

The very real threat to Trumpers Field

Protecting Trumper's Field through schemes such as the Community Bid to Buy and/or a Local Green Spaces designation. (Green Belt/Medium Flood Risk).



Current ownership - Bucks and DPC
DVH lease – 30 years ending 2030?
DPC/DPG licence - no date?

05SEP67

Dorney Reach Open Space

The Council has been considering, for some time, the need to find a name for the open space at Dorney Reach, rather than keep referring to it as Field 242. Following enquiries by the Clerk, it appears that the original name of this field was Amerden Marsh or Ash Field. Other names which appear to have been used for adjacent fields, now developed, are Barn Close and Dorney Piece. Before adopting any particular name, the Council has decided to hold a competition, and invites entries from residents. The Chairman of the council has put up prize money of 10s 0d., for the first prize and 5s 0d., for the second. The competition will be judged at a future meeting of the Council and entries should be sent to the Clerk.

07NOV67

Dorney Reach Open Space – Proposed Naming

The Council submitted three names to the Rural District Council which it considers to be suitable as the name of the Dorney Reach open Space. The names suggested are “Trumper’s”, “The Meadow” and “Marsh Meadow.

Obviously Trumper's was selected. The prize-winner was Brigit Ames!

South Bucks Local Plan boundaries change in 2040 Plan



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Not to Scale

2 Meadow Way

Access to the site could be achieved as was done by Highways England for the M4 through a Compulsory Purchase Order.

Trumpers Field Ecology

SNCI – Site of Nature Conservation Importance (a non-statutory designation)
Calcareous grassland. Species of interest include Carline Thistle and Lesser Broomrape, Wild Carrot and Field Scabious are also present. Source BBONT (Berkshire, Bucks and Oxon Wildlife Trust)

Affordable Housing Bucks

Very similar to Horns Lane, High Wycombe
Motorway, unused, owned by Bucks, access problems

First Homes are a new Government scheme for affordable home ownership designed to help local first time buyers and key workers onto the property ladder, by offering homes at a discount compared to the market price. This could save each buyer a significant amount of money, making deposits and mortgages more affordable. The discounts will apply to the homes forever, meaning that generations of new buyers and the local community will continue to benefit every time the property is sold.

In the Chiltern, South Bucks and Wycombe areas, First Homes are required as these areas have Local Plans adopted before First Homes requirement came into existence. Therefore, First Homes will be secured through the council's consideration of affordable housing on planning applications. The Government rules on discount and local connection criteria will apply until such a time the council has published evidence to set a local discount and connection criteria.

Across Buckinghamshire - Neighbourhood plan policies in new or revised neighbourhood plans can have policies and or site proposals for First Homes.

2.1 The key requirements of First Homes delivery are:

- a) At least 25% of affordable homes delivered on each site must be First Homes. Some exemptions apply, including developments that provide solely Build to Rent homes, 100% affordable housing schemes, rural exception sites, developments that provide specialist accommodation for a group with specific needs such as the elderly, and self-build developments.
- b) Purchasers must be first time buyers.
- c) The discount must be at least 30% of open market value. Local authorities can set policies that seek discounts of 40% or 50% if they can evidence the need and viability through the Local Plan process.
- d) The discount and first time buyer eligibility requirement will be held in perpetuity and secured through legal mechanisms, i.e. when any First Homes are sold to subsequent purchasers the same level of discount and first time buyer eligibility criteria will apply.

- e) There will be a price cap for qualifying properties, and the maximum purchase price after the discount will be £250,000.
- f) Local authorities can apply their own local connection criteria and other criteria such as giving priority to keyworkers.
- g) Purchasers are eligible to purchase a First Home if they have household income of less than £80,000 (this is the same as the qualifying criteria for shared ownership housing).

The council wishes to restrict First Homes with local eligibility restrictions so that First Homes have the best chance to be sold to local people and key workers. The Council prioritises Key workers for the eligibility criteria to apply for a first home with the following definition. Key workers are:

- clinical staff employed by the NHS to include ambulance drivers, paramedics, healthcare workers
- providing care services (including those working in care homes)
- police officers, community support officers, and frontline police staff
- uniformed staff in the Fire & Rescue Service
- prison officers, and frontline prison staff
- probation officers
- public sector employed teachers, social workers, planning and building control officers, environmental health officers, occupational therapists, speech therapists and educational psychologists
- other critical workers that the council acting reasonably shall approve,

The Government is also seeking to deliver First Homes via an exception sites approach and is introducing a 'First Homes exception sites' policy. First Homes exception sites are acceptable:

- a) on land which is not already allocated for housing,
- b) should comprise 100% First Homes (as set out above), and,
- c) be adjacent to existing settlements, proportionate in size to them

5.2 First Homes exception sites should not compromise the protection given to areas or assets of particular importance identified in the National Planning Policy Framework (NPPF) (National Parks, AONB's or Green Belt), and comply with any local design policies and standards.

