

LOCAL GREEN SPACE - ASSESSMENT FORM**Space Detail**

Code	Criteria	Space Details
SD1	Name of the Space	W03 69 West Street Garden
SD2	Space description	Fine garden bordered by the churchyard and Church Street.
SD3	Has a map of the space been provided?	Yes
SD4	Was the space proposed as a result of the questionnaire or consultation process?	Questionnaire - current IOWA

Local Green Space Criteria

Code	Criteria	Explanation/Policy prompt
1.1	Land is not subject of planning permission for development	Site has no Planning Applications extant.
1.2	Space is not allocated or proposed for development in the Local or Neighbourhood Plan	Site is not so proposed.
1.3	The space is not an extensive tract of land and is local in character	Site is medium sized mature garden with pond lying to south of church and churchyard.
1.4	The space is in close proximity of the community it serves	Site is within easy walking distance of the village.
1.5	The space is demonstrably special to the local community and holds particular local significance	Beautiful views of the church may be glimpsed from the garden gate.

Demonstrably special to a Community

Code	Criteria	Explanation/Policy Prompt
2.1	The proposed space is of particular local significance because of its beauty	The garden is particularly fine, with its fishpond, mature trees and shrubs and is a perfect neighbour for the lovely old church Being on raised land it affords fine views of St Andrew's Church .
2.2	The proposed space is of particular local historic significance	
2.3	The proposed space is of particular local significance because of its recreational value	
2.4	The proposed space is of particular local significance because of its tranquility	The garden is a haven of tranquility in a busy village.
2.5	The proposed space is of particular local significance because of its richness of wildlife	
2.6	The proposed space is of particular local significance because of another reason not covered by criteria 2.1 - 2.5	This is an important green space which provides the setting for many of the listed buildings at the historic core of the village.

Conclusion of Assessment

Code	Criteria	Conclusion of Assessment
CA1	Have all the Local Green Space criteria (in Table 1) been met? Why is the area considered to be demonstrably special to the local community?	Yes. The garden and the churchyard together make a quiet green space in the heart of the village and is important as an open space as described above.
CA2	Is the space suitable as a Local Green Space?	
CA3	Landowner Details	Mr and Mrs Pitcairn
CA4	Has the landowner been informed at an early stage about the proposal to designate any part of their land? Response?	Yes, IOWA letter sent 26th June '16 Dear Mick Humphreys / Michael Hobbs,

Re. 69 West Street

I received a note this week from Michael Hobbs regarding Important Open and Wooded Areas enclosing a map of the village headed "North Dorset Explorer" shaded in two tones of green. I have lived in the village for 18 years and was unaware that the whole of my garden at 69 West Street was designated as an IOWA IN 2003. I would be grateful if someone on the FMNP Working Group would please contact me to explain the implications of this "Local Green Spaces" designation to me.

At the time of purchasing this property in 1997, I enquired about obtaining planning permission to build a two storey extension at the side of my house. I made various proposals and in return North Dorset Council made various counter proposals. At no time did I receive any objection in principle to building on to the side of my house. The Planning Officer and I disagreed on the actual design of the extension. I felt that the Council's proposals were not in keeping with or compatible with the existing building. For their part, the Council insisted that the modern extension be clearly distinguishable as a latter day extension and be built in different materials from the original. I was working in London at the time and felt no need for the extra space until I retired when I would re-apply for planning consent.

I don't wish to develop my garden for development, other than to build onto the side of my house for my own needs in retirement. As you will see from the ground plan I have a small cottage surrounded by a large garden.

I would like to understand what is meant by the phrase "protection against development".

I look forward to hearing from a member of the Working Group.

Regards

Michael Pitcairn