

Shillingstone

LOCAL GREEN SPACES

National planning guidance makes clear that, through neighbourhood plans, local communities can identify green spaces for special protection (where new development is ruled out other than in very special circumstances) which will endure well beyond the end of the plan period. Identifying land as a Local Green Space should therefore not undermine the potential to provide sufficient homes, jobs and other essential services in the longer term.

The designation should only be used where the green space is in reasonably close proximity to the community it serves, where it is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and where the green area concerned is local in character and is not an extensive tract of land.

This document therefore provides the evidence to justify why the Local Green Spaces are special to the local community and hold a particular local significance for this neighbourhood plan area. It also lists the other sites that were identified and considered, but were not felt to justify a local green space designation, and why.

As part of the assessment the neighbourhood plan group focussed on reviewing the Important Open and Wooded Areas (IOWAs) <http://www.northdorsetlocalplan.co.uk/maps/maps.htm>, and then identified additional areas that potentially warranted consideration.

In undertaking the review, it was noted that the IOWA designations were limited to land within the settlement boundary. Given that land outside of settlement boundaries can be subject to development (for example, for affordable housing rural exception sites, farm workers dwellings, or even housing in the absence of a five year housing land supply), the coverage of any potential green spaces was extended where applicable to cover the area which was of potential value, and not limited to the previous designation.

The proposed local green spaces were included and consulted on in the June 2015 options draft consultation.

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Proposed Local Green Spaces

Name	LGS-HRC	Land surrounding Holy Rood church
Size (in hectares)	4.8ha	
General description	Open space surrounding Holy Rood church.	
Reason for review and any changes	IOWA designation. The area has been extended beyond the previously designated IOWA to include the adjoining fields outside the settlement boundary	
Reason for designation		Notes / Explanation
Landscape quality / importance	High	Highest point in the village with extensive views of the river valley, Hambledon and Hod Hills and towards Shaftesbury and the Northwest. Green link to trailway
Historic significance	High	Setting of the Grade 1 Listed Norman church of 8 th century foundation and graveyard. Archaeological value as the probable site of the Saxon and pre Black Death medieval village on the high land around the church.
Recreational value or tranquility	Medium	Crossed by three public footpaths, and used for informal recreation from kite flying to tobogganing. Also enhances tranquility of church space.
Wildlife value	n/k	Not known
Any existing development consent?	No	1989 application for 6 homes refused on grounds of being undesirable spread of development into the open countryside, on an important visual link from the street to the surrounding countryside and would seriously affect the setting of the grade 1 listed church. Upheld at appeal "It is clear that the meadow surrounding Holy Rood Church is an integral part of its setting...and would be damaged by the erection of dwellings in its proximity". Further application in 1998 refused on the same grounds.
Any landowner feedback?	Yes	Objects to designation as restricting the legitimate future use of the land
Public Support	High	82% (42 in support, 9 against) June 2015 consultation results


Photo/s




Name	LGS-CAN Green space off Candy's Lane	
Size (in hectares)	0.4ha	
General description	Paddocks providing green link to the countryside.	
Reason for review and any changes	IOWA - the area broadly follows the current IOWA but a small parcel has been excluded which does not form an integral part of the link and could have development potential	
Reason for designation		Notes / Explanation
Landscape quality / importance	High	These paddocks are an important green link to the countryside. It also provides extensive views out of the village towards the river valley and the hills.
Historic significance	Medium	Considered important regarding character of Conservation Area, and in particular rural character of Hine Town Lane
Recreational value or tranquility	Medium	A well used public footpath between the paddocks provides a tranquil route from Hine Town Lane to the main road
Wildlife value	n/k	Not known
Any existing development consent?	No	
Any landowner feedback?	Yes	Owner supports designation as proposed
Public Support	High	79% (34 in support, 9 against) June 2015 consultation results

Photo/s




Name	LGS-POR LGS-MAN	Land adjoining Portman Hall Wooded area adjoining Manor House
Size (in hectares)	0.7ha	
General description	Important green gap in the built up area	
Reason for review and any changes	IOWA - the area broadly follows the current IOWA but excludes the rear garden of the White House (which is not particularly visible in the street scene) and slightly amends the extent of the green space around the Manor House.	
Reason for designation		Notes / Explanation
Landscape quality / importance	High	The paddock to the northeast of the main road provides a welcome break from the ribbon development on that side and allows a view out of the village and from the Portman Hall to Hambledon Hill. The area opposite on the other side of the main road is another green gap in the developed area allowing views into countryside.
Historic significance	Medium	Considered important regarding character of Conservation Area
Recreational value or tranquility	Medium	A public footpath passes alongside these areas to link with back lanes
Wildlife value	n/k	Not known
Any existing development consent?	No	
Any landowner feedback?	No	No response to consultations
Public Support	High	POR: 75% (40 in support, 13 against) MAN: 83% (43 in support, 9 against) June 2015 consultation results
Photo/s		
		

