

Martock Neighbourhood Plan - Local Green Space

Purpose of Report

1. This report assesses the merit of various sites nominated for inclusion in the Neighbourhood Plan as local green space, to be subject to Policy Mart10.

Legislation

2. The NPPF gives parish councils the right to designate small local recreation and amenity areas that are of “*particular importance to the community*” as ‘local green spaces’ and give them protection in the Neighbourhood Plan. The NPPF (para 100) states that the green space should be:
 - *in reasonably close proximity to the community it serves;*
 - *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*
 - *is local in character and is not an extensive tract of land.*
3. In addition to these criteria, national Planning Practice Guidance (PPG) states: “*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*”.
4. Other designations of land, such as green belt or conservation area status, do not necessarily preclude or support designation as local green space. But it is necessary to consider whether the additional designation is necessary and would serve a useful purpose.

Candidate Sites

5. The initial long list of candidates for assessment as local green space in the Parish of Martock was derived by a task group. It was asked by the Steering Group to identify areas of green space in or adjacent to the settlement areas that are considered worthy of protection and might meet the criteria for local green space designation as set out in the NPPF.

Appraisal and Conclusions

6. Each of the candidate sites has been subject to a survey and assessment. The results of this ‘work’, carried out during April/May 2018, is set out by way of a schedule for each site. These can be found in Appendix A to this report (along with a location map in Appendix B).
7. The information contained on these schedules was used to assess whether each of the sites meets sufficient of the criteria demanded by the NPPF to merit ‘local green space’ designation.
8. The NPPF is quite stringent and specific in its criteria relating to local green space designation and there is now a significance body of ‘evidence’ of how they are being interpreted by examiners of neighbourhood plans. Some of the criteria have been tested subsequently in law.
9. As regards it being an **extensive tract** of land, the PPG states that there is no hard and fast rule about the size of a local green space. It is a judgment call therefore. But the PPG goes on to emphasise that an LGS designation should only be used where “*the green area is not an extensive tract of land*”. There is a no set maximum nor minimum size limit but the site needs to be ‘local’ in character. The PPG also states that the blanket designation of open countryside adjacent to settlements will not be appropriate, particularly if designation is being used in a way that undermines the aim of plan-making i.e. identify sufficient land in suitable locations to meet identified development needs.
10. It is generally acknowledged that the application of criteria may differ between settlements depending on their physical size and population. Designated spaces should normally be fairly contained, with clearly defined edges. In applying this criterion to potential local green space in Martock Parish, it was asked:

- does the space or combination of adjoining spaces 'feel' local in character and scale, in respect of the local community that the space serves?
- Is the proposed space larger than other areas of land in the vicinity?
- Is it contained with clearly defined edges?
- How does the space connect physically, visually and socially to the local area?

11. As for being in proximity to the community it serves, we are advised to apply the **reasonably close** test, which is another judgment call. If public access is a key factor influencing its consideration, the site should normally be within easy walking distance of the community it serves. This may vary depending on the size of the community to which the green space relates, the size of the green space or the value placed on it by the community. The land must not be isolated from the community.

12. The third test that needs to be applied is whether the site is **demonstrably special** to the local community and holds a particular **local significance**. The examples given in the NPPF are: *"because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife"*. We have sought a clear indication that the community cares about the future of the space as a facility or amenity for the community to enjoy. We have been cognisant too of the PPG's advice that, how a local green space will be *"managed in the future is an important consideration, if the features that make it special or locally significant are to be conserved"*.

