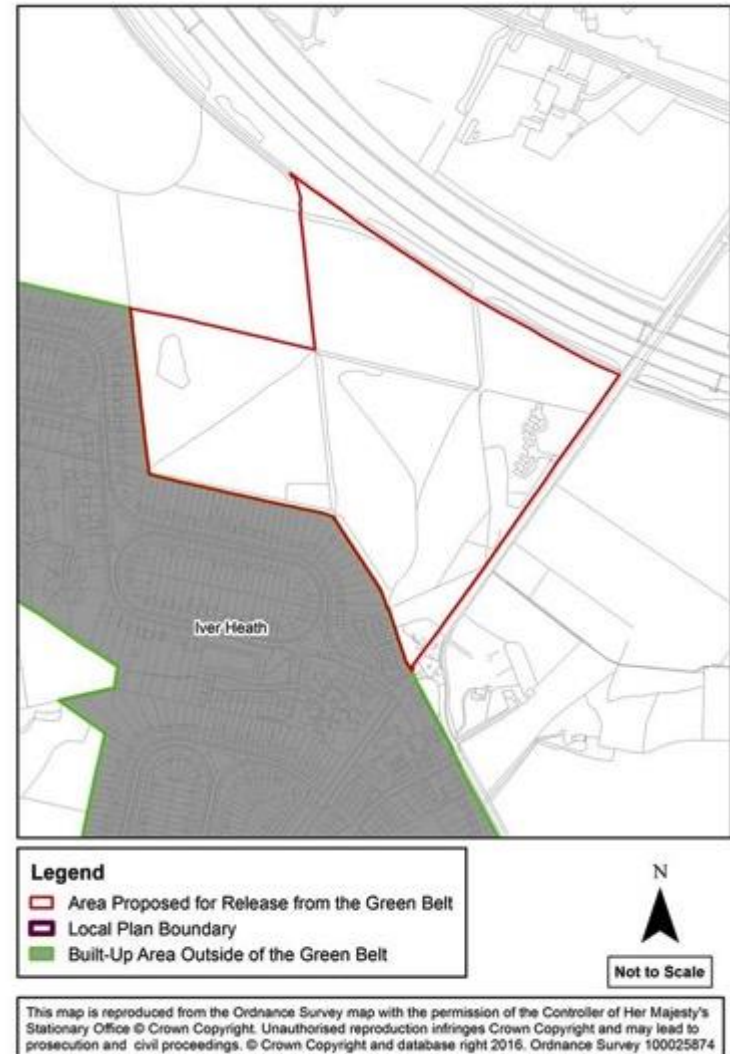


CONSULTATION

An Issues and Options consultation was carried out in January to March 2016. Over 5,000 responses were received.

Consultation has more recently been conducted to consider preferred Green Belt options.

Area proposed for Green Belt release



STRATEGIC OPEN SPACE OPTIONS

The SWOT analysis includes a number of factors of relevance to Iver Heath Fields and its potential future use. This includes the pressure on existing land in South Bucks which restricts potential options for commercial and residential development.

Iver Heath Fields is protected by inclusion in the Green Belt. It is an open space of amenity value to the residents of Iver Heath and the surrounding locality. It also has considerable value in terms of nature conservation and biodiversity.

In terms of spatial distribution across the South Bucks district, natural and semi-natural urban greenspace is well provisioned. In addition to Burnham Beeches and Stoke Common, there are other, smaller sites which provide for the needs of residents and visitors.

To the west of Iver Heath Fields, Black Park is a country park containing excellent facilities and car parking provision. It is 250 hectares in size and includes an area of 15.3 hectares designated a biological Site of Special Scientific Interest (SSSI), and an area of 66 hectares designated as a Local Nature Reserve. In addition, Langley Park to the south west is readily accessible, and consists of extensive Grade 2 listed parkland.

Despite access to large areas of natural and semi-natural greenspace, Iver Heath still retains value to local residents. It is also valuable in terms of biodiversity and nature conservation. If the decision is taken to develop the site, the following steps should therefore be taken:

- **The allocation of land developed for commercial and residential purposes should be limited so as to allow sufficient space for outdoor recreational usage**
- **A range of habitats should be created to include blue spaces (lakes, bioswales, etc.) if possible, to recycle runoff from buildings, and to increase the capacity of the landscape to offset flooding risk and the impacts of climate change**
- **Landscaping should be adequate to create greater biodiversity, particularly using native species, and to provide “greening” around new buildings**
- **Existing trees of significant amenity value should be retained following the commissioning of an arboricultural survey in order to increase their longevity and amenity value**
- **Green corridors should be created through the site to create opportunities for walking and cycling, to reduce the use of motorised transport, and therefore pollution, and to enhance biodiversity and create corridors for wildlife.**
- **Alternative landscape types such as floral meadow and informal grassland should be created to enhance the range of flora and fauna.**

ANNEX F: TACKLING KEY SERVICE ISSUES

Some guidance is provided in the following sections relating to how service issues might be tackled in order to meet the immediate future needs and demands of the green space service. These are:

- S1: Provision of a small number of Amenity Greenspaces**
- S2: Creation of challenging and exciting play areas using concepts such as “iplay”**
- S3: More teenage and youth provision in areas of need (e.g. Teen shelters)**
- S4: The use of “green play” in suitable rural locations**
- S5: Interpretation of the heritage and history of the area for residents and visitors to the green spaces of both Chiltern and South Bucks. This is true of both urban and rural settlements/ Improved and welcoming entrances. This is crucial across all types of open space**
- S6: Use of more “naturalesque” landscape methods in open spaces. This is particularly important in Natural and Semi-Natural Greenspace. However, many areas around the edges of Outdoor Sports Facilities, and in larger expanses of Parks and Gardens and Amenity Greenspace can be utilised**
- S7: Improvements to “green corridors” need to be made and already accessible Natural and Semi-Natural Greenspaces improved with better access footpaths and cycle routes, improved signage, better landscaping and better seating**
- S8: More car parking facilities need to be provided for all open space types**
- S9: Improvements to the quality of allotment sites where required.**

S1: PROVISION OF MULTI-PURPOSE PARKS AND GARDENS

In terms of the delivery of Parks and Gardens, there is a perceived shortfall in meeting desired quality outcomes

There are some open spaces which have been designated “Parks and Gardens,” most notably in urban areas (with the exception of those large Parks and Gardens managed by the National Trust and other landowners other than South Bucks and Chiltern District or the parish or town councils). However, in terms of the design of such provision, the criteria used to judge parks for the UK’s acclaimed “Green Flag” standard are very appropriate. These are:

- **A welcoming place**
 - When approaching or entering the park/green space, the overall impression for any member of the community - regardless of the purpose of their visit - should be positive and inviting.
 - There should be:
 - ▲ Good and safe access
 - ▲ Good signage to and in the park/green space
 - ▲ Equal access for all members of the community.
- **Healthy, safe and secure**
 - The park/green space must be a healthy, safe and secure place for all members of the community to use. Any issues that have come to light must be addressed in the management plan and implemented on the ground.
 - New issues that arise must be addressed promptly and appropriately:
 - ▲ Equipment and facilities must be safe to use
 - ▲ It must be a secure place for all members of the community to use or traverse
 - ▲ Dog fouling must be adequately addressed
 - ▲ Health and safety policies should be in place, in practice and regularly reviewed
 - ▲ Toilets, drinking water, first aid, public telephones and emergency equipment where relevant (e.g. life belts by water) should be available in or near the park/green space, and be clearly signposted.
- **Clean and well maintained**
 - For aesthetic as well as health and safety reasons, issues of cleanliness and maintenance must be adequately addressed:
 - ▲ Litter and other waste management
 - ▲ The maintenance of grounds, buildings, equipment and other features
 - ▲ A policy on litter, vandalism and maintenance should be in place, in practice and regularly reviewed.

- **Sustainability**
 - Methods used in maintaining the park/green space and its facilities should be environmentally sound, relying on best practices available according to current knowledge. Management should be aware of the range of techniques available to them, and demonstrate that informed choices have been made and are regularly reviewed. Parks/open spaces should:
 - ▲ Have an environmental policy or charter and management strategy in place, which is in practice and regularly reviewed
 - ▲ Minimise and justify pesticide use
 - ▲ Eliminate horticultural peat use
 - ▲ Recycle waste plant material
 - ▲ Demonstrate high horticultural and arboricultural standards
 - ▲ Have energy conservation, pollution reduction, waste recycling, and resource conservation measures.

- **Conservation and heritage**
 - Particular attention should be paid to the conservation and appropriate management of:
 - ▲ Natural features, wildlife and fauna
 - ▲ Landscapes
 - ▲ Buildings and structural features
 - ▲ These should serve their function well without placing undue pressure on the surrounding environment.

