

Appendix B - Local Green Spaces

Introduction

This document describes the 12 Local Green Spaces to be protected by Policy W6 of the Wheathampstead Neighbourhood Plan.

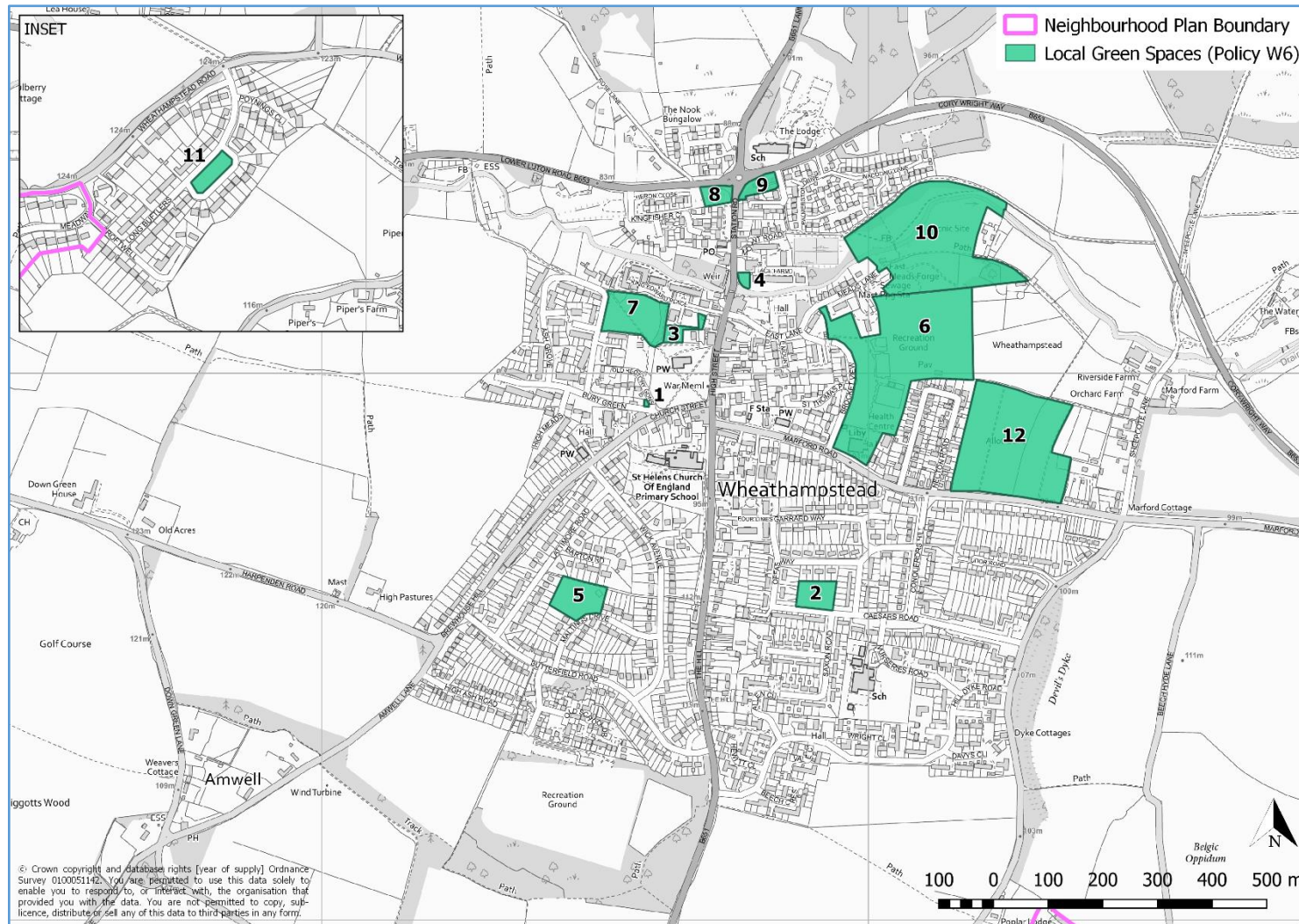
All are demonstrably special to the community and also to those working and visiting the neighbourhood area.


