



LOCAL GREEN SPACE REPORT

Sherborne St John Neighbourhood Plan Review 2011-2029

**November 2023
Regulation 15/16 - Submission
Neighbourhood Plan**

Sherborne St John Local Green Space Report

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Executive Summary

This report details the process and outcomes of the Local Green Spaces Working group.

A group of volunteers have identified, visited, described and recorded a list of possible Local Green Spaces in Sherborne St John Parish, as part of the evidence base for the emerging Neighbourhood Plan. The list was assessed against the National Planning Policy Framework criteria, to propose 8 Local Green Spaces for designation in the review of the Sherborne St John Parish Neighbourhood Plan.

The draft map of the proposed Local Green Space was sent to landowners during August 2023, with a letter of explanation and opportunity to give initial feedback (see Appendix 1 on page 35).

1. Introduction

- 1.1 The introduction of the Local Green Space (LGS) designation in national planning policy is an initiative to promote healthy communities. It allows local communities to identify and protect green areas that hold particular importance to them through Local and Neighbourhood Development Plans. Once a site receives the designation as a Local Green Space, it becomes safeguarded against new development, except in exceptional circumstances. This protection extends beyond the lifespan of the plan.
- 1.2 The designation of Local Green Space is a way for a community to identify green areas which are of particular importance to them and protect them from inappropriate development.
- 1.3 The designation of Local Green Space should align with the goals of sustainable development and be compatible with the necessary investment in housing, employment, and essential services. Furthermore, it must be in line with national and local Green Belt policy.
- 1.4 In order for a space to be eligible for the designation of Local Green Space, it must meet several criteria as set out in paragraph 102 of the National Planning Policy Framework
- 1.5 Paragraph 102 of the NPPF provides criteria in which sites must meet to form a Local Green Space Designation, these are shown in criterion a-c):

- a) Where the green space is in reasonably close proximity to the community it serves;
 - b) Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historical significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
 - c) Where the green area concerned is local in character and is not an extensive tract of land.
- 1.6 Land does not need to be in public ownership or have public access to be suitable. Designated LGS does not convey any access rights. Additional detail is set out in the Planning Practice Guidance.
- 1.7 In Sherborne St John parish, there are several small green spaces that are deemed to have significant local value and meet the criteria outlined above to be designated as Local Green Spaces.
- 1.8 There is no definition of an 'extensive tract of land' in national planning policy and guidance, however an Examiner of the Backwell Neighbourhood Plan Examination on 25th September 2014 commented that spaces over the size of 19 hectares would not be suitable. The Examiner's Report therefore provides some indication in relation to the threshold for Local Green Space designation and the importance of robust and compelling evidence in neighbourhood plan-making. On this basis, our survey concluded that sites over 20 Ha are considered extensive and we excluded sites like the NT permissive land 30+Ha and Morgaston Wood 62Ha partly on this basis, the sites assessed but not chosen can be viewed in more detail in Appendix 3. The sites 1 to 8 which have been selected for designation are considered to comply with the NPPF criterion for designation.

2. List of Proposed Local Green Spaces

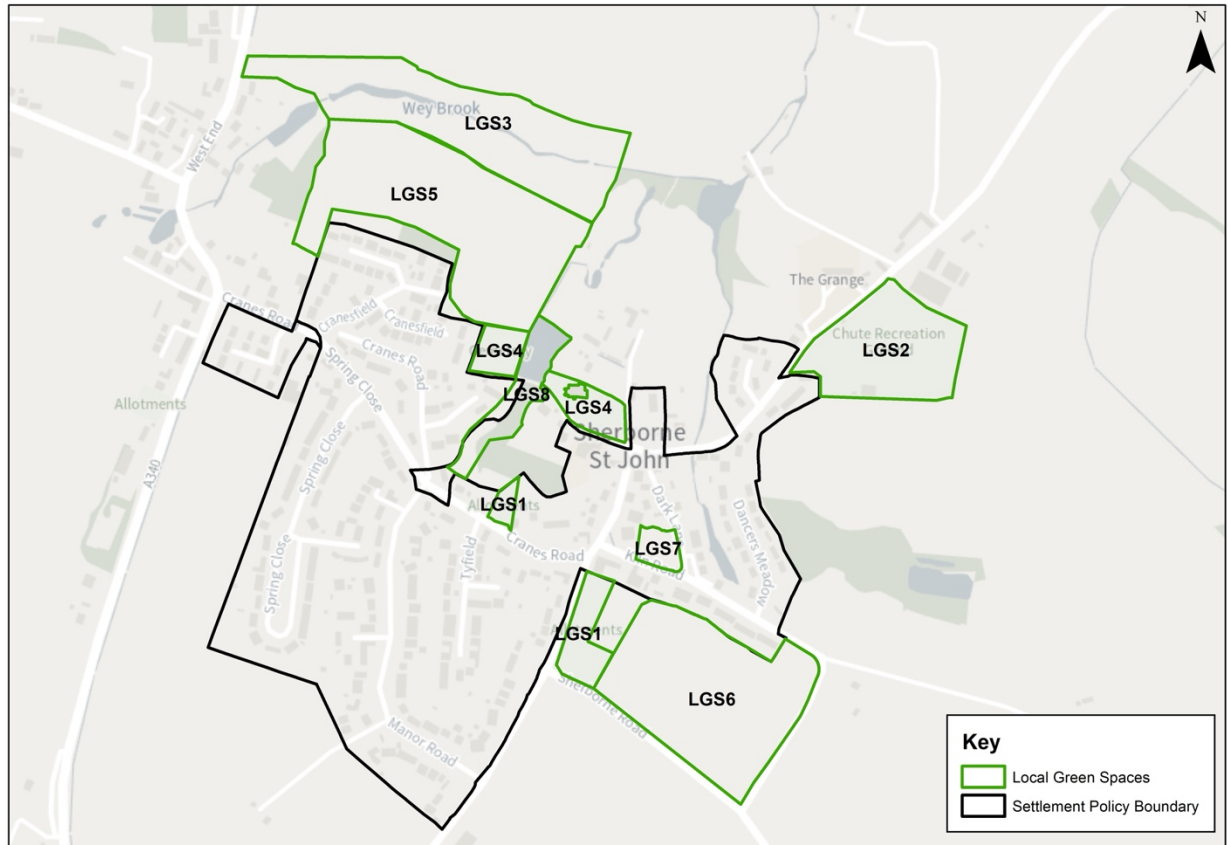
2.1 The following table lists the 8 proposed sites for designation as Local Green Spaces, the reasons outlining their proposed designation is outlined in this document, however a summary has been provided below:

| Site ref | Site name | Beauty | Historic | Recreational | Tranquillity | Wildlife | Size (ha) |
|-----------|----------------------------------------|--------|----------|--------------|--------------|----------|-----------|
| LGS Map 1 | Allotments – Moss Hill & Cranes Road | Yes | No | Yes | Yes | Yes | ~ 0.78ha |
| LGS Map 2 | Chute Recreation Ground | Yes | No | Yes | Yes | Yes | ~ 2.43ha |
| LGS Map 3 | SSJ Watercress Meadows (near Weybrook) | Yes | Yes | Yes | Yes | Yes | ~ 4.35ha |
| LGS Map 4 | St Andrews Churchyard & Cemetery | Yes | Yes | No | Yes | Yes | ~ 0.89ha |
| LGS Map 5 | Land North Of Cranesfield | Yes | Yes | No | Yes | Yes | ~ 5.35ha |
| LGS Map 6 | Vidlers Farm | Yes | Yes | Yes | Yes | No | ~ 4.43ha |
| LGS Map 7 | SSJ Village Green | Yes | Yes | Yes | Yes | No | ~ 0.28ha |
| LGS Map 8 | Wetlands SINC & Village Pond | Yes | Yes | Yes | Yes | Yes | ~ 1.0ha |

2.2 A list of sites that have not been selected as a Local Green Space can be found in Appendix 3 of this report. This provides an overview of the sites that were considered to be designated as a Local Green Space but did not meet the criteria in paragraph 102 of the NPPF.