- **Community involvement**
 - The park/green space management should actively pursue the involvement of members of the community who represent as many park/green space user groups as possible. The following should be demonstrated:
 - ▲ Knowledge of user community and levels and patterns of use
 - ▲ Evidence of community involvement in management and/or developments and results achieved
 - ▲ Appropriate levels of provision of recreational facilities for all sectors of the community

- **Marketing**
 - A marketing strategy should be in place, which is in practice and regularly reviewed
 - There should be good provision of information to users, e.g. about management strategies, activities, features, ways to get involved
 - The park/green space should be promoted as a community resource.

- **Management**
 - A management plan or strategy should be in place
 - This should clearly and adequately address all of the above criteria and any other relevant aspects of the park/open spaces management
 - The plan must be actively implemented and regularly reviewed
 - A financially sound management of the park/green space must also be demonstrated.

S2: CREATION OF EXCITING AND CHALLENGING PLAY AREAS

The quality audit and the consultation findings highlight the need for play areas which are going to challenge children, to develop their social skills, and to provide opportunities for physical development.

In addition to obvious improvements such as the provision of exciting pieces of play equipment (e.g. zip wires, “low ropes” courses), a concept which is gaining in popularity is intelligent play or “iplay.” This has been devised by a recreation company affiliated to Loughborough University which has worked in conjunction with a leading play manufacturer to produce a range of suitable equipment. This includes a number of physical challenges similar to those provided by conventional play equipment, but using a list of commands.

The use of such equipment is in response to changing sociological leisure patterns which mean that children are spending more and more time watching television and using computer games. Facts and figures relating to the fact that a quarter of UK children are now clinically obese are as follows:

- **Half of all children in the UK will be obese by 2020 (Lobstein 2005)**
- **An obese child is twice as likely to become an obese adult**
- **Obesity is set to become the leading health problem in the UK**
- **It is linked to the onset of type 2 diabetes and cardiovascular disease**
- **The House of Commons Select Committee 2004 has stated that the economic cost of obesity is £7.5 billion p.a.**

Play is triggered with a start button, and can be played as part of a team or individually. The iplay unit issues commands relating to how to play. This consists of a number of challenges, and a core is displayed on the iplay screen. This score can be saved and compared to a league table of other competitors.

The big advantage of iplay is that it introduces new technology, and uses the concept of “stealth play.” This means that the level of activity can be stepped up without the participant being aware of it, and thus can encourage greater levels of fitness.

It is suggested that the introduction of an iplay playground in both South Bucks and Chilterns would create an exciting new concept, and could be used to gauge usage and popularity to guide future provision.

S3: GREEN PLAY

South Bucks and Chiltern are both unusual in having relatively dispersed settlements located in extensive and attractive countryside. Playgrounds of the conventional type can look out of keeping in rural areas, and the use of “green play” can integrate more happily in non-urban environments. This was highlighted in the parish consultation exercise for South Bucks and Chiltern.

Green play has developed in response to the decline in outdoor recreation amongst children. Home entertainment in the form of computer games, television and other media have resulted in a decline in natural play. Green play provides play opportunities in a play area using natural materials, and in particular timber. Green play areas often include “soft” elements such as the use of willow tunnels, soft landscaping using wild species, and tree planting. Thus, green play has a number of advantages:

- **It is sustainable, using natural and renewable materials**
- **It is in keeping with natural landscapes in small settlements, or in the countryside**
- **It provides exciting play opportunities in a controlled, low-risk environment**
- **Biodiversity can be enhanced with careful landscaping**
- **Children have the opportunity to engage with the natural environment.**

Image 11.1: Green play in Hanwell



This study has demonstrated the need to provide new and challenging opportunities for play. In addition, many existing play areas are deficient in terms of their quality and their ability to encourage exciting and innovative play, and will in any case need to be replaced or upgraded over the coming years. It is therefore suggested that a green play area is provided in one or both Districts in order to assess its popularity and value.

S4: INTERPRETATION OF HERITAGE AND HISTORY/ WELCOMING ENTRANCES

The need to provide welcoming entrances has already been referred to as one of the eight key criteria in the national Green Flag standard. This is paramount in providing enticing green space which visitors will feel to be well managed, and will be encouraged to use.

South Bucks and Chiltern both have a rich heritage and history. This is true not just of their larger settlements such as Amersham, Beaconsfield, Burnham, Chesham and Stoke Poges, but also of its natural history, and the areas of ancient woodland and common. This needs to be interpreted to encourage a “sense of place,” and open spaces are one of the best places to impart this message because:

- **Annual visitor numbers will be very high**
- **A large percentage of the population visit their local open spaces on a fairly regular basis**
- **Spaces are open and accessible to all**
- **Greater usage will lead to higher levels of participation in outdoor recreation, and thus mental and physical health**
- **Well interpreted open spaces encourage tourism.**

Image 11.3: Good quality signage is very informative, and is welcoming at entrances



The concept of generating a “sense of place” is well recognized in the UK. The following quote is from Special Delivery Outcome 1 of the Peak District Management Plan 2012-2017:

“What gives a community its sense of identity? How do places identify and retain what makes them distinctive, while adapting to new challenges? It is important that communities can recognise what makes their cultural heritage so special, and that this identity mobilises, motivates and binds them together.”

The South Downs National Park has developed a “Sense of Place Toolkit” from which the following quote is taken:

“We believe that the more visitors know about the area – before they come, and while they’re here – the more they should enjoy their visit. They’ll be more likely to try out new experiences in the Park, to repeat-visit, and to recommend the Park to others. And the more that visitors understand about the special nature of the Park, the more they should want to help sustain it, including supporting local businesses and services.”

This heritage and history need not just relate to the open spaces themselves, but also to the surrounding towns, villages and countryside.

Attractive interpretation boards including the use of visual images such as photographs, visual representations and maps and diagrams, are a popular means of learning about the surrounding area. The use of interpretation boards can be used at entrances, or at specific points of interest. It would be worth considering the use of interactive Quick Response (QR) codes, which will allow a smart phone user to access appropriate additional information on websites or specific web pages. This would also make information accessible in particular to people interested in the use of new technology.

S5: NATURAL LANDSCAPES/IMPROVEMENTS TO “GREEN CORRIDORS”

Urban greenspace, whether it be formal public space such as parks, sports fields and gardens or informal space such as riverbanks, waste ground, rail and road verges and other open spaces are a vital component of local biodiversity. As such, the management of biodiversity in these areas plays a fundamental part in maintaining the richness and diversity of urban areas. This is particularly true in South Bucks and Chiltern, which have a network of very varied open space types. However, the work of the qualitative audit indicates that biodiversity is not adequately managed, particularly in terms of opportunities in the more formal open spaces.

Parks can have an amazing range of habitats and species from the ‘common or garden’ to nationally rare examples.

Habitats in parks will obviously vary from location to location but can include:

- **Meadowland and unimproved grassland**
- **Neutral grassland**
- **Hedgerows**
- **Ancient woodland and veteran trees**
- **Scrub**
- **Ponds, streams and rivers**
- **and many other man adapted habitats.**



All these habitats will have associated species and communities of animals and plants, including many rare and endangered species. Parks can also be rich in non-native 'exotic' plants which can also have a tremendous wildlife potential. The Buddleia (*Buddleia davidii*) is a good example of this.

This section outlines the following:

- **The value of biodiversity in South Bucks and Chiltern, taking account of their unique habitats and the relationship to key strategies and policies**
- **The factors which affect habitats in both Districts, including types of land use and user pressures**
- **Ways in which the biodiversity of the Districts can be enhanced through its open spaces, both in relation to the planning of new open space, and through changes to the management of existing facilities.**

The biodiversity potential of such habitats is dependent largely on the management practices within the park. There are many factors affecting habitats in parks. These include:

- **The need for tidiness, formal landscapes & public perceptions of safety.**
 - There is a potential conflict between management of formal park landscapes and formal flower displays and the need for biodiversity. Park users may want formal landscapes and consider wildlife habitats to be untidy or even unsafe. Natural areas of woodland and scrub may be associated in the public eye with feelings of insecurity, especially for women and people on their own. Long grass may appear to be uncared for and may accumulate litter. Introducing new ideas incrementally, with good consultation and interpretation at each stage can help to gain public support. ¹ Formal landscapes are found in South Bucks and Chiltern's Parks and Gardens, and in many of their Amenity Greenspaces. However, this is not incompatible with the careful introduction of natural areas of woodland, floral meadow and scrub. However, these need to be managed to include defined edges, careful placement away from areas used for more formal activities, and in some cases, may need to be interpreted by explaining their significance
 - Perceptions that these areas are an example of neglect or lack of management may lead to filling ponds, clearing shrub beds and removing all dead wood etc. This will not help enhance biodiversity. Grounds maintenance work within parks and open spaces can often include very frequent mowing of grass and the routine use of herbicides and other agrichemicals. Such practices can obviously have a negative impact on biodiversity. Parks Maintenance, contract specifications may include activities which may be detrimental to the biodiversity of the area being managed. For example, the removal of all dead wood, the removal of leaf litter from all beds, the timing and techniques of grass mowing and the timing of shrub and tree pruning and all potentially have a negative impact on biodiversity. Clearly this needs to be avoided in Parks and Gardens in South Bucks and Chiltern, their Amenity Greenspaces, and in areas surrounding Children's Play Facilities, Cemeteries, and other open spaces.