The Local Green Spaces are:-

1. Bury Green Garden
2. Caesars Road
3. Crinkle-Crankle Garden
4. Diamond Jubilee Garden
5. Maltings Drive
6. Marford Playing Fields
7. Rectory Meadow & Copse
8. Railway Sidings
9. Station Platform
10. The Meads
11. Long Buftlers
12. Glebe and Hitchens Allotments


These are shown on the map below and described in greater detail in the tables that follow.

Wheathampstead Neighbourhood Plan




Name and Address	Description/Purpose	Quality of Facility
<p>1. Bury Green Garden</p> <p>Grid Ref: 517595/213945</p> 	<p>The Bury Green Garden is a small patch of land at the corner of Bury Green and Brewhouse Hill and is owned by the Parish Council.</p> <p>The Bury Green Garden project began in the spring of 2015 and is a joint project between the Parish Council and WDPS (Wheathampstead and District Preservation Society). The patch of ground was originally the site of a youth club and was later converted to a small garden when the youth club was moved to a larger location in East Lane. A memorial garden formally opened on 12 May 2016.</p> <p>As part of the refurbishment of Thomas Sparrow House in Wheathampstead, the developer worked together with the local Parish Council and the Wheathampstead and District Preservation Society to transform a small piece of land close to the site.</p> <p>In 2019 the garden was awarded "Silver Gilt" in the Anglia in Bloom competition.</p>	<p>The previously underutilised and unloved land, which is owned by the Parish Council, was redesigned into an attractive, peaceful community garden, complete with new paths, fencing, flower beds and seating.</p> <p>The site provides some beautiful willow fencing and incorporates an attractive circular path which leads to a small patio at the far end of the garden.</p>

Any statutory designations	Site allocations	Planning permissions
Within the Wheathampstead Conservation Area	n/a	n/a
NPPF Criteria		
Close to the Community	Demonstrably special to the local community?	Local in character / not extensive tract of land
<p>The space is located within the village itself and is accessed by the community at large.</p> <p>It is well used and valued by the local community.</p>	<p>With financial support from the Parish Council and generous support in materials and in kind from Borrás Construction Ltd, whose head office is in Wheathampstead, a group of Wheathampstead and District Preservation Society volunteers created the garden.</p>	<p>Approximately 0.01 ha</p>


Name and Address	Description/Purpose	Quality of Facility
<p>2. Caesars Road</p> <p>Grid Ref: 517905/213597</p> 	<p>This re-developed play area, owned and managed by SADC, was opened on 20 August 2011.</p>	<p>In response to requests from local young people, the equipment includes a zip-wire, a wooden climbing frame and a flat area to play informal sport and a fort.</p> <p>A network of paths through the site will allow access for all abilities and seating and bins are also included in the design.</p> <p>Existing equipment has been reused throughout the site, including a transformation of the much-loved fire engine into a safari jeep.</p>
Any statutory designations	Site allocations	Planning permissions
<p>The site is identified as an amenity green space in the St Albans DLP technical report on green spaces, 2016¹.</p>	<p>n/a</p>	<p>n/a</p>

¹ [Detailed Local Plan Technical Report Green Spaces, St Albans, 2016](#)


NPPF Criteria		
Close to the Community	Demonstrably special to the local community?	Local in character / not extensive tract of land
It offers opportunities for sports, play and recreation to the immediate local community.	The site has been designed by Groundwork Hertfordshire, which ran a series of consultation sessions with local residents to create a facility that meets local needs.	Approximately 0.36 ha

Name and address	Description/ Purpose	Quality of facility
<p>3. Crinkle-Crankle Garden</p> <p>Grid Ref: 517649/214075</p> 	<p>This is the former garden of the Old Rectory and is used as a recreational open space. It is bounded on its eastern and western sides by Crinkle-Crankle walls - brick walls built in the shape of a wavy line.</p> <p>The site was acquired by the Parish Council under an agreement with a developer who built upon the derelict site formerly occupied by Helmets Ltd. In February 2015 a small project team was formed to develop and implement ideas to restore the garden and develop it as an amenity in the centre of the village.</p>	<p>The garden has been restored to a high level and is maintained by the Parish Council and volunteers.</p>
Any statutory designations	Site allocations	Planning permissions
<p>The 19th century Crinkle-Crankle wall is a Grade II Listed Building and the garden is within the Wheathampstead Conservation Area.</p>	<p>n/a</p>	<p>n/a</p>