Name	LGS-COB Land west of Cobbles	
Size (in hectares)	1.5ha	
General description	Important green link from the main road to countryside	
Reason for review and any changes	Noted through character assessment work on the village.	
Reason for designation		Notes / Explanation
Landscape quality / importance	High	Important green link from the main road to countryside, comprising paddocks and an attractive pond area with remnants of old orchards. The whole of this area enhances the rural nature of this part of the village.
Historic significance	High	Important to setting of Listed Buildings and within the Conservation Area
Recreational value or tranquility	Medium	Everetts Lane runs along southern boundary and is an important alternative parallel route for pedestrians and cyclists
Wildlife value	n/k	Potential due to pond and remnants of old orchards
Any existing development consent?	No	
Any landowner feedback?	Yes	Owner supports designation as proposed
Public Support	High	83% (44 in support, 9 against) June 2015 consultation results
Photo/s		
		

Name	LGS-REC Shillingstone Recreation Ground	
Size (in hectares)	3.3ha	
General description	Important recreation area	
Reason for review and any changes	IOWA – tennis court area no longer excluded	
Reason for designation		Notes / Explanation
Landscape quality / importance	Medium	Provides green edge to village on this more exposed side
Historic significance	Medium	Within Conservation Area
Recreational value or tranquility	High	Important community asset in public ownership. It includes football, cricket and tennis facilities, and two childrens' playgrounds. In the centre is a sports pavilion. It is managed and well used by villagers.
Wildlife value	n/k	Unlikely due to degree of maintenance
Any existing development consent?	No	
Any landowner feedback?	Yes	Owner supports designation
Public Support	High	92% (49 in support, 4 against) June 2015 consultation results

Photo/s



Name	LGS-LAW Land adjoining Lawsbrook	
Size (in hectares)	3.6ha	
General description	Attractive open parkland area at the village edge	
Reason for review and any changes	Noted through character assessment work on the village.	
Reason for designation		Notes / Explanation
Landscape quality / importance	High	Meadow forming an attractive open area at the village edge. It is part of the former parkland and contains large mature oaks and other trees linking it to an adjacent privately owned arboretum. Forms part of setting of AONB
Historic significance	Low	Adjoins Conservation Area
Recreational value or tranquility	Medium	A popular public footpath crosses it diagonally giving views to Shillingstone and Okeford Hills. Everetts Lane runs along northern boundary and is an important alternative parallel route for pedestrians and cyclists
Wildlife value	n/k	Potential due to mature trees and hedgerows
Any existing development consent?	No	
Any landowner feedback?	Yes	Owner supports designation
Public Support	High	79% (42 in support, 11 against) June 2015 consultation results
Photo/s		
		

Existing IOWAs not proposed to be retained as Local Green Spaces

Ref	Site location / description	Landscape importance	Historic significance	Recreational value	Wildlife value	Notes / conclusions
184	Verge at Pepper Hill	Limited intrinsic value – grassed area and car park hardstanding	None known	Includes bench but limited in size	Unlikely due to degree of maintenance	Does not appear to meet any relevant criteria.
191	Land at Forum School	Limited intrinsic value	Adjoins Conservation Area	No public access	Unlikely due to degree of maintenance	Does not appear to meet any relevant criteria.
195	Land in Hine Town Lane	Of some landscape value, but not as high as other areas proposed.	Within Conservation Area.	No public access, but bordered by Hine Town Lane	Hedgerows only	Although of some merit, is not considered to have particularly strong grounds for retention and its designation would prevent development (for which it has some potential), and green link can be safeguarded by suitable policy requirement. Green link to Hine Town Lane may be subject to future designation once extent defined through development.
196	Land off Gunn Lane	Of some landscape value, but not as high as other areas proposed.	Within Conservation Area.	No public access, but bordered by Everetts Lane	Unknown	Although of some merit, is not considered to have particularly strong grounds for retention and its designation would prevent development (for which it may have some potential).