¹ lbp.org.uk London biodiversity partnership

- The previous section mentioned the findings of the qualitative audit for South Bucks and Chiltern and the need to plan for biodiversity in new open spaces, and change land use types in existing open spaces. There is sometimes a need for formality in grounds maintenance if the provision of sporting facilities or “high” horticulture for ornamental purposes is necessary. This is not always the case, and even the borders of “formal” open spaces could benefit from the introduction of meadow or other form of more natural landscape.

- **Impact of Visitors**

- Parks and open spaces are intended for the usage and enjoyment of all visitors, but heavy usage and noise can have a negative impact on wildlife. Even the over use of lighting in parks can disrupt night flying animals and disrupt feeding. Major events, which may include loud music and fireworks, are likely to have such impacts.
- Vandalism, in the form of damaging trees and planting areas can also have a negative impact on biodiversity and the remedial costs can take away from existing enhancement budgets.

- **Habitat Isolation**

- Whilst many parks contain valuable habitats and communities, they are often in fragmented populations surrounded by urban development and are not connected to other similar communities. There is real value in supporting the biodiversity in individual parks by ensuring they are connected by green corridors to enable movement of wildlife between parks and help maintain viable populations.

- **Sports Facilities**

- Modernisation of sports facilities changes the character of parks e.g. the change from grass to all weather pitches and the demand for more buildings and structures. Such recognized on can lead to reduced greensward, less shrub beds and mature trees, all of which are of benefit to wildlife. Many sports areas in South Bucks and Chiltern are lacking in landscape variety.
- A plethora of information has been produced in the UK over the last 30 years on improving the biodiversity of urban greenspace. Two key potential actions can be taken to improve Biodiversity in urban parks:

- **Survey and Monitoring**

- Knowing what animals and plants are found in the many parks and open spaces is a key starting point in developing effective management plans for specific parks. The outcome of the surveys should inform management practices and contract specifications. For example, to mow areas of grassland at specific times and specific heights to encourage the spread of key species or to manage dead wood in a way that it becomes a key habitat in its own right. On-going monitoring will help to show whether management practices are successful or need further adaptation.

- **Contract Specifications and Contractor Competencies**

- It is vital to ensure that contract specifications address the need for specific biodiversity enhancement management practices, but also that contractors are competent to undertake, often more traditional management techniques (such as coppicing or hedgelaying) to help maintain biodiversity.

S6: IMPROVEMENTS TO THE QUALITY OF ALLOTMENT SITES

The quality audit outlined a number of problems with allotment sites in both Districts. These were as follows:

- **Provision across both Districts is uneven, with shortages reported in Little Chalfont, Fulmer, Wexham, Farnham Royal and Coleshill**
- **Sites in some cases were almost impossible to find**
- **Entrances were usually poor, being unwelcoming and without adequate signage**
- **Information was limited, even in relation to contact numbers**
- **Boundaries were often in poor condition, and sites in some cases were insecure**
- **Many sites lacked basic facilities such as a water supply.**

The importance of allotments lies in the fact that there is a statutory obligation on local authorities to provide them, and that across the UK it is estimated that there are currently over 90,000 people wanting an allotment and are on waiting lists. Health benefits are considerable, and include healthy outdoor recreation, social activity, and the production and consumption of healthy food. Sites also improve biodiversity, and allotment gardening helps to maintain vegetable and fruit species which would otherwise be lost.

The National Society of Allotment and Leisure Gardeners Ltd. Provides advice on the management of allotment sites. It provides guidelines on what constitutes a good site, and factors include:

- **Site should be easily accessible by car or near to a public transport route**
- **Soil should be capable of easy cultivation**
- **Site should not be prone to flooding**
- **Soil should not be contaminated with poisons (e.g. chemicals)**

- **Paths should be no less than 1.5m. wide and preferably 1.7m. to allow for a wheelchair and ambulant person to travel side by side**
- **Main gates should be wide enough to allow for material deliveries by lorry.**

S7: USE FOR EVENTS AND ACTIVITIES

Green spaces can be more extensively used for events and activities. This issue was raised during consultation. The advantages of greater use for events and activities include the following:

- **Greater involvement in outdoor recreation by local communities**
- **Encouragement of greater visits to open spaces following events**
- **Greater tourism and secondary spend (local restaurants, hotels, etc.)**
- **Income generation for the service**
- **Can lead to other sources of income (e.g. catering)**
- **Can lead to the development of voluntary support and outsourced management.**

Types of event or activity can include:

- **Larger scale events such as music concerts and firework displays. Most commonly held in Public Parks and Gardens and larger Recreation Grounds**
- **Medium scale events such as funfairs, farmers' markets and car boot sales. Held in smaller spaces such as more local Recreation Grounds**
- **Neighbourhood events such as fun runs, guided walks, organised exercise classes (e.g. British Military Fitness, tai chi, etc.). Can be held in Amenity Greenspaces, greens, or natural open spaces.**

It is suggested that an events and activities strategy is devised, to include a hierarchy of provision. This would include classifying open space in relation to the type of activity or event that each type could reasonably carry without causing excessive wear and tear or risk of damage or injury. It would include a strategy to encourage management through local communities, charitable organisations, or friend's groups.





ANNEX G: TACKLING KEY PLANNING ISSUES

This section investigates actions which are appropriate to tackling the planning issues identified in this study. These include:

- P1: Protection of the countryside**
- P2: Enhancement of biodiversity**
- P3: Plans to upgrade and create green corridors should be considered in order to improve biodiversity, encourage sustainable travel, and connect isolated communities**
- P4: Developer contributions should be encouraged to meet shortfalls in quality. In particular improvements should be made to open spaces to make them more welcoming, and to interpret the diverse history and heritage of the district in order to increase residents' "sense of place"**
- P5: A developer contribution model to fund improvements to the quality, quantity and accessibility of open space should be developed, using best practice models from other local authorities.**
- P6: Shortfalls in the quality, quantity and accessibility of facilities for children and youth should be addressed by seeking contributions for innovative play (iplay, "green" Play, etc.), and for specific facilities such as "low ropes" adventures**
- P7: Measures should be adopted to acquire land where possible for additional burial space**
- P8: The provision of allotment plots appears inadequate, in line with a national demand which shows no sign of abating. If more space cannot be found, then improvements should be made to the quality of existing sites.**

P1: PROTECTION OF THE COUNTRYSIDE

The countryside needs to be protected to offset shortfalls in the quality, quantity and accessibility of more formal open space provision throughout the District.

At the heart of the NPPF is the presumption in favour of sustainable development. Therefore, proposals for development should be approved if they accord with the development plan or the specific policies set out in the NPPF.

Before considering approval for new development, the intrinsic character and beauty of the countryside should be recognized.

Natural England provides advice on the creation of Landscape Character Assessments (LCA's). It makes the point that existing LCA's can be used as the basis of new or updated assessments. It outlines steps for the carrying out of assessments as follows:

- **Define the purpose and scope of your LCA, e.g. the area it will cover, its scale, level of detail and resources available to carry out the work.**
- **Conduct a desk study – collect, review and analyse data and documentation and speak to stakeholders involved with the landscape.**
- **Conduct a field survey – test, refine and add to the outputs from the desk study, capturing aesthetic, perceptual and experiential qualities of the landscape.**
- **Classify, map and describe the landscape's character areas, types and characteristics including geological, other physical and socio-cultural influences.**

12.1. The following characteristics need to be included:

- **Topographic features**
- **Flora and fauna**
- **Land use**
- **Sights, sounds, touch and smells**
- **Cultural associations, history and memories.**

12.2. It is suggested that a review of LCA's is carried out for countryside areas throughout in both Districts with a view to updating as necessary. This review could also be used to assist in the definition of the Districts' heritage and history as well as their landscape character, and thus inform the use of interpretation in open spaces to engender a greater "sense of place" amongst residents and visitors.

P2: ENHANCEMENT OF BIODIVERSITY

South Bucks and Chiltern are very lucky to contain a wide number of 'natural' open spaces including nationally important sites. The biodiversity value of such sites locally, regionally and nationally is unquestionable. This is articulated in the **Sustainability Appraisal of the Chiltern and South Bucks Local Plan**.

The biodiversity value of the open spaces can be seen to help improve the mental health and sense of place of urban communities.

This value of biodiversity in open spaces is expressed in the UK Biodiversity Strategy 2002.