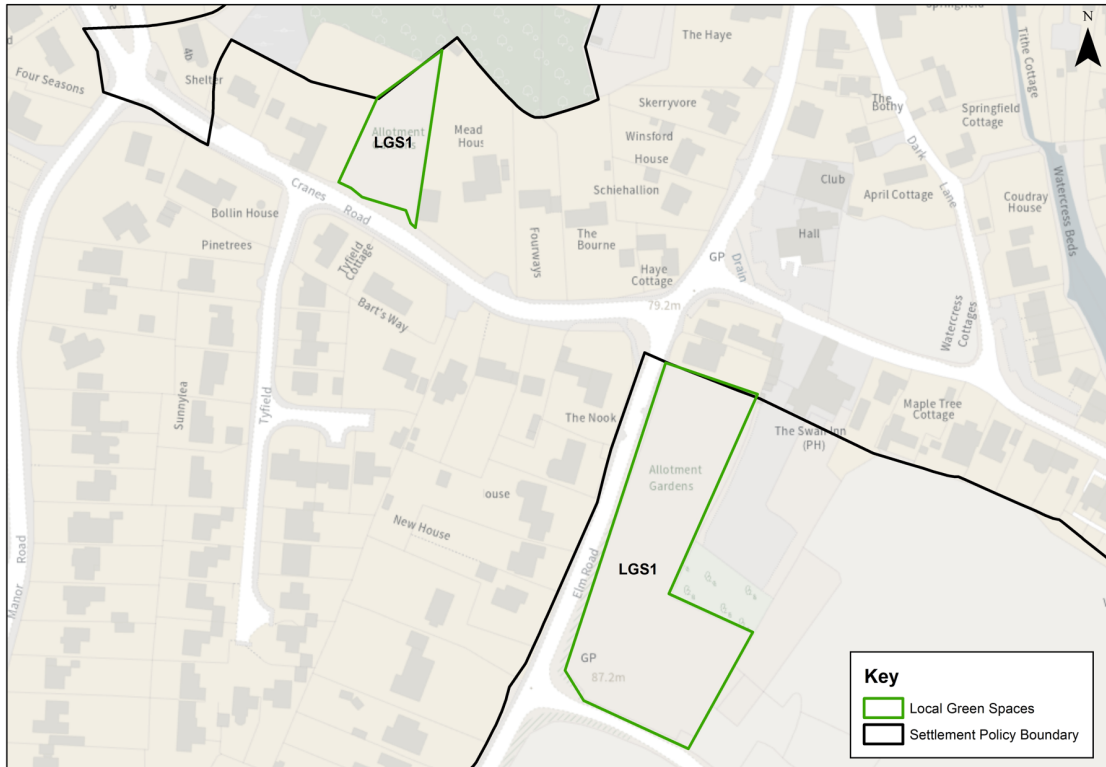
3. Map of Local Green Spaces

Summary Map of Designated LGS

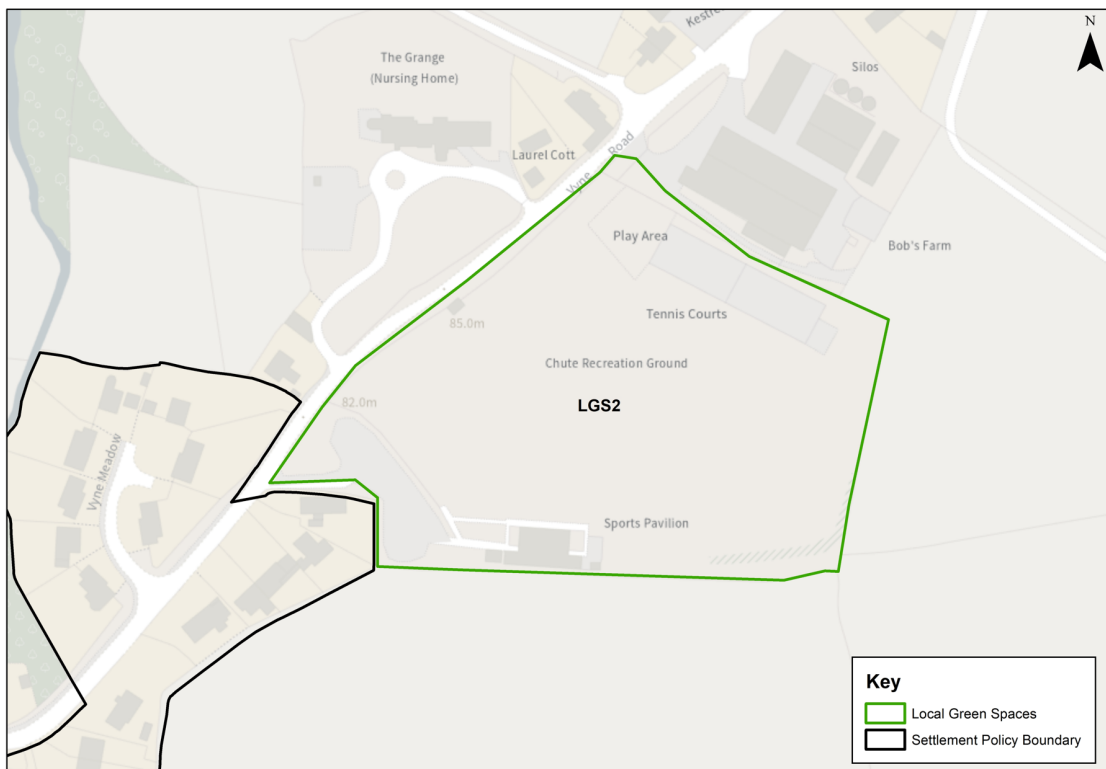


Detailed Maps Of Designated Local Green Spaces

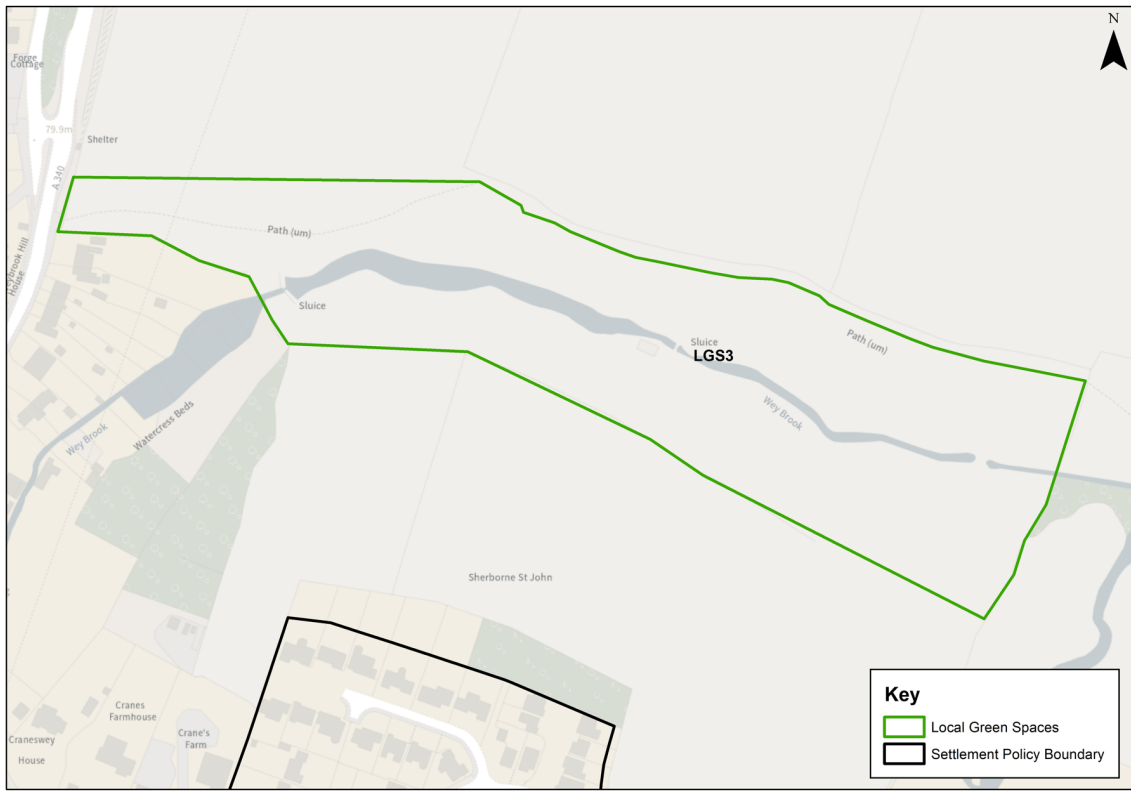
Allotments – Moss Hill & Cranes Road – LGS Map 1



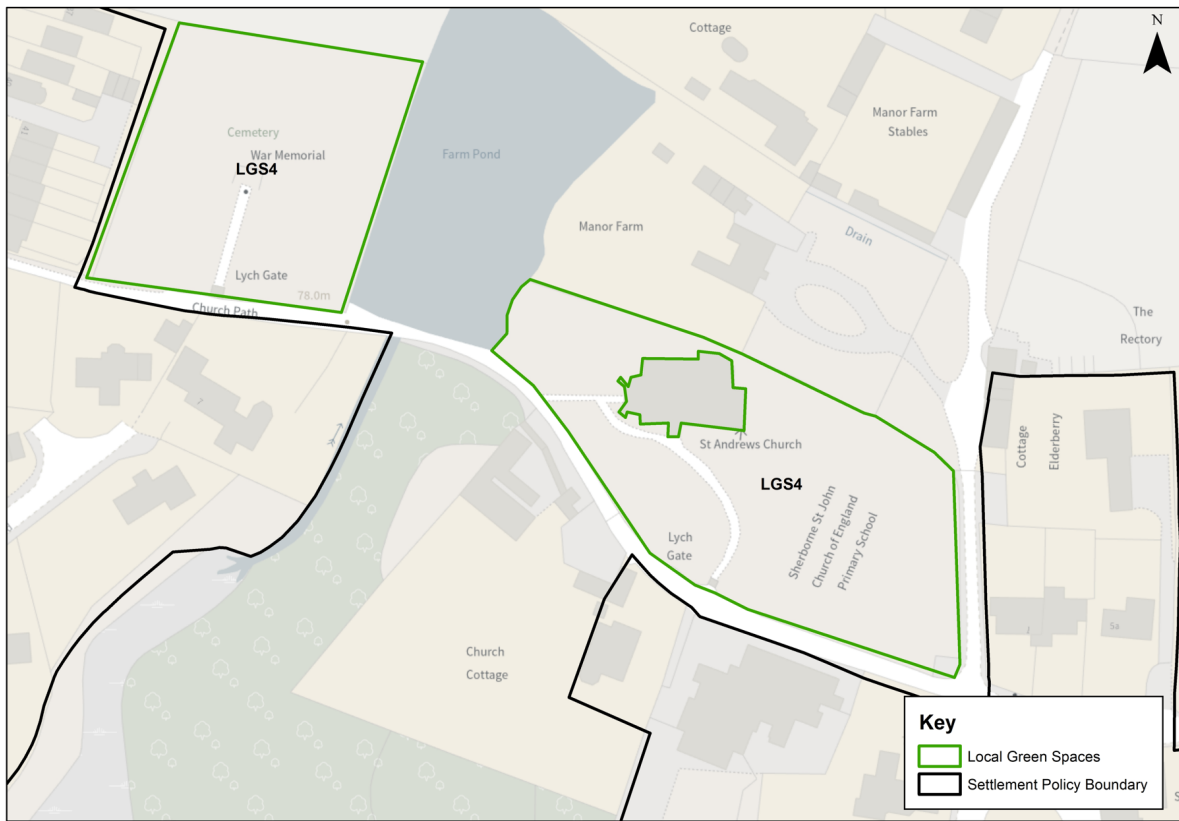
Chute Recreation Ground - LGS Map 2



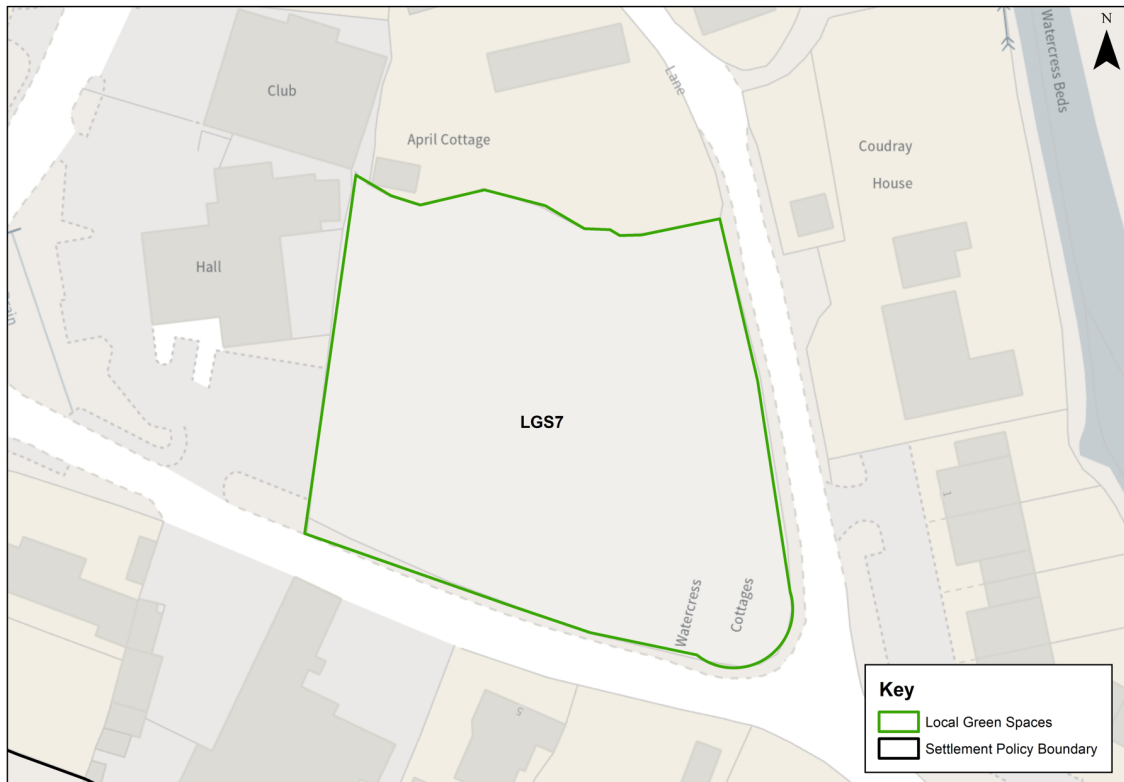
SSJ Watercress Meadows (near Weybrook) **LGS Map 3:**