In Buckinghamshire in the Area of Outstanding Natural Beauty and Green Belt, rural exception sites will remain as the sole exception site which can come forward. Elsewhere, in the Wycombe, Chiltern and South Bucks areas, First Homes exception sites and rural exception sites can both come forward.

Community Right to Bid and Community Asset Transfer

Understanding the Community Right to Bid

The Community Right to Bid (Assets of Community Value in legislation) is one of a raft of new initiatives introduced in the Localism Act 2011. The Community Right to Bid allows communities and parish councils to nominate buildings or land for listing by the local authority as an asset of community value. An asset can be listed if its principal use furthers (or has recently furthered) their community's social well-being or social interests (which include cultural, sporting or recreational interests) and is likely to do so in the future. When a listed asset comes to be sold, a moratorium on the sale (of up to six months) may be invoked, providing local community groups with a better chance to raise finance, develop a business and to make a bid to buy the asset on the open market.

Background The Localism Act

The Localism Act 2011 includes new freedoms and flexibilities for local government. It also introduces new rights and powers for individuals and communities to take over public services, community assets and influence planning and development. This includes the Community Right to Bid.

Community Asset Transfer

Community Asset Transfer is the transfer of management and/or ownership of land or buildings from a public body to a community-based organisation, at less than market value, in order to promote social, economic or environmental well-being. The Community Right to Bid is sometimes confused with Community Asset Transfer. Although they share some of the same objectives, these are substantively different mechanisms that communities can use to acquire land and buildings. The crucial differences are:

- Community Asset Transfer is the transfer of ownership or management of publicly owned assets, whereas the Community Right to Bid applies to some public and some privately owned assets.
- Community Asset Transfer is the transfer of management or ownership at less than market value. Community Right to Bid gives a window of opportunity for a community group to compete to buy an asset on the open market.
- Community Asset Transfer is a voluntary process entered into proactively by public bodies. The Community Right to Bid is a pre-emptive legal right pertaining to communities.

How the Community Right to Bid will work

The Legislation How the Community Right to Bid works is set out in the Localism Act and Regulations: With the Community Right to Bid, Local Authorities must keep a 'List of Assets of Community Value'; the legislation sets out in detail the process they must enter into and what information they must include. The legislation also outlines the definition of an asset of community value, what groups can legitimately nominate, the appeals process for land owners, timescales for groups interested in buying land or property on the list, and compensation available to the owners of land or property on the list.

What is an Asset of Community Value?

A building or other land is an asset of community value if its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future. The Localism Act states that “social interests” include cultural, recreational and sporting interests. The regulations list a number of situations where land or buildings are exempted from inclusion on the list or operation of the moratorium. These include homes, hotels, assets being transferred between kindred businesses, and Church of England land holdings.

Who can nominate Assets of Community Value

A number of community organisations can nominate land and buildings for inclusion on the list: parish councils, neighbourhood forums (as defined in Neighbourhood Planning regulations), unconstituted community groups of at least 21 members, not-for-private-profit organisations (e.g. charities). Community organisations also have to have a local connection, which means their activities are wholly or partly concerned with the area, or with a neighbouring authority’s area. Decisions and appeals If a community organisation nominates land or buildings that meet the definition of an Asset of Community Value, and the nomination process was undertaken correctly (i.e. came from a group entitled to nominate), then the Local Authority must include the asset on its list. Assets will remain on the list for at least 5 years. If the council decides that the nomination doesn’t meet the criteria, then they must write to the group who nominated the asset and provide an explanation. They must also keep a list of unsuccessful nominations for at least 5 years.

Land Value – 10.6 acres – Agricultural £10,000/acre = £106,000

Playing Field - £5,000/acre?

At less than market value - £3,000/acre = £31,800 (excluding DVH?)

PWLB 5% £3,000 pa to repay.

DPC precept £25,000, reserves £25,000

Increased precept approx. 12%

DVH £4K falls away in 2034 (20 years from 2014)

[Local Green Space designation](#)

What is Local Green Space designation?

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

How is land designated as Local Green Space?

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

How does Local Green Space designation relate to development?

Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land

in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making.

What if land has planning permission for development?

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

Can all communities benefit from Local Green Space?

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

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

If land is already protected by Green Belt policy, or in London, policy on Metropolitan Open Land, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.

One potential benefit in areas where protection from development is the norm (eg villages included in the green belt) but where there could be exceptions is that the Local Green Space designation could help to identify areas that are of particular importance to the local community.

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

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

What about new communities?

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

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

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

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

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

How big can a Local Green Space be?

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

Is there a minimum area?

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

What about public access?

Some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (eg green areas which are valued because of their wildlife, historic significance and/or beauty).

Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with land owners, whose legal rights must be respected.

What about public rights of way?

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

Does land need to be in public ownership?

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

Landowners will have opportunities to make representations in respect of proposals in a draft plan.

Would designation place any restrictions or obligations on landowners?

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

Who will manage Local Green Space?

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

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

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

Summary GPT4

Local Green Space designation:

Local Green Space designation is a way to provide special protection against development for green areas that are of particular importance to local communities. This designation is for use in Local Plans or Neighbourhood Plans, which can identify green areas on a map for special protection.