'Biodiversity has an essential role to play in liveability improvements: 'designing with nature' especially in buildings and public spaces, can improve people's quality of life directly and show how nature can itself work to maintain the qualities of land air and water for people's benefit.'

(Department of Environment, Food and Rural Affairs, *Biodiversity Strategy*; 2002: 54)

This value of biodiversity in urban open spaces is re-iterated in the Cabe Space Report – The Value of Public Open Space notes 2 which states that 'Aside from the intrinsic value of having nature in our cities, urban wildlife habitats also provide a focus for local communities, who often become very attached to them. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction. Open space managed for biodiversity provides an opportunity for people to be close to 'nature', with the associated positive impact that this can bring in terms of mental health and the pleasure of experiencing wildlife in the urban situation.

It is vital that the management of biodiversity in parks and open spaces is in keeping with the overall wildlife management strategy or Biodiversity Action Plan for the area as a whole.

In considering all applications for future development, it is suggested that a **Biodiversity Toolkit** is drafted with colleagues responsible for green space management in order to guide the enhancement of biodiversity both in relation to building suitable landscapes in to new developments and altering the management of open spaces managed directly by the District.

² The Value of Public Open Space – How High-Quality Parks and Public Spaces Create Economic, Social and Environmental Value - CABE Space (2003)

P3: DEVELOPMENT OF GREEN CORRIDORS

The identification, effective protection and enhancement of green corridors can help connect greenspaces within Chiltern and South Bucks can also help create green fingers from the surrounding countryside to the very heart of its communities. The successful management of green corridors will only be possible within the context of an integrated urban management framework where biodiversity issues are given meaningful and practical consideration. There are areas of Accessible Countryside in the Urban Fringe, as well as extensive areas of woodland and common in both Districts which could be used to develop these corridors. It would also be of great recreational benefit if the many large areas of woodland and other green space currently only partially available, or even unavailable for public use could be made more accessible by agreement with landowners, e.g. Dropmore, Bulstrode Park and Hall Barn.

There are a number of ways in which the green infrastructure can be used to deliver meaningful opportunities for multiple functions. These functions can be used to drive planning and management of the green environment. Each is considered in this section in relation to what they can afford in relation both to outline proposals for existing open spaces within Chiltern and South Bucks; and to green and blue corridor open space areas in other parts to which these principles can be applied in future. Each is illustrated to indicate the style of approach which can be adopted:

Planting to create a microclimate and to reduce temperature – it has been proved that tree and shrub planting in sufficient quantities can reduce peak urban summer temperatures, a major cause of mortality for instance in Paris in 2003, and can create a cool and more humid microclimate in urban areas. Tree planting and amenity woodland can be extremely successful in this context

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HOUSING AND COMMERCIAL

Use of landscape features in housing and commercial areas – this can include the use of green roofs and green walls to reduce runoff and to improve air quality.

Parking on permeable surfaces will contribute to the reduction of surface run off.



SUSTAINABLE URBAN DRAINAGE SYSTEMS (SUDS)

This indicates how the green infrastructure can be used to allow for the replication of natural systems that use cost effective solutions with low environmental impact to drain away dirty and surface water run-off through collection, storage, and cleaning. After this point it is allowed to be released slowly back into the environment, such as into water courses. This is to counter the effects of conventional drainage systems that often allow for flooding, pollution of the environment with the resultant harm to wildlife and contamination of groundwater sources used to provide drinking water.



TRANSPORT

Linear corridors as access routes for sustainable transportation – the creation of routeways of green open space which allow for sustainable transport. The principal objective in this case is to reduce the need for transportation in motor vehicles, and to open up greenspace for walking, cycling and other forms of sustainable transport. The objective is to use the line of a watercourse or natural linking feature, to create footpaths and cycle routes between urban areas to incorporate appropriate waymarking and landscaping.



RECREATION

Recreational open spaces – these create attractive areas for the execution of a range of outdoor recreational pursuits. These may include sports and games; picnics; events and activities; and children’s play. Open space designated for this use needs to be managed to avoid conflict between active uses and natural habitats.



WILDLIFE

Wildlife corridors – these are linear strips of open space which combine habitats and species, which will complement regional and local biodiversity action plans.

Achieving multiple benefits from green infrastructure underlines its importance generally boosts the environmental capacity of the area to support a thriving eco-town. Many sites will naturally fulfil many functions. If planned and managed appropriately the potential of a site and the ecosystem services that the land can provide can be enhanced. This should be done appropriately and not to the detriment of an overriding management priority, such as the need to protect a sensitive habitat.



AMENITY

Amenity open spaces – these can frequently be used to improve biodiversity. Woodland which is created by planting native species, and which favour a wider diversity of wildlife, create local oases. This has helped to mitigate the effects of peak urban summer temperatures and to provide shade; the use of floral meadow and wetland meadow in areas likely to become saturated, in order to increase biodiversity; and the use of “prairie” plantings to mimic nature in the use of natural species in bold groupings.



GREEN CORRIDORS

These are linear strips of open space which combines habitats and species which will complement regional and local biodiversity action plans



As previously stated, when planning green infrastructure, it is important to consider the scale and connection of the corridor when green and blue-ribbon strategies for habitat and recreational corridors are proposed. It should be noted that a network, for coherence and resilience, is represented by more than just a physical link between two or more ecological areas and must involve working links.

Improving links through linear habitats such as green corridors can provide opportunities to incorporate footpaths and cycleways to promote sustainable travel patterns. Green corridors can serve both people and wildlife by carrying footpaths, cycleways, and tram and light rail routes alongside linear grassland habitats, wooded belts, streams, rivers and ponds.

However, there can be a conflict between providing areas for recreation and transport and simultaneously maintaining biodiversity. This is addressed in the TCPA Guide 102 which suggests pedestrian and transport routes need to be well designed so that they do not interfere with habitat creation and provide natural surveillance so that they do not become havens for crime.

In a successful network, an understanding of the existing corridors and their functional requirements is essential in order that a hierarchy of linked spaces can be created.

It is suggested that existing open spaces should be re-designed to increase their suitability as green corridors, and that new linkages are explored in order to identify other green corridors which could link communities across both Chiltern and South Bucks.



P4: USING DEVELOPER CONTRIBUTIONS TO IMPROVE GREEN SPACE

Developer contributions have been used in the past and will continue to be used. These contributions should be used to meet shortfalls identified in this study in relation to quantity and accessibility. This can be done by creating new provision, but can offset such shortfalls by increasing the quality, and thus the accessibility, of existing green space where necessary.

Shortfalls should be used in particular to assist in the development of specific types of outdoor leisure provision in Chiltern and South Bucks. Targeting should include the provision of exciting play areas by the use of innovative concepts such as iplay, green play, as well as facilities for youth and teenagers.

PPG17 states that local authorities are justified in seeking planning obligations where new development will place additional pressure on open space resources and increase local need. This is supported by the Companion Guide to PPG17 which states that developer contributions could include:

- **The cost of the land for open space;**
- **The laying out of that open space including provision of new play equipment (or enhancement of the quality of existing equipment), either on site or off site;**
- **Commuted sums for the maintenance cost of open space for a locally established period; and**
- **Legal fees.**

To ensure that open space contributions are appropriately sought they must comply with the statutory requirements set out in Circular 05/2005. These tests require the contribution to be:

- **Necessary to make the proposed development acceptable in planning terms;**
- **Directly related to the proposed development; and**
- **Fairly and reasonably related in scale and kind to the proposed development.**

Developer contributions will be used for establishing and improving open spaces appropriate to the locality in which the development takes place. The requirements are expressed in terms of square metres (m²).

There are two mechanisms that will be used by the Local Planning Authority to deliver open space. These are:

- **Inclusion of open space as part of the development by the developer; and**

- **Financial contributions towards the provision of open space off site.**

P5: MAINTAINING AND IMPROVING THE QUALITY, QUANTITY AND ACCESSIBILITY OF GREEN SPACE

In order to ensure the adequate supply of green space in Chiltern and South Bucks, it will be necessary to:

1. **Protect valuable existing green space**
2. **Encourage the improvement of existing spaces.**

Within the Neighbourhood Plans, areas of green space that are of value to the community can be protected by having them designated as local green space (LGS). The LGS can also be designated in the Local Plan. The planning authorities (Chiltern and South Bucks) are responsible for the designation process. The criteria for eligibility are as follows:

- **Reasonably close proximity to the community it serves**
 - There is no definition of this in the NPPF and it will be up to individual planning authorities to define. This may vary depending on the size of the community to which the green space relates, the size of the green space or the value placed on it by the community. The land must not be isolated from the community and would normally be within easy walking distance of the community served.
- **Demonstrably special to a local community**
 - Evidence must be provided of the land's value to and use by the local community to show the land holds a particular local significance. The land must fulfil one or more of the following criteria:
- **Beauty**
 - This relates to the visual attractiveness of the site, and its contribution to landscape, character and or setting of the settlement. LGS would need to contribute to local identity, character of the area and a sense of place, and make an important contribution to the physical form and layout of the settlement. It may link up with other open spaces and allow views through or beyond the settlement which are valued locally.
- **Historic significance**
 - The land should provide a setting for, and allow views of, heritage assets or other locally-valued landmarks. It may be necessary to research historic records from the National or Local Records Office.
- **Recreational value**

- It must have local significance for recreation, perhaps through the variety of activities it supports, and be of value to the community.