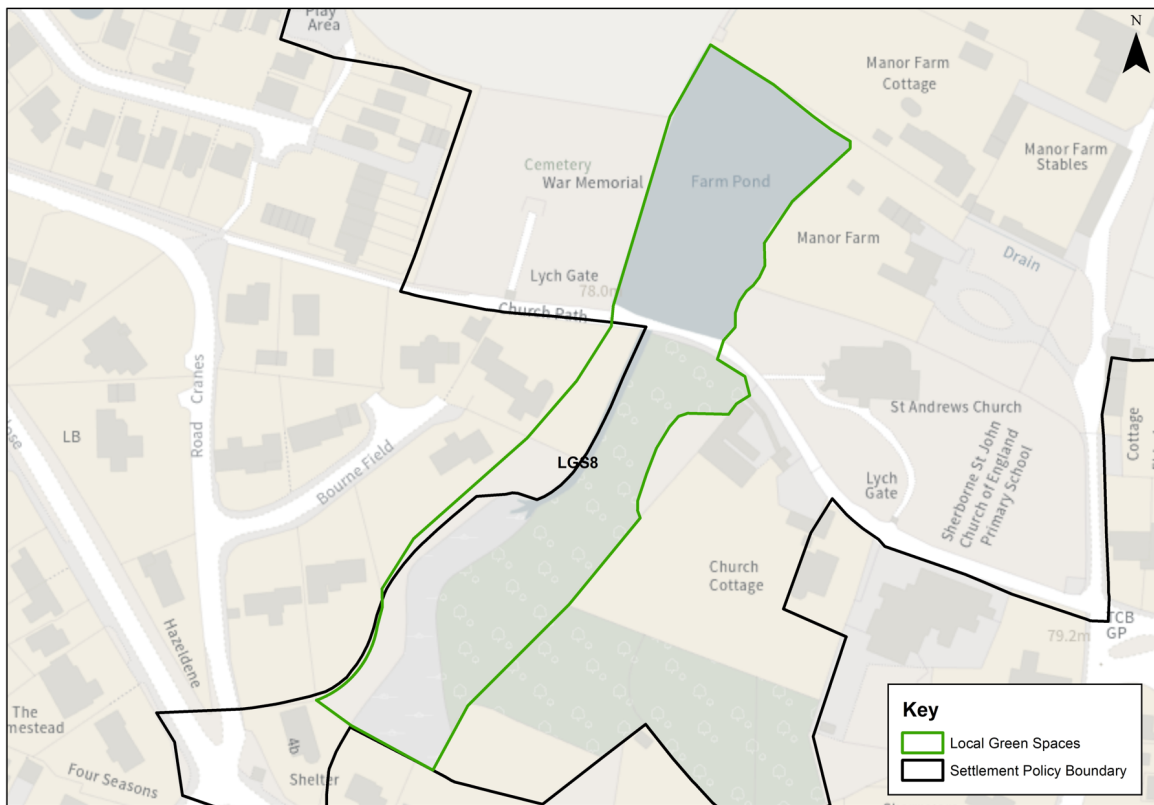
St Andrews Cemetery and Churchyard **LGS Map 4:**



SSJ Village Green – **LGS Map 7:**



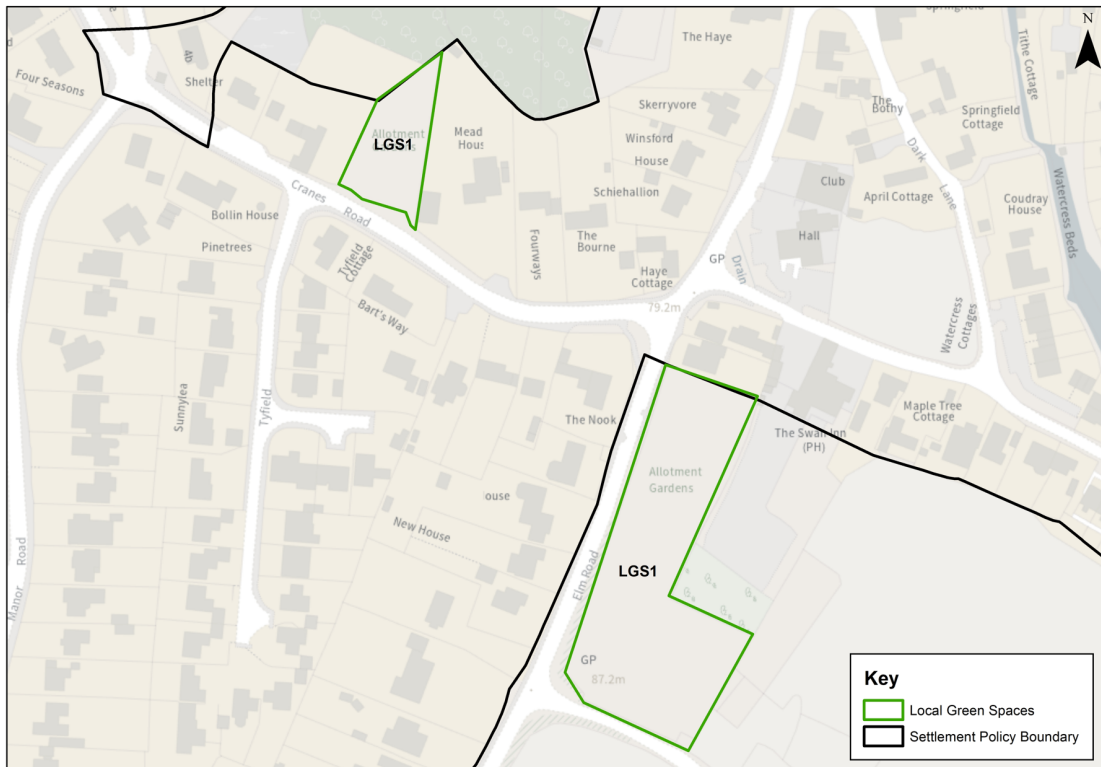
Wetlands SINC & Village Pond – **LGS Map 8:**



4. Full Assessment and Summary of Evidence

Designated LGS Sites:

Allotments – Moss Hill & Cranes Road – LGS Map 1



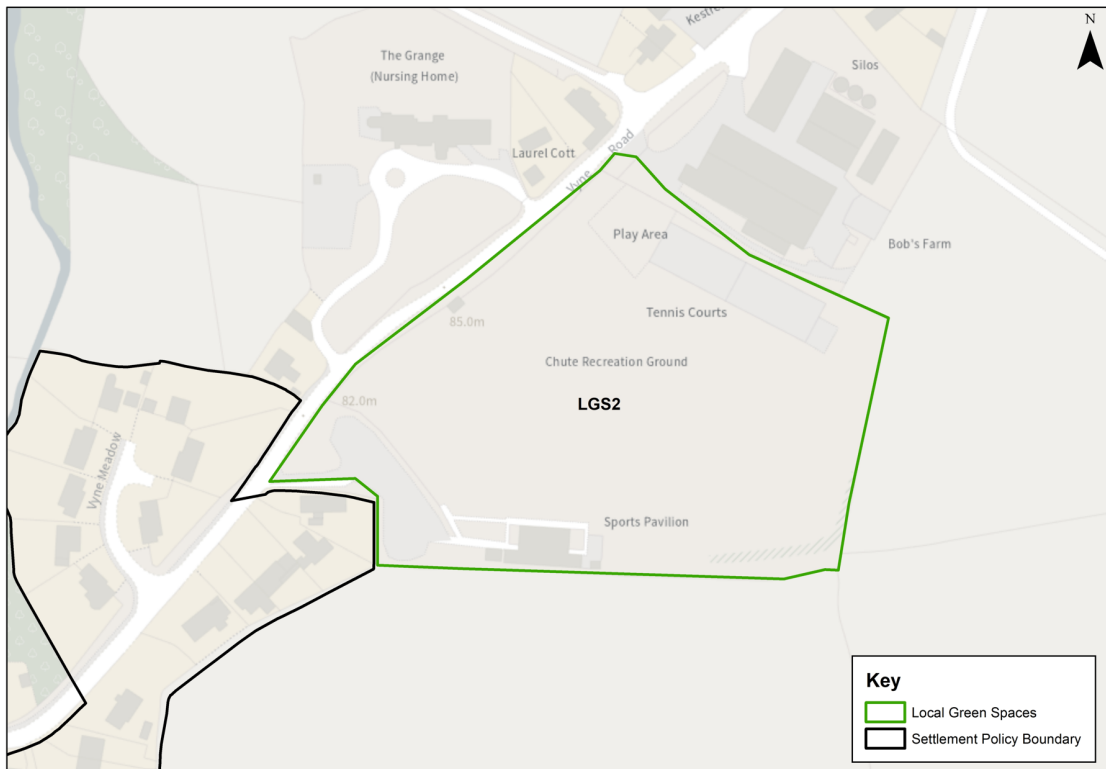
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| | | | |
|------------------------------------------------------------------------|------------------------------------------------------------------------|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Location | Allotments – Moss Hill & Cranes Road | | |
| Site size: | ~ 0.78ha | | |
| Location Plan: | See LGS 1 plans. Two locations within the Village of Sherborne St John | | |
| Date of consultation with landowner: | National Trust (2) August 2023 | | |
| The answer to the following must be NO to qualify as Local Green Space | | | |
| | YES | NO | Commentary |
| Does the space have any outstanding planning consents? | | NO | No outstanding planning consents. The Elm Road site was withdrawn by National Trust from the most recent SHEELA exercise (which does not result in planning permission), as stated on their response to the consultation letter received. There are no known planning consents. |

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| Does the space have any conflicting existing designations? | | NO | No conflicting designations, the proposed LGS is already in use as green allotment space. |
| Does the space comprise an extensive tract of land? | | NO | The sites are small areas in the centre of the village currently used as allotments for use of local villagers. It is not considered to be an extensive tract of land. |
| The answer to the following must be YES to qualify as Local Green Space | | | |
| Is the space local in character and in close proximity to the community it serves? | YES | | The 2 sites are all within the Parish and Village of SSJ and are cultivated by local residents. They are a short walk from the built up area of SSJ. They provide residents with the ability to grow food while exercising and provide a large open space for wildlife and insect life to flourish and enhance the area. |
| The answer to one or more of the following must be YES to qualify as Local Green Space. Is the space demonstrably special to its local community and hold local significance because of its: | | | |
| Beauty? | YES | | The sites add to the natural beauty of the Village. |
| Historic significance? | | NO | Although the sites are owned by the National Trust they are not known to have strong historical significance. |
| Recreational value? | YES | | The areas provide an opportunity for people to grow their own vegetables in the open air at the same time providing them with a reason to exercise to maintain fitness. |
| Tranquility? | YES | | Quiet open space and considered to be tranquil. |
| Richness of wildlife? | YES | | The allotments attract insect life and form part of the green corridors through the Village. |
| Overall conclusion: These spaces are extremely important to the health and well being of the residents of the Parish. Many tenants are elderly - the benefits of the spaces are extremely important in ensuring their health and giving them day-to-day opportunities to meet and talk to other people, thereby stopping them from becoming isolated. | | | |
| Recommendation: Designate the site as a Local Green Space | | | |