NPPF Criteria		
Close to the Community	Demonstrably special to the local community?	Local in character / not extensive tract of land
It offers opportunities for recreation, tranquillity as well as providing a habitat for local wildlife.	<p>The only publicly accessible example of a Crinkle-Crankle Wall in Hertfordshire. The walls date from the early 19th century and are the only publicly accessible example in Hertfordshire. There are several reasons why the walls were constructed in this way. The shape enabled them to be made taller than would have been possible if they were straight. The curving lines gave strength to the structure, allowing the walls to stand without buttresses and to expand without cracking in the sun. The alcoves were used for growing and ripening fruit, a process often helped by circulating warm air from a stove through vents in the brickwork.</p> <p>The Old Rectory itself, which is also Grade II listed, conceals a 16th century timber-framed building within its 19th century brick exterior with a 14th century core. The red brick chimney stack dates from the 17th century.</p>	Approximately 0.11 ha

Name and Address	Description/Purpose	Quality of Facility
<p>4. Diamond Jubilee Garden</p> <p>Grid Ref: 517771/214177</p> 	<p>The Diamond Jubilee Garden (shown beyond the river in the photo) was created to celebrate the diamond jubilee of Her Majesty the Queen in 2012.</p> <p>The land is under licence to the parish council from a local business and the project was conceived by the Wheathampstead and District Preservation Society. Developing the garden was a joint effort with the Parish Council with funding coming from a variety of sources.</p> <p>The garden was officially opened by The Countess of Verulam on June 4th 2012, Jubilee Day.</p>	<p>The garden is maintained with the help of volunteers.</p>
Any statutory designations	Site allocations	Planning permissions
<p>Within the Wheathampstead Conservation Area</p>	<p>n/a</p>	<p>n/a</p>


NPPF Criteria		
Close to the Community	Demonstrably special to the local community?	Local in character / not extensive tract of land
Located in the centre of the village next to the river, the garden is an important space for recreation and picnics.	<p>The garden provides one of the few places in the village centre where residents can get close to the river and provides a unique view of the High Street.</p> <p>It is a popular spot for families with small children as it is completely fenced in.</p>	Approximately 0.05 ha

Name and Address	Description/Purpose	Quality of Facility
<p>5. Maltings Drive</p> <p>Grid Ref: 517473/213593</p> 	<p>Grassed area owned by the Parish Council, with a limited range of play equipment (swings) for children.</p>	<p>Play equipment deemed unsafe and removed. Awaiting S106 funds to reinstate the play area.</p>
Any statutory designations	Site allocations	Planning permissions
<p>Identified as amenity green space in the St Albans DLP technical report on green spaces, 2016.</p> <p>Identified as a space in the Fields in Trust green space index.</p>	<p>n/a</p>	<p>n/a</p>

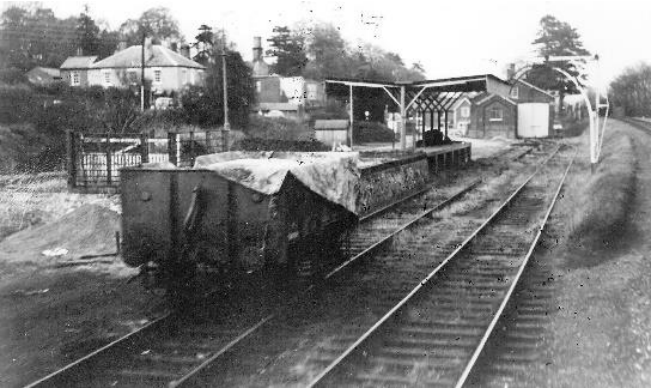

NPPF Criteria		
Close to the Community	Demonstrably special to the local community?	Local in character / not extensive tract of land
Close to the village centre with good pedestrian access from the south west quadrant of the village.	The site is well-used and, with further investment in the equipment, has the potential to be an increasingly popular recreational facility in this part on the village.	Approximately 0.61 ha

Name and Address	Description/Purpose	Quality of Facility
<p>6. Marford Playing Fields</p> <p>Grid Ref: 518050/214041</p> 	<p>The space, owned and managed by WPC, provides facilities for football and tennis, a grassed area for more informal recreation, a play area for children and teenagers, an outdoor table tennis table and outdoor gym equipment.</p>	<p>Well-equipped and maintained with a new ATP and the tennis courts recently resurfaced.</p>
Any statutory designations	Site allocations	Planning permissions
<p>Within the Green Belt. Part of a SHLAA site within the St Albans SLP.</p> <p>Identified as a space in the Fields in Trust green space index.</p>	<p>n/a</p>	<p>n/a</p>