- **Tranquillity**

- Some authorities have an existing 'tranquillity map' showing areas that provide an oasis of calm and a space for quiet reflection.

- **Richness of wildlife**

- This might include the value of its habitat, and priority areas may have been identified. It may require some objective evidence, such as a designation, like a wildlife site or Local Nature Reserve.

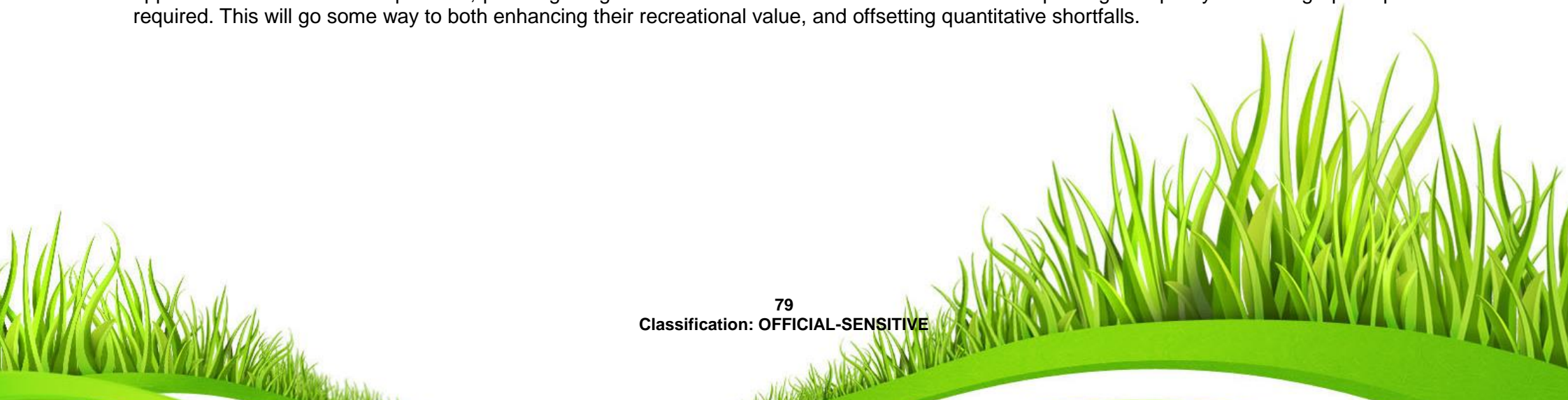
- **Local in character, not an extensive tract of land**

- The criteria may differ between settlements depending on their physical size and population. The areas would normally be fairly self-contained with clearly-defined edges. Blanket designation of open countryside adjacent to settlements will not be appropriate. There is a no minimum size limit for LGS.

- **Land already designated**

- If land is already protected by Green Belt policy, consideration should be given to whether any additional local benefit would be gained. This may be in a case where LGS designation could help to identify areas that are of particular importance to the local community.

In relation to meeting quantitative and accessibility needs in relation to green space, Chiltern and South Bucks should carefully consider any proven shortfalls in relation to different greenspace types. If approved, The Community Infrastructure Levy (CIL) should be used to provide new open space in conjunction with new development wherever possible. Prior to the adoption of the CIL, planning obligations need to be invoked in order to facilitate this approach. Where this is not possible, planning obligations should be used to contribute towards improving the quality of existing open spaces where required. This will go some way to both enhancing their recreational value, and offsetting quantitative shortfalls.



P6: PROVISION OF ADDITIONAL BURIAL SPACE

Anecdotal evidence from the quality audit and the parish consultation process appears to indicate that there is a shortage of burial space in both Chiltern District and South Bucks (e.g. in Farnham Royal, Wexham, Great Missenden and Fulmer) Some additional spaces can be created using management techniques, including landraising, fitting new graves between old, or infilling paths, avenues, and ornamental gardens. Some caution is required in that this may still not be sufficient to meet demand, and the character, beauty and integrity of existing burial grounds could be adversely affected.

An initial requirement will be to assess future demand taking into account the following factors:

- **Existing burial space provision**
- **Future trends (i.e. for burial as against cremation)**
- **The projected increase in population levels in Chiltern District and South Bucks in future. This projection also indicates that there will be an increase in older age groups as a percentage of the age range**
- **Area required to accommodate any new burial provision (Evidence is limited in terms of studies relating to this provision. However, paragraph 10.39 of “South East Counties: The Cost & Funding of Growth in South East England” indicates that 1,730 grave plots can be accommodated in a hectare and at an average of 2.5 burials per grave plot this amounts to 4,325 burials per hectare).**

Piecemeal delivery of additional burial space on individual sites is unlikely to be appropriate. Therefore, Chiltern District and South Bucks need to explore options based around the strategic delivery of additional burial space.

P7: PROVISION OF ADDITIONAL ALLOTMENT SPACE WHERE REQUIRED

- 12.3. Evidence from the quality audit and from the parish consultation indicates at least in anecdotal terms that there is a shortfall in provision in some areas, particularly in South Bucks (although less so in Chiltern District).
- 12.4. The Small Holdings and Allotments Act 1908 was the first act to comprehensively place a duty on local authorities to provide sufficient allotments according to demand. “Sufficient” has yet to be defined. However, it could be argued that under section 23 of the 1908 act if there is one person on a waiting list for an allotment, a local authority has breached its duty.
- 12.5. In practical terms, the 1908 act empowers local authorities to acquire land for allotments by agreement or compulsorily, or to lease land for the supply of allotments.
- 12.6. The National Society of Allotment and Leisure Gardeners Ltd. Carried out in recent years a study which indicates that the number of plots peaked during World War 2 at 1,399,935 plots. This had reduced to 532,964 plots in 1970, and had diminished to 296,923 plots by 1996. The waiting list at that point was 12,950 in England only.
- 12.7. It is recommended that parish councils are encouraged to conduct a review of allotment provision with a view to obtaining additional plots to meet future demand if necessary.



SUBJECT:	<i>Acquisition of residential properties</i>
REPORT OF:	<i>Cllr Paul Kelly Healthy Communities portfolio</i>
RESPONSIBLE OFFICER	<i>Head of Healthy Communities</i>
REPORT AUTHOR	<i>Martin Holt martin.holt@southbucks.gov.uk 01494 732055</i>
WARD/S AFFECTED	<i>All</i>

1. Purpose of Report

To consider how the Council may seek to end the long term use of B+B and private rented nightly let accommodation.

The PAG is asked to advise the Portfolio Holder on the following recommendations to Cabinet:

RECOMMENDATION to Cabinet:

- 1 That the overall business case for the acquisition of residential properties for use as temporary affordable housing be agreed**
- 2 That the Director of Resources be given authority, following consultation with the Leader, to use any sums specifically included in the Council's Capital programme, currently £6.28 million, to purchase assets on receipt of a viable outline business case**
- 3 That the Head of Finance be authorised to carry out the necessary arrangements to obtain the loan finance**

Cabinet to consider the advice of the Portfolio Holder and any comments arising from the PAG.

2. Reasons for Recommendation

- a. To support the Council's Medium Term Financial Strategy and reduce the cost of homeless accommodation.
- b. To enable the Council to discharge its duty to accommodate those who are determined as homeless and in priority need.
- c. The provision of emergency accommodation in the district would reduce the health inequality risks associated with the placement of families out of the district.

3. Content of Report

Business case - Acquisition of housing for temporary accommodation

- 3.1 The Government is committed to preventing and reducing homelessness, and to no one ever having to spend a night on the streets. That is why the Government is implementing the most ambitious legislative reform in decades, the Homelessness Reduction Act, which will commence in April 2018.
- 3.2 South Bucks District Council has no designated emergency housing accommodation and is reliant on expensive temporary lettings, bed and breakfast. The projected costs of putting people in temporary lettings, this current financial year - £750,000 gross, net costs are estimated to be £487,000 after housing benefits.