Chute Recreation Ground – LGS Map 2



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| | | | |
|------------------------------------------------------------------------|-------------------------|----|---------------------------------------------------------------------------------------------------------|
| Location | Chute Recreation Ground | | |
| Site size: | ~ 2.43ha | | |
| Location Plan: | Plan LGS 2 | | |
| Date of consultation with landowner: | N/A owned by SSJ PC | | |
| The answer to the following must be NO to qualify as Local Green Space | | | |
| | YES | NO | Commentary |
| Does the space have any outstanding planning consents? | | NO | There are no known outstanding planning consents that would affect the proposed LGS. |
| Does the space have any conflicting existing designations? | | NO | There are no conflicting designations as already a well used green recreation ground and playing field. |

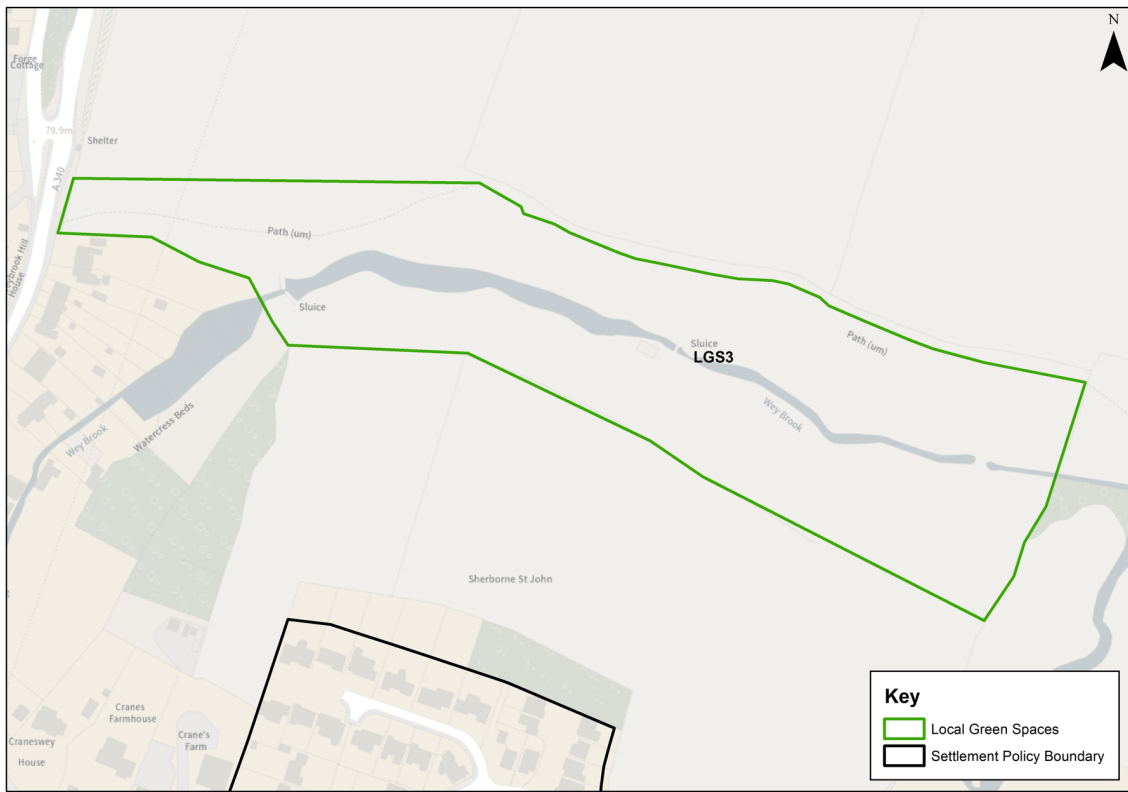
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| Does the space comprise an extensive tract of land? | | NO | The size of approximately 2 football fields so it would not be considered to comprise of an extensive tract of land. |
| The answer to the following must be YES to qualify as Local Green Space | | | |
| Is the space local in character and in close proximity to the community it serves? | YES | | The Chute is located at the edge of the Village but within easy walking distance for all residents within the village. It is used by residents for recreational purposes. Public Right of Way runs through the site. |
| The answer to one or more of the following must be YES to qualify as Local Green Space. Is the space demonstrably special to its local community and hold local significance because of its: | | | |
| Beauty? | YES | | The Chute is set on the top of a rise and is surrounded by mature trees. It has lovely views over the surrounding woods and farmland. The sites has a good sense of enclosure and provides a separation in character at the village edge from the countryside. |
| Historic significance? | YES | | The land for the Chute Recreation ground was gifted to the Village from the Vyne Estate and therefore holds some historic significance. |
| Recreational value? | YES | | This is a very important, well-used site for recreational value. There is a children’s playground, tennis courts and well-maintained football fields for the use of all residents. |
| Tranquility? | YES | | Large quiet open space to walk , with benches provided to walk dogs or for families to picnic in safety with their children and for quiet reflection. |
| Richness of wildlife? | YES | | The site is surrounded by trees and hedges in a Conservation area which attracts birds and other wildlife. |

Overall conclusion: This space is extremely important to the health and well being of the residents of the Parish. It provides many opportunities for exercise by residents, either tennis, football or just by walking around the area. It allows families to walk & play with their families in total safety and for the children to run around at will. It is also used by the local Primary School for games and athletics which the position of the School in the centre of the Village does not allow.

Recommendation: Designate the site as a Local Green Space

SSJ Watercress Meadows (near Weybrook) – LGS Map 3



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| | | | |
|------------------------------------------------------------------------|----------------------------------------|----|-------------------------------------------------------------------------------------------------------------------------|
| Location | SSJ Watercress meadows (near Weybrook) | | |
| Site size: | Approx 4.35 hectares | | |
| Location Plan: | See Map LGS3 | | |
| Date of consultation with landowner: | August 2023 | | |
| The answer to the following must be NO to qualify as Local Green Space | | | |
| | YES | NO | Commentary |
| Does the space have any outstanding planning consents? | | NO | There are no known outstanding planning consents that would affect the proposed LGS. |
| Does the space have any conflicting existing designations? | | NO | No conflicting designations, Watercress meadows are a designated SINCC which would be complementary to the designation. |

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| Does the space comprise an extensive tract of land? | | NO | A narrow strip of land, the area comprises meadow land on either side of the Weybrook, which would not be considered to be an extensive tract of land. |
| The answer to the following must be YES to qualify as Local Green Space | | | |
| Is the space local in character and in close proximity to the community it serves? | YES | | The site is easily accessible to the village from either end and includes the public footpath linking the footpath between West End part of the village on the A340 and the footpath leading to the Vyne. 5 min walk from the centre of the village using existing footpaths. Used by many villagers and local community for short walks around the village and its surroundings. The watercress meadows are locally distinctive and provide a strong countryside and rural character. There is a Public Right of Way running to the north of the waterbed. |
| The answer to one or more of the following must be YES to qualify as Local Green Space. Is the space demonstrably special to its local community and hold local significance because of its: | | | |
| Beauty? | YES | | Part of the area is a recognized SINC, well used community footpaths 208/14a/2 with much loved extensive views (high quality landscape see key views 4,5 &6) back into the village and of the church spire. Part of a circular walk from the village centre. |
| Historic significance? | YES | | Views from the footpaths toward the conservation area including the core of the old village settlement and also the Grade I listed St Andrews Church spire |
| Recreational value? | YES | | Part of a circular walk from the village centre, along Public Rights of Way and informal footpaths and with countryside views and wildlife habitat in the fields and within the watercourse, used by many villagers. |

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| Tranquility? | YES | | Feeling of quiet rural open space within close proximity of the village centre, and enjoyment watching birds and wildlife. |
| Richness of wildlife? | YES | | Wildlife corridor for mammals, insects, amphibians and birds moving between Morgaston Woods and into the village centre (village pond, St Andrews churchyard and cemetery). Please see SSJ wildlife map for further details |
| Overall conclusion: Extensively used public footpaths with views of historic significance to CA/St Andrews Churchyard. The area includes a SINC wetlands and watercress meadows and is part of the rare chalk stream network in this area of Hampshire. This whole space is a haven for wildlife (both mammals and birds) and forms part of a wildlife corridor for wildlife moving between Morgaston woods and Sherborne St John village centre (into the village pond, cemetery and St Andrews churchyard). | | | |
| Recommendation: Designate the site as a Local Green Space | | | |

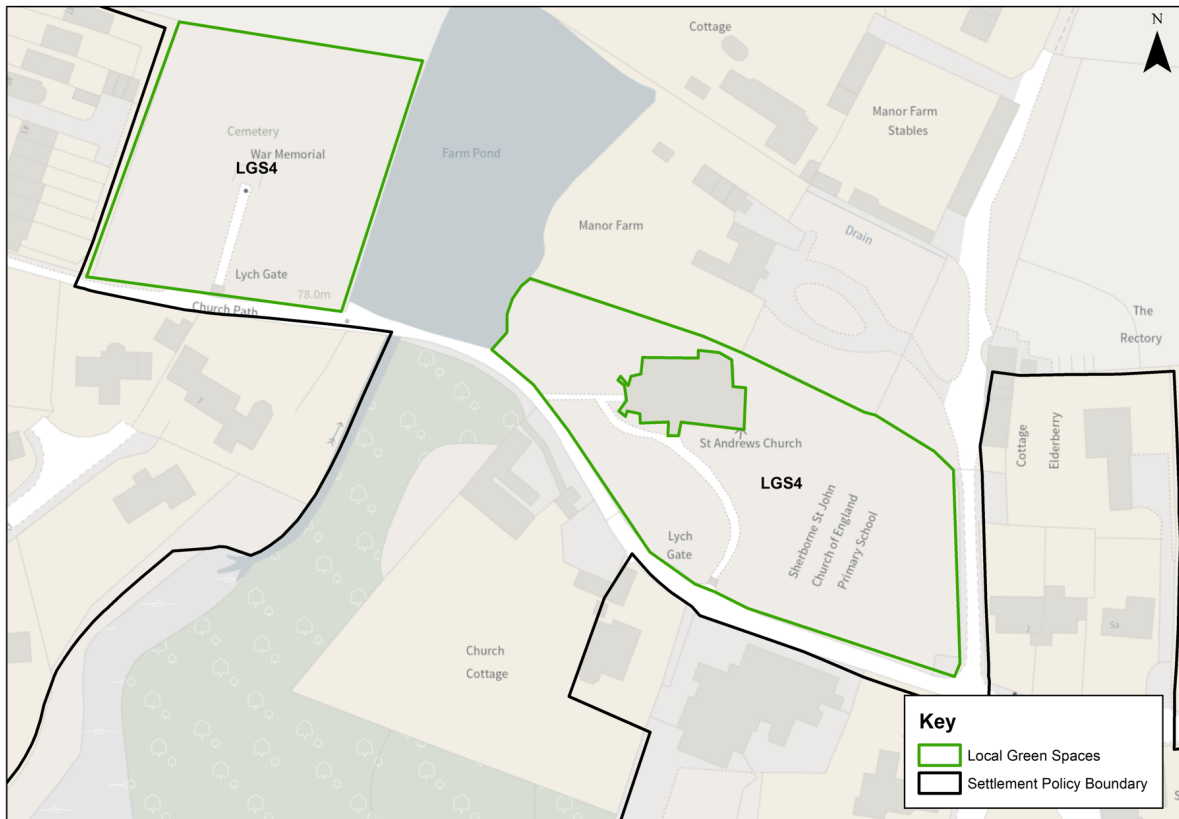


View looking west and southwest along the Weybrook and the western part of the village beyond