The designation must be consistent with local planning for sustainable development, and plans must identify sufficient land in suitable locations to meet identified development needs.

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

The green area will need to meet the criteria set out in paragraph 100 [?] of the National Planning Policy Framework, which includes factors such as whether the area is demonstrably special and holds particular local significance, whether it contributes to the character and identity of the area, and whether it is reasonably close to the community it serves. There are no hard and fast rules about how big a Local Green Space can be, but designation should only be used where the green area concerned is not an extensive tract of land.

Designation does not confer any rights of public access over what exists at present, and any additional access would be a matter for separate negotiation with landowners, whose legal rights must be respected. Designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations on landowners.

Management of land designated as Local Green Space will remain the responsibility of its owner, but local communities can consider how, with the landowner's agreement, they might be able to get involved, perhaps in partnership with interested organisations that can provide advice or resources.

Land designated as Local Green Space may potentially also be nominated for listing by the local authority as an Asset of Community Value, giving community interest groups an opportunity to bid if the owner wants to dispose of the land.

In summary, Local Green Space designation is an important tool for protecting green areas of particular importance to local communities against development. It allows local communities to identify and protect green areas that are special and locally significant, contributing to the character and identity of the area. While there are no hard and fast rules about how big a Local Green Space can be, the designation should only be used where the green area concerned is not an extensive tract of land. Designation does not confer any new rights or obligations on landowners, but it gives the green area protection consistent with that in respect of Green Belt. Management of the land remains the responsibility of its owner, but local communities can consider how they might be able to get involved, perhaps in partnership with interested organisations that can provide advice or resources.

Affordable Homes (Bucks Council position)

First Homes is a government scheme designed to help local first-time buyers and key workers onto the property ladder by offering homes at discounted rates compared to the market price. These discounts apply to the homes forever, ensuring continued benefits for future buyers and the local community.

In Chiltern, South Bucks, and Wycombe, First Homes will be secured through the council's consideration of affordable housing on planning applications since their Local Plans were adopted before First Homes' requirement came into existence. The key requirements of First Homes delivery include a 25% minimum of affordable homes on each site being First Homes, purchasers being first-time buyers, and a minimum discount of 30% off the open market value. Local authorities may set higher discounts if they can evidence the need and viability through the Local Plan process.

The council aims to restrict First Homes with local eligibility restrictions to prioritize local people and key workers. Key workers include clinical staff employed by the NHS, care service providers, police officers, firefighters, prison officers, public sector-employed teachers, social workers, and other critical workers that the council approves.

First Homes exception sites are acceptable if they are not already allocated for housing, comprise 100% First Homes, and are adjacent to existing settlements. They should not compromise the protection given to areas or assets of particular importance, such as National Parks, Areas of Outstanding Natural Beauty (AONB), or Green Belt, and should comply with local design policies and standards.

Community Right to Bid and Community Asset Transfer

The Community Right to Bid allows communities and parish councils to nominate buildings or land for listing by the local authority as assets of community value. These assets can be listed if their principal use furthers the community's social well-being or social interests and is likely to do so in the future. When a listed asset is

sold, a moratorium on the sale may be invoked, giving local community groups a chance to raise finance and make a bid to buy the asset on the open market.

Community Asset Transfer is the transfer of management and/or ownership of land or buildings from a public body to a community-based organization at less than market value to promote social, economic, or environmental well-being. It differs from the Community Right to Bid in that it applies to publicly owned assets and involves transfer at less than market value.

Assets of Community Value are buildings or land whose main use has recently been or is currently used to further the social well-being or social interests of the local community and could do so in the future. Various community organizations can nominate assets of community value, and the local authority must include the asset on its list if the nomination meets the criteria. Assets will remain on the list for at least five years.

Bullet Point Summary GPT4

Local Green Space designation:

- Local Green Space designation is a way to protect green areas of special importance to local communities from development, and including it in Local Plans and Neighbourhood Plans.
- Designation criteria include local significance, contribution to the area's character and identity, and reasonable proximity to the community.
- There are no new restrictions or obligations on landowners, but the designation gives the green area protection consistent with that in respect of Green Belt.
- Management of the land remains the responsibility of its owner, but local communities can consider how they might get involved.

Affordable Homes (Bucks Council position):

- First Homes is a government scheme offering discounted homes to local first-time buyers and key workers.
- The council aims to prioritize local people and key workers through local eligibility restrictions.
- First Homes exception sites must comply with local design policies, and standards and should not compromise the protection given to areas or assets of particular importance, including Green Belt protection.

Community Right to Bid and Community Asset Transfer:

- Community Right to Bid allows communities to nominate buildings or land for listing as assets of community value, giving them a chance to buy the asset on the open market when it is sold.

- Community Asset Transfer is the transfer of management and/or ownership of publicly owned assets to community-based organizations at less than market value.
- Assets of Community Value are buildings or land whose main use furthers the social well-being or social interests of the local community and could do so in the future.