- 3.3 Average stay in emergency accommodation is currently 145 days or 5 months whilst the average wait for 2 bedroom property is 23 months
- 3.4 The current trend of numbers of homeless households in need of emergency accommodation during investigation and following a housing duty identifies that the demand for emergency housing is over 60 households
- 3.5 A pipeline of emergency accommodation is being developed through the;
- Continued use of housing association stock on a temporary basis
 - The introduction of a leasing scheme with Paradigm managing up to 30 units of accommodation from the private rented sector
 - The development of 12 emergency accommodation units at the Bath Road Depot
- 3.6 In late 2018/early 2019 a significant number of affordable rented properties will be available at Denham Media Park (63 x rented flats (15x1br / 47 x 2br / 1 x 3br)) and Taplow Mill - (23 x 1br / 17 x 2br). These properties will be let to households currently on the housing register and seeking accommodation in South Bucks. This will include some households currently in emergency accommodation and seeking permanent accommodation through Bucks Home Choice.
- 3.7 It is estimated that an additional 10-20 units of emergency accommodation will be required to meet the Council's needs beyond January 2019.
- 3.8 This housing need may be met through the continued use of nightly rental accommodation; however that option has proven unaffordable or through properties managed by a housing association.
- 3.9 The Cabinet report 7th November 2017 considered the theoretical business case for the use of capital to acquire properties to be managed by a housing association for use as emergency accommodation. That report demonstrated how for a total cost of £6.2M, approximately 20 properties could be acquired avoiding an estimated £339k/annum in emergency accommodation costs.
- 3.10 It is proposed that the Council acquires a number of properties, under a phased programme which are leased to a housing association to manage allowing the Council to retain the asset. The housing association will be responsible for repairs and maintenance and in return will provide a reduced lease income to the Council. Should the properties no longer be required for emergency housing they could be sold on the open market.
- 3.11 The Council would retain nomination rights to the properties for the period of the lease, to be used for short term emergency accommodation. Tenants accommodated would be those;
- pending investigation,
 - threatened with homelessness and under the new duty to find accommodation for 6 months

- where a homeless duty has been accepted and are awaiting accommodation provided through Bucks Home Choice
- 3.12 There are currently an number of properties advertised for sale in the, Slough, Langley or South Bucks District offering 1, 2, 3 bed accommodation with prices ranging from £145,000 to £350,000.
- 3.3 The summary business case is detailed in Table 1 and the full business case detailed in Appendix 1

Table 1 – Summary business case

	Case
Purchase price (including £280,000 in stamp duty)	£6,280,000
Avoided Emergency Housing Costs over 30 years	-£16,128,066
Total saving over 30 years	-£8,391,938
Total NPV over 30 years	-£2,470,561
Avoided Emergency Housing Costs /annum	£339,000

- 3.17 Assumptions made in developing the indicative business case are:
- Acquisition of properties is £6M excluding VAT and stamp duty estimated at £200k
 - Inflation is 3% a year and this is also the discount rate used
 - The financing cost is based on borrowing from the Public Works Loan Board, on an annuity basis, over 30 years
 - Rents are not increased in line with inflation
 - The rental income estimates are based on the 80% of LHA rate for the district
 - Rental occupancy is 11 out of 12 months
 - Management fee of 50%/property/annum is charged reflecting the higher risk associated with affordable housing
 - The calculation assumes the recovery of the £6Million purchase costs over the period of the business case, but as a freehold purchase, the asset may increase in value over time
 - The financial model is only an estimate and a detailed business case will be required when a purchase is considered

Sensitivity analysis of the Financial Model

- 3.18 The level of income will be directly influenced by the model of renting the properties and in particular the level of income required by the third party that delivers the housing management. The income will also be impacted by the ability to increase rents above the LHA rate, so a figure of 80% of LHA has been used to minimise the impact of benefit reductions. A conservative estimate of 50% management costs has been factored in to manage the properties and client group.

The purchase price averaging £300,000 includes approximately £40,000/property for repairs and maintenance on purchase.

- 3.19 **Risks** – the risks associated with the proposal include;
- Rent levels may be impacted by changes to the market due to economic volatility and may increase or decrease
 - Income streams could be affected by tenants failing to meet rent payments and getting into arrears resulting in a shortfall in rental income and additional costs being incurred by legal fees associated with possession action.
 - Maintenance costs may increase or decrease over time depending on the costs at that time and the levels of disrepair by tenants.
 - Unacceptable behaviour may lead to a higher risk of eviction and management costs
 - Council may be unable to find a housing association partner or other provider willing to take on the management of the properties.

4. Consultation

Not Applicable

5. Options

- 5.1 To develop the property acquisition scheme to reduce the impact on the medium term financial strategy, whilst providing vulnerable persons at risk of homelessness with affordable emergency accommodation.
- 5.2 Not to proceed with the scheme but to extend the use of the leasing scheme.

6. Corporate Implications

- 6.1 Financial – £6.3M is budgeted for within the 2018/19 Capital programme for the acquisition of properties. The current net cost of Homelessness 2017/18 is forecast to be £487,000 against a budget of £250,000. Whilst avoiding nightly accommodation costs of £339,000/annum the scheme would provide a net income to the Council of £52,000 in the first year and £8.3M over a 30 year period. Reducing the cost of homelessness is a key priority for the Council. The Capital Programme allocation may be required for other acquisition opportunities so it is proposed to fund these acquisitions for temporary accommodation by way of borrowing from the Public Works Loan Board.
- 6.2 Legal – The provision of emergency accommodation takes in to account the current housing needs and supports the delivery of the Councils affordable housing objectives. Emergency accommodation housing is currently excluded from the Right to Buy legislative requirements.

7. Links to Council Policy Objectives

Delivering cost- effective, customer- focused services.

Working towards safe and healthier local communities.

8. Next Steps

A project group will be established to progress the project and provide update reports to the PAG as part of the Healthy Communities regular update report.

Background Papers:	None other than those referred to in the report
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SUBJECT:	<i>Handy Helpers/ Gardening Scheme</i>
REPORT OF:	<i>Cllr Paul Kelly / Cllr Liz Walsh</i>
RESPONSIBLE OFFICER	<i>Martin Holt</i>
REPORT AUTHOR	<i>Katie Galvin kgalvin@chiltern.gov.uk 01494 732265</i>
WARD/S AFFECTED	<i>All</i>

1. Purpose of Report

1.1 Both Age UK and Community Impact Bucks (CIB) operate volunteer led chargeable home assistance services or handy person schemes to help elderly, vulnerable and isolated residents with small tasks around the home or gardening schemes which they can't or daren't do for themselves.

1.2 These types of services provide a trust-worthy service which offers visits and help from DBS checked volunteers or professional trades persons to perform small tasks whilst also connecting persons in to their schemes offering befriending and social support to reduce social isolation.

1.3 This report outlines a proposal to establish a project in Chiltern and South Bucks.

RECOMMENDATIONS

- To advise the Portfolio Holder for Healthy Communities on the establishment of a scheme to provide home assistance and gardening.**

2. Content of Report

2.1 Since the loss of the Mears Safer Homes Handy person scheme prior to 2013 there has been a recognised gap in the support for older vulnerable people seeking to undertake small jobs including; gardening, and repairs and maintenance.

Crime Prevention

2.2 Elderly, vulnerable and isolated residents are often challenged when faced with small tasks around the home which they can't or daren't do for themselves. This results in a property that may appear unkempt, overgrown and a trigger for opportunist criminals involved in doorstep crime.

2.3 Evidence from Trading Standards states that unkempt gardens (particularly those with large and unruly or very high hedges) and visible minor repairs such as loose tiles act as a lure to doorstep criminals, especially if there are other indicators of potential vulnerability such as a key safe or grab rail. In Chiltern and South Bucks Districts a number of very high value

doorstep crimes (those in excess of £100k), where elderly residents were targeted and 'groomed', evolved from an initial small gardening or repair job.

2.4 Unfortunately because of the nature of the crime and the vulnerabilities of the victims, factors such as fear, intimidation, shame, isolation and of course cognitive impairment such as dementia mean that levels of reporting of this type of crime are very low. National and local data indicates that only around one in ten incidents is ever reported to either the police or Trading Standards.

2.5 Statistics gathered nationally from the Chartered Institute of Trading Standards (CTSI) indicates that 28 per cent of reported doorstep crime victims in 2015 had a 'neglected garden', and 43 per cent had a 'grab rail, key safe or ramp' outside their home. There is no breakdown for Chiltern and South Bucks, but Trading Standards Officer Chris Holden states that around 1 in 4 of the 61 incidents of doorstep crime reported to Trading Standards in the 2 years end March 2017 had a garden element to them. It is estimated that 145 or so incidents went unreported across both Districts.

2.6 A handyperson scheme targeted at those who are least able is considered by Foundations the professional body for home improvement agencies as a key agency to reduce the risks to older persons.

Falls Prevention

2.7 Those over 65 years of age are most at risk, suffering both the highest mortality rate and the most severe injuries. In 2009 in England and Wales alone, people aged 65 or over accounted for 7,475 deaths as a result of an accident of which 49% were due to a fall. More dated figures relating to A&E attendances after home accidents show that falls are by far the single largest cause of attendance. In 2002, 2.7million people attended an A&E department in the UK following a home accident, of whom 1.2million had suffered a fall. Over-65s accounted for 19 per cent of the total number of A&E home accident attendances, but 30 per cent of the attendances were due to accidental falls at home. The majority of accidents in the older age groups also involve females rather than males.