View looking south from the public footpath along the Weybrook and beyond into the village with the church spire on the left

St Andrews Cemetery and Churchyard- LGS Map 4



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| | | | |
|------------------------------------------------------------------------|------------------------------------|----|----------------------------------------------------------------------------------------------------------------|
| Location | St Andrews Cemetery and Churchyard | | |
| Site size: | Approx 0.89 hectares | | |
| Location Plan: | LGS Map 4 | | |
| Ownership & Date of consultation with landowner: | PCC - August 2023 | | |
| The answer to the following must be NO to qualify as Local Green Space | | | |
| | YES | NO | Commentary |
| Does the space have any outstanding planning consents? | | NO | There are no known outstanding planning consents that would affect the proposed LGS. |
| Does the space have any conflicting existing designations? | | NO | No conflicting designations, area around the church used as a meeting place for Worship by the local community |

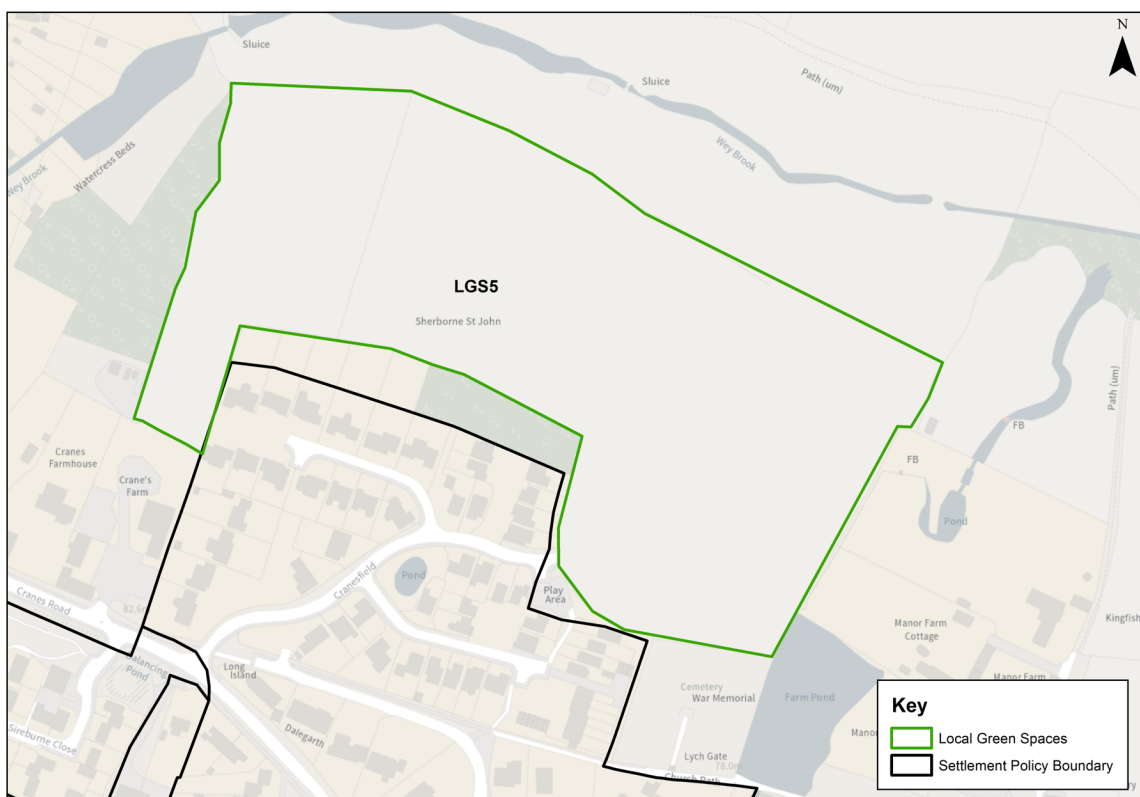
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| Does the space comprise an extensive tract of Land | | NO | Smaller well defined area adjoining the pond, & a small churchyard surrounding the church, and would not be considered to form an extensive tract of Land. |
| The answer to the following must be YES to qualify as Local Green Space | | | |
| Is the space local in character and in close proximity to the community it serves? | YES | | Close to the village centre accessed from Church Path, provides strong character and green space which is locally distinctive. Offers strong setting to the church. |
| The answer to one or more of the following must be YES to qualify as Local Green Space. Is the space demonstrably special to its local community and hold local significance because of its: | | | |
| Beauty? | YES | | Beautiful churchyard of a grade I listed building. The cemetery is also well landscaped with mature trees and hedges. |
| Historic significance? | YES | | Historic gravestones and war memorial. Adjoins original church of the village – Grade I listed St Andrews Church dating back 1000 years |
| Recreational value? | | NO | Quiet enjoyment only |
| Tranquillity? | YES | | A quiet space in the centre of the village which allows peaceful and spiritual reflection |
| Richness of wildlife? | YES | | One of the end points of a wildlife corridor stretching from Morganston woods through fields and into the village centre (please consult SSJ wildlife map for further info) |

Overall conclusion: Adjoins the Grade 1 listed St Andrews Church, at the heart of the community. The cemetery is on the other side of the village pond. The Heritage and tranquility of this area gives it great importance to the community and its surroundings. It is recognized that St Andrews church is a living church and will continue to evolve and develop into the future.

Recommendation: Designate the site as a Local Green Space

Land North Of Cranesfield – LGS Map 5



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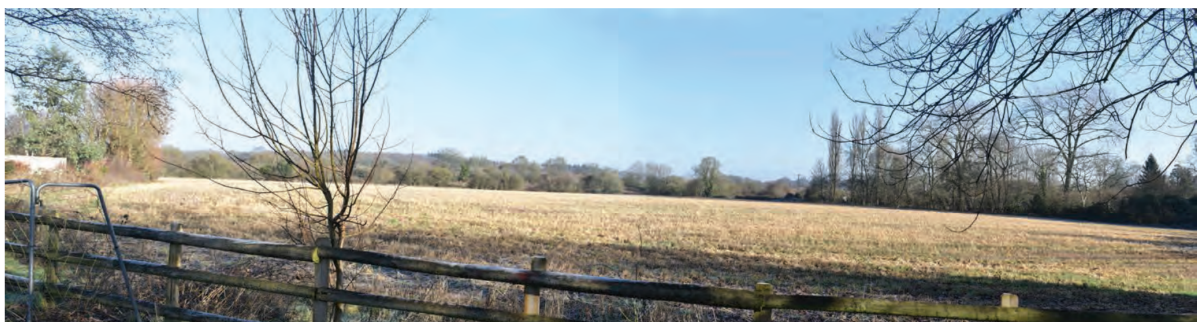
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|------------------------------------------------------------------------|---------------------------|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Location | Land North of Cranesfield | | |
| Site size: | Approx. 5.35 hectares | | |
| Location Plan: | LGS Map 5 | | |
| Date of consultation with landowner: | August 2023 | | |
| The answer to the following must be NO to qualify as Local Green Space | | | |
| | YES | NO | Commentary |
| Does the space have any outstanding planning consents? | | NO | No outstanding planning consents (a recent planning application was refused by BDBC due to the high community value and sensitivity of the site). A recent appeal is understood to have been lodged on this site, however the timeframe for this appeal is not clear. |

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| Does the space have any conflicting existing designations? | | NO | No existing special designations. |
| Does the space comprise an extensive tract of land? | | NO | A single field area in arable/meadow use, enclosed by hedges to most boundaries, and would not be considered to form an extensive tract of land. |
| The answer to the following must be YES to qualify as Local Green Space | | | |
| Is the space local in character and in close proximity to the community it serves? | YES | | It adjoins the village centre, village pond, local footpath and play area and its setting and views can be very easily accessed by the local community. |
| The answer to one or more of the following must be YES to qualify as Local Green Space. Is the space demonstrably special to its local community and hold local significance because of its: | | | |
| Beauty? | YES | | Key views (key view 1) of rural high landscape value countryside from the well-used/much loved community play park and also from the village pond and public footpath. |
| Historic significance? | YES | | Forms part of the setting of the conservation area with important historic views of open countryside from the village pond & public footpath, from Grade I listed St Andrews Churchyard, from Grade II listed Manor Farm House and also from the village cemetery. The area is adjacent to and forms the setting for the conservation area on 2 entire sides of the land. Historic England have concluded that the visual and physical connection between these listed buildings and their agricultural hinterland to the north west is identified as part of their significance |
| Recreational value? | | NO | |

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| Tranquility? | YES | | Feeling of quiet rural open space within close proximity of the village centre. Visual importance key view 1 |
| Richness of wildlife? | YES | | Part of the vital wildlife corridor that allows mammals, insects, amphibians and birds to move between Morganston woods and the village centre (village pond, St Andrews churchyard and the cemetery. Only remaining part of the village where this wildlife can be enjoyed up close by the community in the centre of the village. |
| <p>Overall conclusion: This space is distinctive from other areas of countryside due to its very close proximity to the centre of the village this means it is very accessible, to enjoy the views and quiet solitude for all members of the community no matter how mobile they are. This setting and its views can be enjoyed from the village pond, Church path public footpath, St Andrews Churchyard, the cemetery and from Cranesfield play park. In addition the tranquility and the wildlife that passes through this area allows quiet enjoyment of the rural nature of the village right at its very heart. Finally this is the only piece of countryside that is still an integral part of the setting and tranquility of the conservation area and the listed buildings of Manor Farm and St Andrews Church including its quiet and tranquil cemetery.</p> | | | |
| <p>Recommendation: Designate the site as a Local Green Space</p> | | | |



View from Cranesfield playpark into Land North Of Cranesfield LGS Map 5

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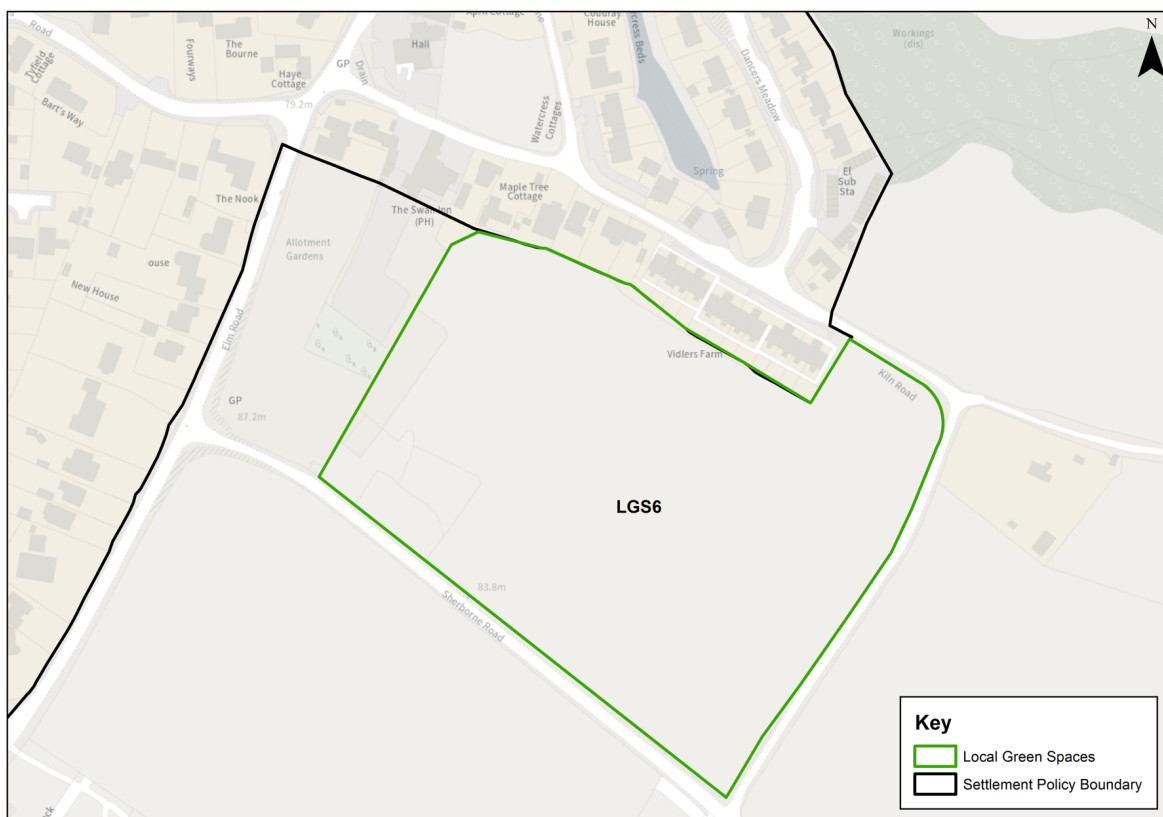