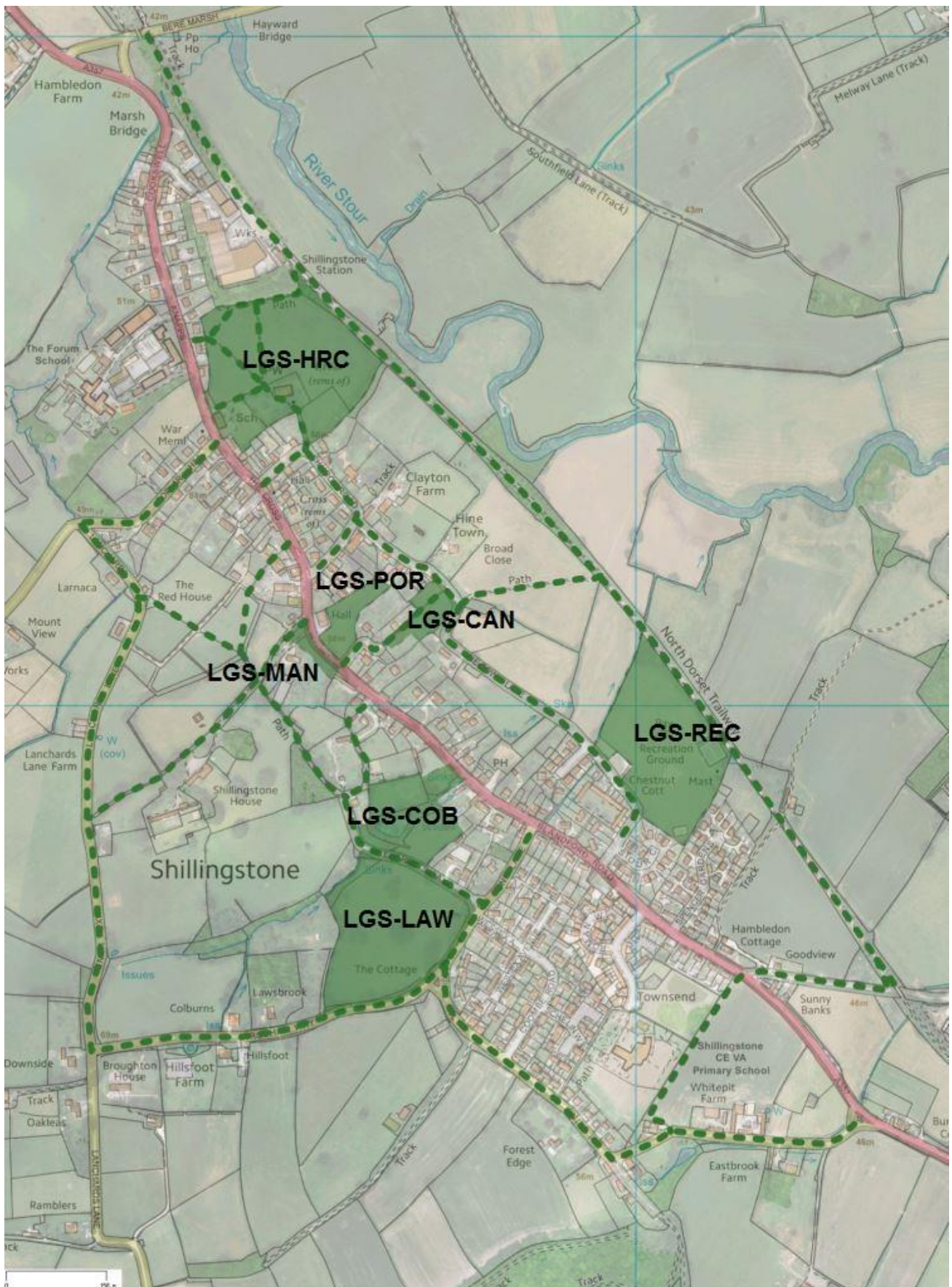
Sites suggested through consultation but not proposed as Local Green Spaces

Site location / description	Landscape importance	Historic significance	Recreational value	Wildlife value	Notes / conclusions
Burton's Orchard	Limited intrinsic value	None known	Community Orchard	Unknown	Safeguarded as a community asset. May merit inclusion in future review when orchard more well-established and of higher landscape / wildlife value.
Primary School playing fields	Limited intrinsic value	None known	No public access	Unlikely due to degree of maintenance	Does not appear to meet any relevant criteria. Recreation value to school will be a consideration as a local community asset.
Land adjacent to Goodview in Holloway Lane	Of some landscape value, but not as high as other areas proposed.	None known	No public access, but bordered by Trailway	Unknown	Although of some merit, is not considered to have particularly strong grounds for retention and its designation would prevent development (for which it may have some potential).

Other suggested sites but ruled out as too extensive in size / scope:

- **Land adjacent to Trailway**
- **All of the land east of Everetts Lane**

Appendix 1 – Map of proposed local green spaces



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Appendix 2 – Local Plan Map – IOWA designations