2.8 Many of the fatal and non-fatal accidents to older people are attributable wholly or in part to frailty and failing health. This can lead to failure or slowness to see and avoid risks. By drawing the attention of older people and their carers to danger spots and unsafe habits then accidents can be reduced

2.9 Once a fall requiring hospitalisation has occurred social care often assess the risks and put in place a care plan. Apart from when Bucks Fire and Rescue undertake the fitting of fire alarms there is no longer the infrastructure to provide a home safety check and refer risks to other agencies.

2.10 A home assistance service could assist with the administration and support required for a revised home safety check as well as supporting the removal of risks and hazards around the home.

2.11 Housing Standards Officers from the four District Councils are currently reviewing the support offered through the Disabled Facilities Grants programme funded from the Better Care Fund. This review will seek to offer the same assistance and range of grants across

each district, preventing the current post code lottery of eligibility for adaptations and support. As part of this work the authorities are also considering how home support can be offered incorporating a handy person scheme.

2.12 Further work is required to enable a scheme to be developed and funded however both Age UK and Community Impact Bucks (CIB) are piloting or delivering handyperson schemes in parts of the County. Appendix 1 is an example of how a CIB scheme is being piloted.

3. Consultation

Buckinghamshire and Surrey Trading Standards, Community Impact Bucks, Age UK

4. Corporate Implications

Reports must include specific comments addressing the following implications;

4.1 Financial – the review of disability grants will consider how the service delivery could be supported through the use of the Better Care Fund, Service User payments, and voluntary contributions. The potential cost to the Better Care Fund is approximately £25k/annum

4.2 Legal – if developed the project would involve a countywide approach to the use of the Better Care Fund and be approved through the Health and Wellbeing Board

5. Links to Council Policy Objectives

Working towards safe and healthier local communities

6. Next Step

To finalise the review of disability adaptations funded through the Better Care Fund to consider whether the District Council's should support such an initiative.

Background Papers:	It is a legal requirement that we make available any background papers relied on to prepare the report and should be listed at the end of the report (copies of Part 1 background papers for executive decisions must be provided to Democratic Services)
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Appendix 1

Handy Helper Pilot Project

CIB are currently delivering a funded, time- limited pilot in the Aylesbury Vale area of Buckinghamshire which is proving to be successful in meeting the need for a maintenance and odd-job service aimed at elderly people living on a low income. They are actively seeking and pursuing opportunities to enable them to expand the service into other areas of the county and reach the most socially isolated older people who are at the greatest risk of their health and well-being declining. Their goal is to deliver this service across the whole of Buckinghamshire.

Handy Helpers is an Early Intervention preventative service aimed at residents living in the Chilterns and South Bucks who are 65+ and have been identified as being most at risk of declining in their independence and mental well-being due to certain 'life events' or 'circumstances' including:

- Being a victim of crime
- Having an age-related mental or physical disability
- Suffering from a long-term health condition
- Recent development of a health problem
- Living on a low income
- Aged 80 or older
- Recent discharge from hospital
- A trip or fall
- Social isolation
- Living alone
- Caring for a partner or relative
- Loss of a partner in the past 2 years
- Recent separation or divorce
- Recent retirement (particularly if involuntary)

The CIB's reliable and trust-worthy person-centred service offers help from a DBS checked Handy Helper Mentor, Men in Sheds Handy Helpers and 1-2-1 Volunteers who undertake a range of internal and external practical tasks. As part of the service befriending is offered, providing much needed social interaction. The service is free, based on an assessment of need.

Tasks can include general repair services; home security measures (e.g. locks and lighting); Minor adaptations (e.g. grab rails and key safes); home Safety and falls prevention actions (remedial measures to address hazards related to falls, fire, home security); do-it-yourself tasks (e.g. building flat packed furniture and putting up shelves); energy efficiency measures (e.g. draught exclusion to windows and doors); moving of furniture and removal of unwanted items; external maintenance (e.g. garden clearance, leaf collecting, path cleaning, painting fences/sheds). Many of these tasks are small in practical terms but they have a huge impact on keeping a person safe and well in their own home.

CIB provide the Handy Helpers with a tool set and maintenance kit containing supplies such as batteries, glue, screws, hinges, lightbulbs etc. If materials are needed for more complex tasks

(e.g. fixtures, fittings and furnishings) the client is required to supply or pay for them. Where a task is not eligible for the project clients will be signposted to Bucks and Surrey Trading Standards who operate a trusted trader scheme.

Accessing the Service

Clients can self-refer or be referred to CIB by family, friends or neighbours. Other expected referral routes will include Bucks and Surrey Trading Standards, Chiltern and South Bucks District Councils, Adult Social Care, Victim Support, Thames Valley Police, Housing Associations and VCSE organisations and groups

Process:

1. Initial contact with the service will be made via a designated telephone number or email address.
2. CIB Administrator logs the call, undertakes the initial screening and refers eligible clients to the Project Leader to undertake an assessment visit. Clients that do not qualify for the Service will be signposted appropriately.

Service Delivery:

CIB Handy Helper Team members are allocated to clients according to task duration or difficulty. The Team consists of:

- An employed Part-time Handy Helper Mentor with the assistance of volunteers who have extra support needs, including mental health difficulties; learning disabilities or physical disabilities/impairment. This team will carry out the more labour-intensive tasks.
- A Men in Sheds Handy Helper who will carry out the more skilled tasks fortnightly.
- A network of 1-2-1 micro-volunteer Handy Helpers who are keen to be more involved in the local community and will give their time on an ad hoc basis to complete tasks that are small and simple.

Process:

1. An assessment visit is conducted by the Project Leader for each client where they will get the opportunity to discuss the support they need and the possible options available. The Project Leader will also confirm their eligibility, complete a risk assessment and assist with gaining access to other suitable services or resources.
2. Following an assessment visit, the requirements are evaluated and clients are matched with the Handy Helper Mentor, Men in Sheds Handy Helper or a 1-2-1 Handy Helper.
3. The Administrator books the appointments with the client.
4. The Handy Helper Team members log their tasks with the Administrator on completion (for monitoring and evaluation).
5. Client feedback is requested (for monitoring and evaluation).

Stakeholder Involvement

We have undertaken research amongst:

- Clients of the Handy Helper pilot project
- Service-users who have accessed our other support services in the community
- Members of the public who have been in contact to enquire about our support services
- Volunteers and Staff members who are involved with delivery of our support services

- Organisations that refer clients to our support services

Evaluation has shown that there are many elderly people in the Chiltern and South Bucks area who are struggling to undertake small maintenance tasks and odd-jobs inside and outside of their home because of infirmity and/or ill health. They do not know who to trust to help and most cannot afford to pay a handyperson. Many of these tasks were things that they could do for themselves before they were infirm. This change in their condition can have a negative impact on their quality of life, causing them anxiety and stress.

Crime Prevention

In our experience, an untidy gardening is often an indicator that a vulnerable person is finding it difficult to maintain their home. Garden clearances make clients less vulnerable to bogus callers/rogue traders; who often seek out neglected or overgrown gardens as a way of targeting their victims. Reducing the height of vegetation in the garden adds to the security as it gives natural surveillance by neighbours, passing pedestrians & traffic.

Client Centred Approach

Using the knowledge and learning from evaluating the pilot project CIB have refreshed the service provision to reflect the clients' wish to take control of their own lives and choose the intervention they require. Whilst, they initially requested a particular task they have welcomed the opportunity to discuss other tasks that could be carried out so they could themselves choose the interventions they need.

CIB have involved older people and their clients in the design of the service provision – their input has been crucial in developing that meets their needs and evolves. As a result they are developing an additional support model called an Enablement Service. This new approach is aimed at Clients who are recovering from an illness or accident and will provide a personalised time-limited support to empower Clients to get 'back on track' and be able to resume the internal and external maintenance tasks and odd-jobs that they were able to carry out before their accident/illness. This short-term early intervention will prevent the need for longer term, more intensive support.

The current services concentrates on fixing problems, this new phase of the project will focus on delivering measurable outcome for our clients. This will demonstrate the value and impact of the interventions and will contribute to the evidence-base to improve approaches in the future.

Data from Pilot:

In the first 4 delivery months of the project:

- Clients were helped in 7 locations across Aylesbury Vale
- 53 Tasks were carried out
- 33 client beneficiaries were reached
- 5 people were given the opportunity to be a volunteer Handy Helper

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SUBJECT:	<i>Cost of Homelessness</i>	
REPORT OF:	<i>Paul Kelly</i>	<i>Health Communities Portfolio Holder</i>
RESPONSIBLE OFFICER	<i>Jim Burness</i>	<i>Director of Resources</i>
REPORT AUTHOR	<i>Rodney Fincham</i> <i>Martin Holt</i>	<i>Head of Finance 01494 732 260</i> <i>Head of Health Communities</i>
WARD/S AFFECTED	<i>All</i>	

1. Purpose of Report

- 1.1 To note the cost of homelessness.