View from church path public footpath into Land North Of Cranesfield LGS Map 5



View from the public footpath along the weybrook into Land North Of Cranesfield (LGS Map 5) including views of the church spire on the left

Vidlers Farm – LGS Map 6



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| | | | |
|------------------------------------------------------------------------|---------------|----|--------------------------------------------------------------------------------------|
| Location | Vidlers Farm | | |
| Site size: | 4.43 hectares | | |
| Location Plan: | LGS Plan 6 | | |
| Ownership & Date of consultation with landowner: | August 23 | | |
| The answer to the following must be NO to qualify as Local Green Space | | | |
| | YES | NO | Commentary |
| Does the space have any outstanding planning consents? | | NO | There are no known outstanding planning consents that would affect the proposed LGS. |
| Does the space have any conflicting existing designations? | | NO | There are no existing designations. |

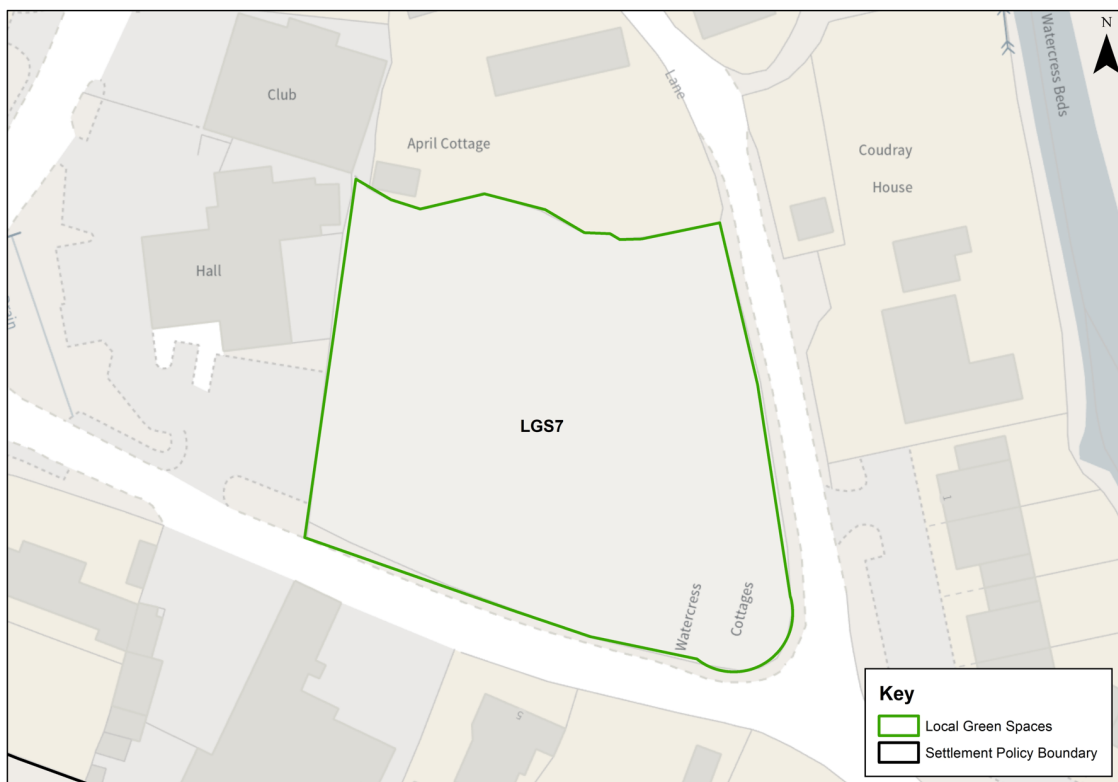
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| Does the space comprise an extensive tract of land? | | NO | This is well defined grazing paddock of limited size and would not be considered to comprise of an extensive tract of land. |
| The answer to the following must be YES to qualify as Local Green Space | | | |
| Is the space local in character and in close proximity to the community it serves? | YES | | It adjoins the eastern edge of the village & links via the Swan PH to the village centre and local footpath networks. Public Right of Way runs diagonally through the LGS. |
| The answer to one or more of the following must be YES to qualify as Local Green Space. Is the space demonstrably special to its local community and hold local significance because of its: | | | |
| Beauty? | YES | | Paddock & open fields with horses grazing in this paddock, public footpath crosses this field and key view 1 looking towards the eastern side of village. |
| Historic significance? | YES | | Part of Conservation Area setting /adjoining historic buildings including the 17 th Century village pub |
| Recreational value? | YES | | Vidlers farm footpath is accessible from the centre of the community at the garden of the 17th century village pub the Swan. This allows immediate access into and out of the village though countryside walks from the middle of Sherborne St John helping to preserve the rural feeling and nature of the area. |
| Tranquillity? | YES | | From the footpath. Adjacent to a route into the village, Chineham lane, and scenic views enjoying from the PRow. |
| Richness of wildlife? | | NO | Wildlife is concentrated in hedgerows |
| Overall conclusion: A field with grazing horses and a public footpath network that links to Marnel Park & Rooksdown that crosses the field | | | |

linking the village pub with Chineham Lane. Forms part of the setting of the CA with adjoining historic buildings. Part of Key view 11.

Recommendation: Designate the site as a Local Green Space

SSJ Village Green – LGS Map 7



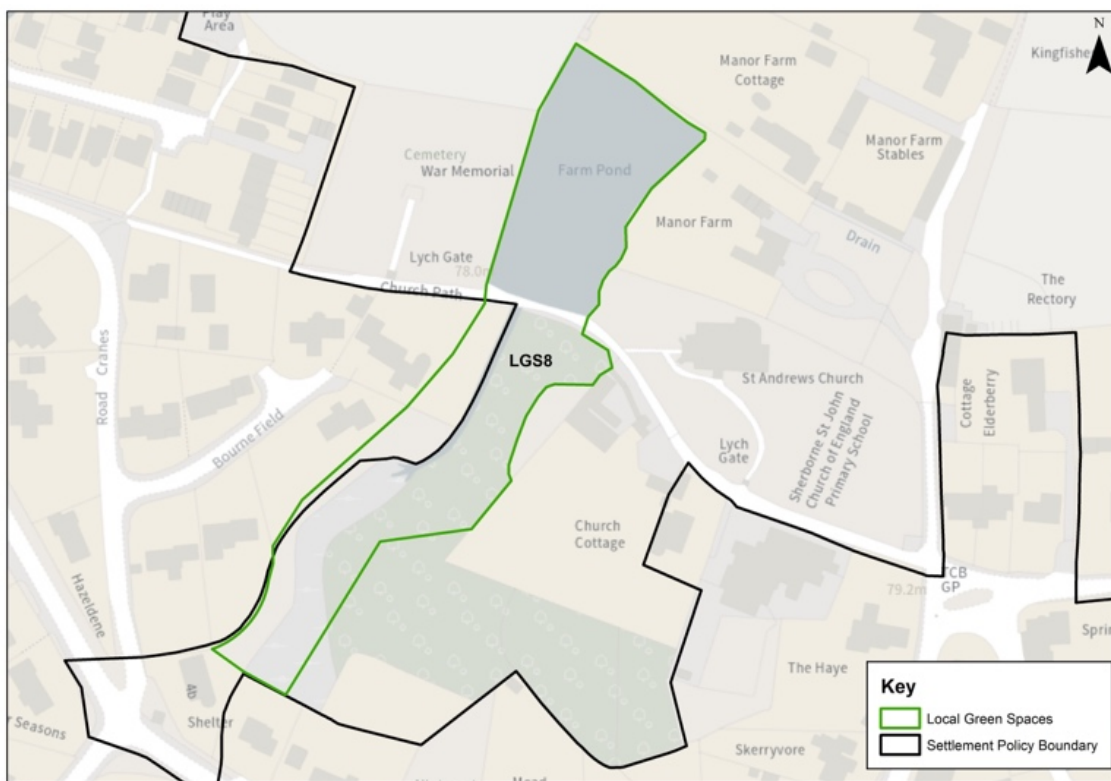
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|------------------------------------------------------------------------|---------------------|----|-------------------------------------------------------------------------------------|
| Location | SSJ Village Green | | |
| Site size: | ~0.28ha | | |
| Location Plan: | Plan LGS 7 | | |
| Date of consultation with landowner: | N/A owned by SSJ PC | | |
| The answer to the following must be NO to qualify as Local Green Space | | | |
| | YES | NO | Commentary |
| Does the space have any outstanding planning consents? | | NO | There are no known outstanding planning consents that would affect the proposed LGS |

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| Does the space have any conflicting existing designations? | | NO | Village green used as a meeting place and recreation area for local villagers and wider community |
| Does the space comprise an extensive tract of land? | | NO | A small green approx. 50m by 50m and would not be considered to comprise of an extensive tract of land. |
| The answer to the following must be YES to qualify as Local Green Space | | | |
| Is the space local in character and in close proximity to the community it serves? | YES | | It is next to the Village Hall, opposite the Swan public house and in the centre of the Village. |
| The answer to one or more of the following must be YES to qualify as Local Green Space. Is the space demonstrably special to its local community and hold local significance because of its: | | | |
| Beauty? | YES | | Attractive green space with mature oak trees |
| Historic significance? | YES | | It is at the heart of the older part of the Village. |
| Recreational value? | YES | | Used for Parish fetes, parties and gatherings. Available for ad hoc games |
| Tranquillity? | YES | | A lovely place to sit in the numerous benches as well as a pleasant picnic spot. |
| Richness of wildlife? | | NO | Another part of the green corridor |
| Overall conclusion: The Village Green is a fundamental part of the Village; it is next to the Village Hall and is used for many Parish events. It is one of the settings that defines Sherborne St John. | | | |
| Recommendation: Designate the site as a Local Green Space | | | |