NPPF Criteria		
Close to the Community	Demonstrably special to the local community?	Local in character / not extensive tract of land
Close to the village centre with good vehicular and pedestrian access.	The main playing field in the parish with all its facilities well-used by the local community and home to the successful youth football club.	Approximately 4.76 ha

Name and Address	Description/Purpose	Quality of Facility
<p>7. Rectory Meadow & Copse</p> <p>Grid Ref: 517577/214102</p> 	<p>This is a green open space which contains a play area for young children and a copse to the east of the site close to the west crinkle-crankle wall.</p> <p>The Parish Council has the site on a lease from the church and it is maintained as an open space for residents.</p>	<p>The main grassed area is regularly mown but the copse is maintained as a natural wooded area with minimal maintenance to encourage wildlife.</p>
Any statutory designations	Site allocations	Planning permissions
<p>Identified as amenity green space in the St Albans DLP technical report on green spaces 2016 where it is known as Canons Fields.</p>	<p>n/a</p>	<p>n/a</p>



NPPF Criteria		
Close to the Community	Demonstrably special to the local community?	Local in character / not extensive tract of land
<p>Rectory Meadow is located to the west of the Crinkle-Crankle Garden and is easily accessed from the garden, churchyard or Ash Grove.</p>	<p>The meadow is often the site chosen for village events such as the opening of the Heritage Trail.</p> <p>It is used widely by families with young children and the playground equipment includes monkey bars, climbing and agility frames, pod and toddler swings and a slide.</p> <p>The green space also provides a valuable habitat for local flora. The copse contains mainly bluebells, snowdrops and ferns, and a rare Wild Service Tree was planted here in 2014.</p>	<p>Approximately 0.86 ha</p>

Name and Address	Description/Purpose	Quality of Facility
<p>8. Railway Sidings</p> <p>Grid Ref: 517577/214102</p>  	<p>The railway sidings are located on the opposite side of Station Road to the station platform. All signs of the sidings and goods shed have long since been removed and, most recently, the building of houses at the far end of the site removed all traces of the small platform used for unloading goods seen in the photograph.</p> <p>The railway embankment is still in place and there are numerous specimens of trees on it and around the site.</p>	<p>The parish council won an award in 1990 when it converted the abandoned railway sidings into a green open space planted with the trees. The images below show the site just after it had been completed and before the trees had matured. They were taken in 1986.</p>


Any statutory designations	Site allocations	Planning permissions
Within the Wheathampstead Conservation Area.	n/a	n/a
NPPF Criteria		
Close to the Community	Demonstrably special to the local community?	Local in character / not extensive tract of land
The site is owned by the Parish Council and forms, with the embankment on the other side of the road, a "green" entrance to the village. It is an area where children can play at a safe distance from the road.	There are 21 different varieties of tree, from Alder to Yew, scattered around the site.	Approximately 0.24ha

Name and Address	Description/Purpose	Quality of Facility
<p>9. Station Platform</p> <p>Grid Ref: 517808/214347</p> 	<p>Wheathampstead Railway Station was closed following the Beeching Report on 26th April, 1965 (image on the left was taken just prior to closure). As with many rural villages, the station had transformed the lives of local residents. It lay on a single-track branch line running between Hatfield and Dunstable with through trains from London to Birmingham. Within a few years of closure, the tracks, surrounding embankments and station buildings had all been removed to make way for new developments and road improvements.</p> <p>All that was left of the station was most of the platform, high and dry on an isolated embankment raised 4m above the surrounding roads and buildings. Despite being within a stone throw of the village centre, there it lay for over 40 years forgotten and completely hidden by ivy and saplings. In 2009 a group studying the heritage of the village rediscovered the platform remains and decided to restore it in time for the 150th anniversary of its opening on September 1st, 1860.</p>	<p>The facility is maintained to a very high standard.</p> <p>Work on the space includes the restoration of the platform, complete with signage and access steps, and the installation of a 40 foot section of the original track. In addition, there is a section of the original Victorian structure that was uncovered during the work.</p> <p>A 5 plank 12-ton wagon has been installed on the track.</p> <p>In April 2016, a full-sized oak carving of George Bernard Shaw was installed in the shelter on the platform. He was arguably Wheathampstead Station's most famous traveller, regularly cycling from his home in Ayot St Lawrence to catch the London train.</p>