RECOMMENDATIONS

1. To note the report.

2. Reason for Recommendations

- 2.1 The Overview and Scrutiny Homelessness Management Task and Finish Group made the following recommendation:

Members asked for the real costs of homelessness to be presented to the Healthy Communities PAG giving clear information on the whole picture, including hidden costs, staff costs and the costs of accommodation to the Council above the flat rate charge.

3. Statutory Background

- 3.1 Part 7 of the Housing Act 1996 places a statutory duty on SBDC to secure temporary accommodation for homeless persons who apply for housing assistance. The duty can arise at various stages of the application process and is dependent on factors such as whether or not the applicant is deemed to be in priority need (non-priority need households will not normally be subject to the duty). In many cases, the duty is mandatory and SBDC has to comply with the requirement to secure accommodation.
- 3.2 SBDC does not have any designated temporary accommodation to meet its Part 7 duties. It utilises:
- Bed and Breakfast / nightly booked accommodation.
 - L&Q properties let on a temporary basis (approximately 15 units at any one time).
 - Other opportunities that become available (e.g. Utilising vacant Police Houses at Gerrards Cross and vacant L&Q owned student accommodation in Wycombe).

4. Cost of Joint Homelessness / Housing Options Team

4.1 The Council operates a joint Homelessness / Housing Options team with Chiltern District Council (CDC). This team comprises the following staff.

- Housing Manager – c50% of time
- 1 FTE Senior Housing Options Officer
- 7.23 FTE Housing Options Advisors
- 0.5 FTE Housing Customer Support Officer.

4.2 The budgeted cost of the housing options team in 2017/18 is £356,250. This is shared between CDC and SBDC.

4.3 The following costs are also incurred:

- £40,150 Cost of locator housing system Shared CDC / SBDC.
- £20,000 Rough sleeper outreach project Shared CDC / SBDC.
- £13,123 CAB specialist debt advice service SBDC only cost.

4.4 To offset some of the costs, in 2017/18 Central Government has given SBDC:

- A Flexible Homelessness Support Grant of £113,007. This grant is ring-fenced and can only be used to prevent or deal with homelessness.
- A Grant of £25,831 – Extra burdens funding arising from the Homelessness Reduction Act.

4.5 In seeking to control the demand for emergency accommodation the Council has taken a preventative approach and offers advice, assistance and support to prevent homelessness. It achieves this via officers directly intervening in cases at risk of eviction to help retain existing tenancies. However if a homeless application is made the Council has a duty to investigate and provide emergency accommodation were necessary.

4.6 To assist in reducing the demand for accommodation the Council supports the provision of specialist debt advice via the Citizens Advice Service, as well as the general CAB advice services assisting people to manage their problems. These services assist households manage and prioritise their debts and access benefits, with day to day liaison over individual cases. Being co-located at the South Bucks offices supports improved communication in relation to benefit and debt cases and assists in delivering joint training opportunities.

4.7 CDC and SBDC were part of a successful countywide bid for DCLG Homelessness Trailblazer funding (£625k), to establish the Resilience Service, operated by Connection Support a not for profit organisation commissioned to deliver support services by the district partnership and the county council. This service focusses on homelessness prevention and early intervention, providing one-to-one support to clients and linking to partner agencies (e.g. Health, Probation, Early Help Panel, Job Centres etc).

5. Support from other Departments

- 5.1 The Legal Team provide advice to the Housing Options Team on homelessness appeals which go to the County Court. If the appellant is unsuccessful we seek to recover our legal costs. Since April 2017 the legal team have spent approximately 100 hours in total on two SBDC homelessness cases, one heard at County Court and one of which has been lodged at the Court of Appeal.
- 5.2 The Finance team are responsible for chasing any outstanding homeless debt once the person has moved on from the B&B / nightly booked accommodation. It is estimated that this takes up approximately 0.5FTE of a Finance Assistants time. In addition if the debt ends up being passed to a Debt Collector they will charge 15% of any money collected.
Note: The Housing team pursue the debt whilst the client is being housed, as they are already in regular contact with the client, and have more influence to encourage payment.
- 5.3 There are also regular meeting between Finance, Benefits and Housing to review all cases, particularly to ensure housing benefit is being claimed when appropriate, and client contributions are being made.

6. Cost of Accommodation

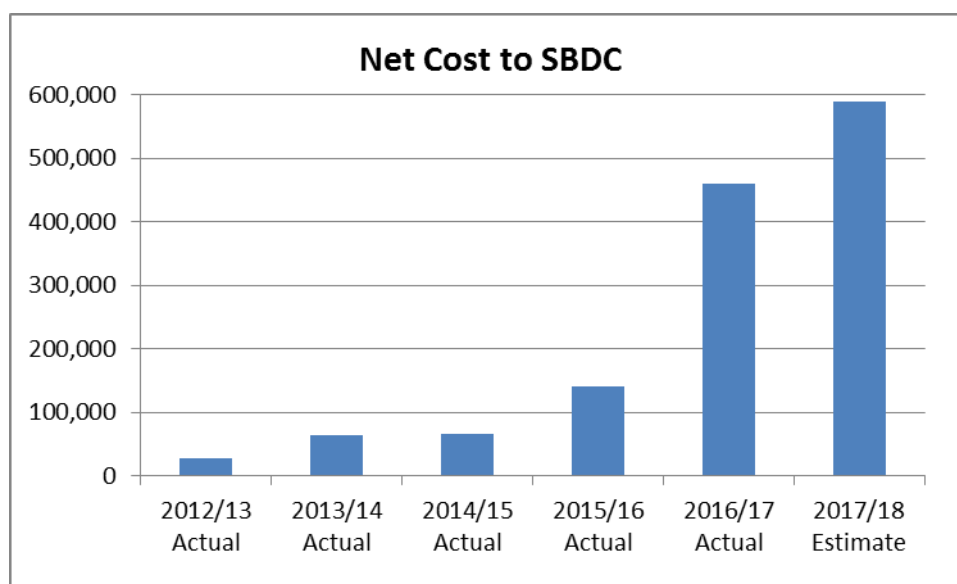
- 6.1 In addition to the cost of the Joint Homelessness / Housing Options team, the Council also incurs costs associated with housing homeless clients. These costs are not shared with CDC.
- 6.2 When a homeless client is placed in B&B / nightly booked temporary accommodation:
- SBDC pays the cost of the temporary accommodation (this varies between £30 and £100 a night depending on the size / nature of the accommodation), and
 - SBDC is entitled to charge the client a 'reasonable amount' under Section 206(2) of the Housing Act 1996. Note: When considering what a 'reasonable amount' is affordability issues need to be considered; indeed there have been legal cases where a nil rent has been deemed appropriate due to affordability issues.
- 6.3 The homeless client will then cover these charges by claiming Housing Benefit / Universal Credit if appropriate and making personal contributions.
Note: Normally in these cases the Housing Benefit is paid direct to SBDC (as opposed to the client). However it is the client's Housing Benefit and it is **their** responsibility to claim this.
- 6.4 The cost per night per family is summarised in the following table.

	£
Rent paid to B&B owner by SBDC per night	60
Less Housing Benefit entitlement *	-20
Less required contribution from person	-5
Net Cost to SBDC	35

* This is the maximum HB that central Government reimburses SBDC for.

- 6.5 Furthermore if a client fails to claim housing benefit and / or fails to make the required financial contribution then the cost to SBDC will increase accordingly.

6.6 The total annual net accommodation cost to SBDC for all homeless clients placed in B&B / nightly let accommodation is shown in the graph below.



6.7 The reason the cost has risen is due to a variety of factors including:

- The rent paid by SBDC to B&B owners has increased due to inflation and lack of supply.
- More clients are having to be placed in more expensive nightly let accommodation (rather than B&B) to minimise the number of families who stay in B&B over 6 weeks.
- The number of Homelessness applications has increased.
- The length of stay in B&B / temporary accommodation has increased due to a lack of move on accommodation.

7. Corporate Implications

7.1 The total direct cost of homelessness to SBDC in 17/18 is approximately £650,000.

	£
Joint Homelessness / Housing Options team	200
Net cost of accommodation	590
Less the Government Grant income	-140
Total	650

This excludes that time spend by support departments.

7.2 The cost of homeless accommodation has increased significantly over recent years, and action is being taken to reduce reliance on B&B / nightly let accommodation in the future.

8. Links to Council Policy Objectives

8.1 Part 7 of the Housing Act 1996 places a statutory duty on SBDC to secure temporary accommodation for homeless persons who apply for housing assistance.

Background Papers:	Overview and Scrutiny Homelessness Management Task and Finish Group papers
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