Wetlands SINC & Village Pond – LGS Map 8



| | | | |
|------------------------------------------------------------------------|------------------------------|----|-------------------------------------------------------------------------------------|
| Location | Wetlands SINC & Village Pond | | |
| Site size: | ~ 1.0 ha | | |
| Location Plan: | Plan LGS 8 | | |
| Date of consultation with landowner: | August 2023 | | |
| The answer to the following must be NO to qualify as Local Green Space | | | |
| | YES | NO | Commentary |
| Does the space have any outstanding planning consents? | | NO | There are no known outstanding planning consents that would affect the proposed LGS |

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| Does the space have any conflicting existing designations? | | NO | No conflicting designations, the Wetlands is a designated SINC, the pond a focal point for village community and its wildlife |
| Does the space comprise an extensive tract of land? | | NO | No the area is only around 5ha, and would not be considered to comprise an extensive tract of land. |
| The answer to the following must be YES to qualify as Local Green Space | | | |
| Is the space local in character and in close proximity to the community it serves? | YES | | It is crossed by footpaths that provide glimpses of the wetlands environment and a clear view of the Village Pond. |
| The answer to one or more of the following must be YES to qualify as Local Green Space. Is the space demonstrably special to its local community and hold local significance because of its: | | | |
| Beauty? | YES | | The Village Pond is of special beauty |
| Historic significance? | YES | | Centre of the SSJ spring-line, source of fresh water and the reason for the location of Sherborne St John. Views across & from St Andrews Churchyard, part of conservation area. |
| Recreational value? | YES | | Popular with younger residents – feeding the ducks |
| Tranquillity? | YES | | A great feeling of space, views across open countryside |
| Richness of wildlife? | YES | | Varied wetland with opportunity for wildlife to flourish. Essential green corridor. |
| Overall conclusion: This wetland system that ends in the Village Pond, forms a significant green corridor through the middle of the Village. The village pond has good visibility from Church Path. The SINC wetlands have limited access and hence this provides protection for fauna and flora. | | | |
| Recommendation: Designate the site as a Local Green Space | | | |

6. Summary

6.1 After a thorough assessment of several Local Green Spaces, we have identified 8 areas to be designated as Local Green Spaces in the Neighbourhood Plan. These chosen spaces have been carefully evaluated against the criteria outlined in the National Planning Policy Framework (NPPF) and they meet all the necessary requirements.

6.2 The list of Local Green Sites selected is as follows:

- Local Green Space 1: Allotments – Moss Hill, Cranes Road
- Local Green Space 2: Chute Recreation Ground
- Local Green Space 3: SSJ Watercress Meadows (near Weybrook)
- Local Green Space 4: St Andrews Churchyard and Cemetery
- Local Green Space 5: Land to the North of Cranesfield
- Local Green Space 6: Vidlers Farm Field
- Local Green Space 7: The Village Green
- Local Green Space 8: Village Pond and SINC wetlands

Appendix 1: Letter to Landowners sent August 2023



Sherborne St. John Parish Council

To: see attached list

07 August 2023

Dear

Sherborne St John (SSJ) Neighbourhood Plan (NP) Review Initial Consultation on Designation of Local Greenspace at

I am writing to you on behalf of Sherborne St John Parish Council, as an owner of land proposed for designation as a local greenspace in the updated Neighbourhood Plan. The Parish Council has been reviewing the SSJ Neighbourhood Plan, which was adopted in May 2017. A plan illustrating the proposed local greenspace area is shown at the end of this letter.

More information on the implications of this designation is provided below:

The local greenspace designations are aimed at preserving and enhancing the natural environment and contributing to the overall vitality of the parish. However, in turn, this may also restrict potential development opportunities on your land. If your land is designated as a local green space within a made neighbourhood plan, you may not be allowed to build or make significant changes to the land unless you can demonstrate the exceptional circumstances as required by the policy (which are the same tests as land within the Green Belt). These exceptional circumstances seek to protect the ecological, historical, or aesthetic values of the land.

The existing NP contains a rural character planning policy SSJ Policy 2 which seeks amongst other things to retain existing open spaces in the village. As part of the review of the neighbourhood plan, we have revisited the list of local green spaces related to this policy, which we propose to designate within a new neighbourhood plan policy for protection. 10 local green spaces are being put forward in the neighbourhood plan, based on being reasonably close to the village, special to the local community because of their amenities, appearance and wildlife/habitat and being local in character/not an extensive tract of land.

I am approaching you for any initial comments regarding the proposed designation of the area shown on the attached plan as a local greenspace. There will also be more formal consultation exercise to follow at Regulation 14 stage from later in September onwards, where comments can be made.

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If you have any initial comments, please send them to me by email before 20 August 2023.

Yours sincerely

Melanie Camilleri

Clerk to Sherborne St. John Parish Council

☎ 07798 698199

✉: clerk@sherbornestjohn-pc.gov.uk

Appendix 2: List of Landowners Consulted prior to Reg 14 Consultation

| | |
|--------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LGS 1: Allotments – Moss Hill, Cranes Road | National Trust Property Agent. General Manager, The Vyne Estate, Sherborne St John |
| LGS 3: SSJ Watercress Meadows – near Weybrook | Beechgreen Property Trust Limited |
| LGS 4: St Andrews Churchyard and Cemetery | St Andrews Church Parochial Church Council (PCC), Sherborne St John. |
| LGS 5: Land to the north of Cranesfield | 1. Beechgreen Property Trust Limited 2. Cranes Farm Yard, Cranes, Road, Sherborne St John, RG24 9LJ 3. The Annex, Cranes Farmhouse, Cranes Road, Sherborne St John, Basingstoke, RG24 9LJ 4. Private Landowner 5. Rydon Homes of Rydon House, Station Road, Forest Row, East Sussex, RH18 5DW |
| Land to the North of Manor Farm and Vyne Road | 1. Private Landowner, Manor Farm House 2. Private Landowner, Edernish House |
| Field and public footpath between Mill House and pedestrian bridge | Private Landowner, Mill House, Sherborne St John |
| LGS 6: Vidlers Farm Field | 1. Hampshire County Council, The Castle, Winchester, Hampshire, SO23 8UJ 2. Croudace Homes Limited Legal Department, Croudace House, Tupwood Lane, Caterham, CR3 6XQ. |

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| LGS 8: Village Pond and SINC area | <ol style="list-style-type: none">1. Private Landowner, Manor Farm House2. Private Landowners (these were written to during the Reg 14 Consultation) |
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As part of the consultation process and based on responses raised from landowners, where a level of development protection exists already, the sites at Mill House and Manor Farm which are within the Sherborne St John conservation area were not designated (see list below).

Appendix 3: Considered sites but not designated a LGS in current review

The list below includes sites which were assessed in the existing / original neighbourhood plan report and additional sites which were assessed but not selected for designation.

Basing Wood Forest – Spiers Copse

| | | | |
|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Location | Basing Wood Forest - Spier's Copse | | |
| Site size: | Part of 107ha | | |
| Location Plan: | Included in existing neighbourhood plan survey- being considered for formal designation in the current review. See Map: SSJ Neighbourhood Plan March 2016 Baseline Report (on page 15 of the March 2016 base line report which can be found on the SSJ website) | | |
| Date of consultation with landowner: | N/A | | |
| The answer to the following must be NO to qualify as Local Green Space | | | |
| | YES | NO | Commentary |
| Does the space have any outstanding planning consents? | | NO | No outstanding planning consents |
| Does the space have any conflicting existing designations? | | NO | No conflicting designations as already a SINC |
| Does the space comprise an extensive tract of land? | | YES | This is an extensive but discrete woodland area |
| The answer to the following must be YES to qualify as Local Green Space | | | |
| Is the space local in character and in close proximity to the community it serves? | YES | | This area of woodland is within easy walking distance from Sherborne St John Village via well-used public footpaths. It is also accessible from (and closer to) Popley |

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| The answer to one or more of the following must be YES to qualify as Local Green Space. Is the space demonstrably special to its local community and hold local significance because of its: | | | |
| Beauty? | YES | | The woods are attractive at all seasons. From the footpaths at the edge of the wood, there are views across adjoining farmland. |
| Historic significance? | YES | | Natural wet woodland. Could be ancient woodland. |
| Recreational value? | YES | | The extensive network of public and permissive footpaths within the woodland is well-used for a variety of recreational purposes, including cycling, running, walking and free-running, by local residents and nature lovers from both Sherborne St John and Popley. It is used by local schools, nursery and other groups for educational outings and natural play. |
| Tranquillity? | YES | | The woodland, while popular and often busy, is extensive enough to provide peace and tranquillity, other than at peak times. |
| Richness of wildlife? | YES | | The woodland includes semi-natural and plantation areas. It has an extensive and well-documented flora and fauna, including a number of plant species which are ancient woodland indicators. It also supports a population of Great Crested Newts. |
| Overall conclusion: this is an important area of woodland and provides a valuable resource much used and appreciated by local residents from Sherborne St John, Popley and elsewhere. It is owned by the National Trust and leased to/managed by the Forestry Commission, which allows open access for reasonable activities, in line with its Byelaws. | | | |
| Recommendation: not designate as extensive and covered by other designations | | | |

National Trust – Morgaston Wood

| | | | |
|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|---------------------------------------------------------------------------------------------------------------------------------------|
| Location | National Trust – Morgaston Wood | | |
| Site size: | 63 ha | | |
| Location Plan: | Included in existing neighbourhood plan survey, considered for formal designation in the current review. See Map: SSJ Neighbourhood Plan March 2016 Baseline Report (on page 15 of the March 2016 base line report which can be found on the SSJ website) | | |
| Date of consultation with landowner: | N/A | | |
| The answer to the following must be NO to qualify as Local Green Space | | | |
| | YES | NO | Commentary |
| Does the space have any outstanding planning consents? | | NO | No outstanding planning consents |
| Does the space have any conflicting existing designations? | | NO | No conflicting designations. Part of National Trust land at the Vyne estate and owned by National Trust for use by the general public |
| Does the space comprise an extensive tract of land? | YES | | Is it extensive but well defined |
| The answer to the following must be YES to qualify as Local Green Space | | | |
| Is the space local in character and in close proximity to the community it serves? | YES | | The wood is within easy walking distance from Sherborne St John Village via well-used public footpaths. |

| | | | |
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| The answer to one or more of the following must be YES to qualify as Local Green Space. Is the space demonstrably special to its local community and hold local significance because of its: | | | |
| Beauty? | YES | | The wood is beautiful at all seasons, especially in spring, when the woodland wildflowers are at their peak. From the footpaths at the edge of the wood, there are attractive views across adjoining farmland, water meadows and parkland. |
| Historic significance? | YES | | The woods are part of The Vyne Estate |
| Recreational value? | YES | | The extensive network of public and permissive footpaths within the wood are well-used by local walkers and nature lovers. |
| Tranquillity? | YES | | The woodland is extensive enough to provide peace and tranquillity, other than at peak times. |
| Richness of wildlife? | YES | | The wood has areas of semi-natural ancient woodland and an extensive and well-documented flora and fauna, including Red Data List beetle and fungus species. |
| Overall conclusion: This is an important area of woodland owned and managed by the National Trust and provides a valuable resource, much used and appreciated by local residents. Its | | | |
| Recommendation: not designate as extensive and covered by other designations | | | |

National Trust Permissive Access Land

| | |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Location | National Trust Permissive Access Land |
| Site size: | 30 ha (approximately) |
| Location Plan: | Included in existing neighbourhood plan survey, considered for formal designation in the current review. See Map: SSJ Neighbourhood Plan March 2016 Baseline Report (on page 15 of the March 2016 base line report which can be found on the SSJ website) |
| Date of consultation with landowner: | N/A |