Any statutory designations	Site allocations	Planning permissions
Part within the Wheathampstead Conservation Area.	n/a	n/a
NPPF Criteria		
Close to the Community	Demonstrably special to the local community?	Local in character / not extensive tract of land
The space is a short walk from the village centre and, with the Railway Sidings on the other side of Station Road, forms a 'green' entrance to the village.	The site is historically important, having been the former Wheathampstead Railway Station. It forms part of the Wheathampstead Heritage Trail opened in 2011. Apart from being a local attraction for visitors, the team have planted trees and shrubs to attract wildlife and has installed a picnic table on the track bed.	Approximately 0.13 ha

Name and Address	Description/Purpose	Quality of Facility
<p>10.The Meads</p> <p>Grid Ref: 518126/214270</p>  	<p>This area of open space offers a combination of semi-wild grassland on the north side of the River Lea, and a close-mown play and picnic area, Local Wildlife Site (Meads Dell) and community orchard to the south. The north and south sides together with the bed and river in between were purchased by the Parish Council from the Dean of Westminster. The area that is now Meads Dell and the community orchard was purchased from Thames Water in 1983 it having been the site of the first sewage works in the village until its closure in the late 1970s.</p>	<p>In earlier times the land on either side of the river was a flood plain and as a result the soil is rich and fertile. The north side and Meads Dell are managed for biodiversity and the south for recreation. The landscaping of site of the former sewage works was awarded first prize in the rural section of the Hertfordshire Conservation Awards 1991. The community orchard was planted on the particularly fertile land of the eastern section of the former sewage works in 2014 with all Hertfordshire varieties of apple and pear trees.</p>

Any statutory designations	Site allocations	Planning permissions
Within the Green Belt.	n/a	n/a
NPPF Criteria		
Close to the Community	Demonstrably special to the local community?	Local in character / not extensive tract of land
To the east of the village centre with excellent pedestrian links.	One of the village's greatest assets providing great opportunities for informal recreation. Well-used throughout the year by walkers (with or without their dogs) and family groups. The south side hosts the annual "Picnic on the Meads" as part of Village Weekend in July.	Approximately 4.2ha

Name and Address	Description/Purpose	Quality of Facility
<p>11. Glebe and Hitchens Allotments</p> <p>Grid Ref: 518255/213871</p> 	<p>This area contains 192 allotment plots, most of which are let and are in active cultivation. Glebe Allotments are rented by the Parish Council from St Albans Diocese and Hitchens from Hertfordshire County Council.</p>	<p>It is now recognised that “gardening” contributes greatly to the health and wellbeing of the population and working on an allotment with like-minded individuals encourages a sense of community as well as increasing self-sufficiency. In addition, allotments provide a variety of habitats for wildlife and thus increase biodiversity.</p>
Any statutory designations	Site allocations	Planning permissions
<p>Within the Green Belt.</p>	<p>Sites 119 and 426 of the SHLAA under St Albans draft SLP, both rejected on Green Belt grounds.</p>	<p>n/a</p>

NPPF Criteria		
Close to the Community	Demonstrably special to the local community?	Local in character / not extensive tract of land
To the east of the village with good pedestrian and vehicular access.	One of four allotment sites in the parish and fully used by local residents.	Approximately 5.56 ha

Name and Address	Description/Purpose	Quality of Facility
<p>12.Long Buftlers</p> <p>Grid reference: 515736/213728</p> 	<p>An area of grass and trees owned and maintained by St Albans District Council and used for informal recreation, including football.</p>	<p>Well maintained, apart from one set of goalposts.</p>
Any statutory designations	Site allocations	Planning permissions
<p>None.</p>	<p>None.</p>	<p>None.</p>

NPPF Criteria		
Close to the Community	Demonstrably special to the local community?	Local in character / not extensive tract of land
In the west of the parish and close to the boundary with Harpenden Town with good pedestrian and vehicular access.	A small area but obviously well used by the local community.	Approximately 0.27 ha