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| The answer to the following must be NO to qualify as Local Green Space | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | YES | NO | Commentary |
| Does the space have any outstanding planning consents? | | NO | No outstanding planning consents |
| Does the space have any conflicting existing designations? | | NO | No conflicting designations as it is National Trust land owned for the use and benefit of the general public |
| Does the space comprise an extensive tract of land? | YES | | 30Ha is considered extensive |
| The answer to the following must be YES to qualify as Local Green Space | | | |
| Is the space local in character and in close proximity to the community it serves? | YES | | This land is adjacent to and accessible from Morgaston Wood. It is within easy walking distance from Sherborne St John Village via well-used public footpaths and permissive paths. |
| The answer to one or more of the following must be YES to qualify as Local Green Space. Is the space demonstrably special to its local community and hold local significance because of its: | | | |
| Beauty? | YES | | This varied area consists of water meadow, open water, wetland and parkland with mature trees. The permissive footpath passing through the site provides attractive views across adjoining farmland, water meadows and parkland. |
| Historic significance? | | NO | |
| Recreational value? | YES | | There is a circular permissive path through the area, for walkers, starting and finishing in Morgaston Wood. There is also a bird hide for public use, providing views of the extensive range of water birds using the wetland, which it overlooks. |

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| Tranquillity? | YES | | The permissive path is peaceful and quiet. |
| Richness of wildlife? | YES | | This area, which includes 2 biosites, has a representative and well-documented flora and fauna, with an impressive list of birds, including large numbers of overwintering wildfowl, together with breeding Little Ringed Plover. |
| Overall conclusion: this is an important area for wildlife and provides a valuable resource, much appreciated by local residents. Extensive tract of land. Footways/watercourses could be part of wildlife corridor. | | | |
| Recommendation: Not designate | | | |

Kiln Road Watercress Beds

| | | | |
|------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|--------------------------------------|
| Location | Kiln Rd Watercress Beds | | |
| Site size: | ~0.25 ha reduced area following Watercress beds development | | |
| Location Plan: | Included in existing neighbourhood plan survey, being considered for formal designation in the current review. See Map: SSJ Neighbourhood Plan March 2016 Baseline Report (on page 15 of the March 2016 base line report which can be found on the SSJ website) | | |
| Date of consultation with landowner: | N/A | | |
| The answer to the following must be NO to qualify as Local Green Space | | | |
| | YES | NO | Commentary |
| Does the space have any outstanding planning consents? | | NO | No outstanding planning consents |
| Does the space have any conflicting existing designations? | | NO | Working (commercial) watercress beds |

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| | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------------------------------------------------------------------------------------|
| Does the space comprise an extensive tract of land? | | NO | A small area comprising a stream and small land approx. 10-15m either side of the stream |
| The answer to the following must be YES to qualify as Local Green Space | | | |
| Is the space local in character and in close proximity to the community it serves? | YES | | Located close to the Village Green |
| The answer to one or more of the following must be YES to qualify as Local Green Space. Is the space demonstrably special to its local community and hold local significance because of its: | | | |
| Beauty? | YES | | A small green oasis. |
| Historic significance? | YES | | Watercress growing is a traditional Hampshire industry |
| Recreational value? | | NO | Difficult to access or even seen by the local community |
| Tranquillity? | YES | | A peaceful corner of the Village |
| Richness of wildlife? | YES | | Home to Lesser Egrets and other wildlife. |
| Overall conclusion: A quiet corner of the Parish that continues much as it has done for a 100 years. Part was redeveloped recently for a small housing site. No public access or views for the public so difficult to argue it has a significant benefit to the local community. | | | |
| Recommendation: not designate | | | |

West End Pond

| | |
|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Location | West End Pond |
| Site size: | ~0.25Ha |
| Location Plan: | Included in existing neighbourhood plan survey, considered for formal designation in the current review. See Map: SSJ Neighbourhood Plan March 2016 Baseline Report (on page 15 of the March 2016 base line report which can be found on the SSJ website) |
| Date of consultation with landowner: | N/A |

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| The answer to the following must be NO to qualify as Local Green Space | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------------------------------------------------------------------------|
| | YES | NO | Commentary |
| Does the space have any outstanding planning consents? | | NO | No outstanding planning consents |
| Does the space have any conflicting existing designations? | | NO | No special designations |
| Does the space comprise an extensive tract of land? | | NO | A small pond at the side of the Aldermaston Road |
| The answer to the following must be YES to qualify as Local Green Space | | | |
| Is the space local in character and in close proximity to the community it serves? | YES | | In the middle of West End – adjacent to the A340. |
| The answer to one or more of the following must be YES to qualify as Local Green Space. Is the space demonstrably special to its local community and hold local significance because of its: | | | |
| Beauty? | YES | | Very beautiful |
| Historic significance? | YES | | It has been there for a very long time. Within west ens conservation area. |
| Recreational value? | | NO | Not accessible by the local community and now difficult to see from the road |
| Tranquillity? | | NO | It benefits from limited access. Next to Aldermaston Road. |
| Richness of wildlife? | YES | | The setting lends itself to wildlife. |
| Overall conclusion: A very attractive pond which benefits from its relative seclusion from the surrounding area (A340 – West End). It is not well known, has limited visibility, being partly overgrown and a haven for wildlife. Wildlife/visual value only but not accessible by local community | | | |
| Recommendation: not designate | | | |

Tree Belt – Rooksdown Lane to BNHH Hospital

| | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Location | A340 Tree Belt – Rooksdown Lane to BNHH Hospital | | |
| Site size: | ~2ha | | |
| Location Plan: | Included in existing neighbourhood plan survey, being considered for formal designation in the current review. See Map: SSJ Neighbourhood Plan March 2016 Baseline Report (on page 15 of the March 2016 base line report which can be found on the SSJ website) | | |
| Date of consultation with landowner: | N/A | | |
| The answer to the following must be NO to qualify as Local Green Space | | | |
| | YES | NO | Commentary |
| Does the space have any outstanding planning consents? | | NO | No outstanding planning consents |
| Does the space have any conflicting existing designations? | | NO | No existing designations |
| Does the space comprise an extensive tract of land? | | NO | A narrow tree line only approx. 2ha |
| The answer to the following must be YES to qualify as Local Green Space | | | |
| Is the space local in character and in close proximity to the community it serves? | YES | | The tree belt which is protected by a Tree Preservation Order (TPO) provides a vital green barrier, reinforcing the proposed Strategic Gap, hiding the development to the south |
| The answer to one or more of the following must be YES to qualify as Local Green Space. Is the space demonstrably special to its local community and hold local significance because of its: | | | |
| Beauty? | YES | | A stunning belt of mature trees |
| Historic significance? | YES | | Planted by a remarkable inmate at former Park Prewett Hospital |

| | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|---------------------------------------------------------------------|
| Recreational value? | YES | | Excellent pathway / cycleway |
| Tranquillity? | | NO | A340 road noise |
| Richness of wildlife? | YES | | Effective green corridor between A340 and Rooksdown development(s). |
| Overall conclusion: This is an impressive belt of mature trees which helps to provide Basingstoke with a 'soft edge' and reinforces the proposed Basingstoke-Sherborne St John Strategic Gap. However, it falls outside the parish boundary within Rooksdown. | | | |
| Recommendation: not designate | | | |

Field and Public Footpath between Mill House and pedestrian bridge

| | | | |
|------------------------------------------------------------------------|--------------------------------------------------------------------|----|-----------------------------------------------------------------------------------|
| Location | Field and public footpath between Mill House and pedestrian bridge | | |
| Site size: | TBC | | |
| Location Plan: | | | |
| Ownership & Date of consultation with landowner: | Harry Clarke August 23 | | |
| The answer to the following must be NO to qualify as Local Green Space | | | |
| | YES | NO | Commentary |
| Does the space have any outstanding planning consents? | | NO | No outstanding planning consents |
| Does the space have any conflicting existing designations? | | NO | But already within conservation area |
| Does the space comprise an extensive tract of land? | | NO | No it is a defined meadow area bordered by field boundaries, trees and hedgerows. |

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| The answer to the following must be YES to qualify as Local Green Space | | | |
| Is the space local in character and in close proximity to the community it serves? | YES | | It is within close walking distance of the village along the public footpaths crossing the field heading towards Mill House/the Vyne and along the Weybrook. |
| The answer to one or more of the following must be YES to qualify as Local Green Space. Is the space demonstrably special to its local community and hold local significance because of its: | | | |
| Beauty? | YES | | Yes rural and countryside views with views to the mill house and lake. Important views towards the Weybrook, mill house, lakes and watercourse and Vyne woodlands. |
| Historic significance? | YES | | Important area of countryside included within the conservation area |
| Recreational value? | YES | | 2 public footpaths much used by the local community and visitors, part of the circular countryside walk from the village centre. Also forms part of the access to the National Trust land and Morgaston woods |
| Tranquillity? | YES | | A quiet walking spot with the old mill house within its setting and the gentle flow of water nearby |
| Richness of wildlife? | YES | | Wildlife corridor for mammals, insects, amphibians and birds moving between Morganston Woods and into the village centre. |
| Overall conclusion: Field is used as grazing meadow. Well used public footpath network that links to Mill House and the Vyne estate crosses the fields. Forms part of the historic landscape within the CA with adjoining historic buildings. This area includes views of the old mill house. As covered by conservation area already has sufficient protection. | | | |
| Recommendation :not designate as covered by conservation area | | | |

Land North Of Manor Farm and Vyne Road

| | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Location | Land North of Manor Farm and Vyne Road | | |
| Site size: | tbc | | |
| Location Plan: | | | |
| Ownership & Date of consultation with landowner: | August 2023 | | |
| The answer to the following must be NO to qualify as Local Green Space | | | |
| | YES | NO | Commentary |
| Does the space have any outstanding planning consents? | | NO | No outstanding planning consents |
| Does the space have any conflicting existing designations? | | NO | But already covered by conservation area |
| Does the space comprise an extensive tract of land? | | NO | Comprises two smaller field areas and a paddock |
| The answer to the following must be YES to qualify as Local Green Space | | | |
| Is the space local in character and in close proximity to the community it serves? | YES | | Close to church and village centre with footpath access |
| The answer to one or more of the following must be YES to qualify as Local Green Space. Is the space demonstrably special to its local community and hold local significance because of its: | | | |
| Beauty? | YES | | Paddock & open fields being managed for nature conservation/re-wilding. Horse grazing in the paddock, public footpath crosses between the fields heading towards Mill House. |

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| Historic significance? | YES? | | Part of important historic landscape within the conservation area /adjoining historic buildings. |
| Recreational value? | | NO | Visual important due to views from public footpath |
| Tranquillity? | YES | | The area is traffic free and provides a haven for wildlife |
| Richness of wildlife? | YES | | Part of the SSJ re-wilding project. Covering the area from national trust land, through the field at Mill House and into the fields in this area and then onwards to the village pond and cemetery. |
| Overall conclusion: Fields being managed for nature conservation and re-wilding as part of the SSJ rewilding project.. Grazing horses on paddock area. Well used public footpath network that links to Mill House and the Vyne estate crosses between the fields. Forms part of the historic landscape within the Conservation Area with adjoining historic buildings. Already has some protection as part of the conservation area | | | |
| Recommendation: not designate as covered by conservation area | | | |