13. The table below summarises the assessment findings which are set out in more detail overleaf.

Martock Local Green Space Analysis 2018										
No.	Site Name/Address:	Extensive tract of land?	In proximity to community it serves	Demonstrably Special for:						Should it be designated as a LGS?
				Beauty	Historical significance	Recreational value	Richness of wildlife	Tranquillity	Other	
1	Pair Trees	No	Yes	✓						Yes
2	Higher Orchard	No	Yes	✓		✓		✓		Yes
3	Middle Street Field	Yes	No		✓		✓	✓	✓	Yes
4	Cartgate Nature Reserve	Yes	No				✓			No
5	Bower Hinton Allotments	No	Yes			✓				No
6	Martock Recreation Ground	Yes	Yes			✓				No
7	The Village Green	No	Yes		✓					Yes
8	Churchyard and Cemetery	No	Yes		✓			✓		Yes
8A	Church Close	No	Yes	✓			✓	✓	✓	Yes
9	Old Methodist Churchyard	No	Yes	✓	✓			✓		Yes
10	Moated Manor Field	Yes	Yes		✓					No
11	Bracey Road Recreation Ground	No	Yes			✓				Yes
12	Stapleton Road Allotments	No	Yes			✓				No
13	Stapleton Road/ Stapleton Close	No	Yes				✓		✓	Yes
14	Steppes Crescent Green	No	Yes		✓	✓			✓	Yes
15	Hills Lane Park	No	Yes			✓				Yes
16	Paulls Close and Vincent Way	No	Yes			✓		✓		Yes
17	Bearley Bridge Road verge	No	Yes							No
18	Eastfield Estate green areas	No	Yes							No
19	Moorlands Park Car Park	No	Yes							No
20	Old Orchard, adj. Bracey Road	No	Yes	✓			✓	✓		Yes
21	Bower Hinton village entrance	No	No			✓				No
22	Play Park, Lavers Oak	No	Yes						✓	Yes

Conclusions

Based on the survey and assessment, the Steering Group has reached the following conclusions regarding the designation of the candidate site as 'local green space' in accordance with paragraph 100 of the NPPF:

	Site	Decision	Reason
1	Pair Trees	Accept	Small amenity space much enjoyed by residents for its amenity value, has some historic value
2	Higher Orchard	Accept	Amenity and recreation space that serves the residents and provides an appropriate rural setting for the retirement homes
3	Middle Street Field	Accept	Piece of agricultural land in the Conservation Area that provides setting for historic buildings
4	Cartgate Nature Reserve	Reject	Significant wildlife habitat but distant from the community
5	Bower Hinton Allotments	Reject	For site users only, may be better protected by allotments policy
6	Martock Recreation Ground	Reject	Large for a local green space and serves a wider role. Better protected with a recreation policy that protects and supports development related to its function.
7	The Village Green	Accept	Small and unlikely to be developed but has symbolic significance as the "village green"
8	Churchyard and Cemetery	Accept	Green area close to the centre of the village that is highly regarded for its amenity value and setting for the historic buildings and core
8A	Church Close	Accept	Green site with mature trees, which adds amenity value to new residential development and provides pedestrian link to churchyard
9	Old Methodist Churchyard	Accept	Significant piece of local history that is visually attractive
10	Moated Manor Field	Reject	Extensive tract of pasture land
11	Bracey Road Recreation Area	Accept	Current recreation area providing for a range of play activities and green area benefits local housing estate
12	Stapleton Road Allotments	Reject	For site users only, may be better protected by allotments policy
13	Stapleton Road/Stapleton Close	Accept	Serves a significant amenity function and part of the village's green infrastructure
14	Steppes Crescent Green	Accept	A well cared for green amenity space that was and integral part of the original 'garden suburb' layout
15	Hills Lane Park	Accept	Currently provides for play and a range of informal recreation
16	Paulls Close and Vincent Way	Accept	Newly created residents' garden and amenity area. Unlikely to be developed but serves a significant purpose.
17	Bearley Bridge Road verge	Reject	A road verge
18	Eastfield Estate green areas	Reject	Small and/or land-locked grass amenity areas – little evidence of community use
19	Moorlands Park Car Park	Reject	It's a car park and not green
20	Old Orchard, adj. Bracey Road	Accept	Tranquil community space with significant wildlife value
21	Bower Hinton village entrance	Reject	Well maintained grass fringe to two industrial sites. Adds amenity value to gateway area but no community access or use.
22	Play Park, Lavers Oak	Accept	Well maintained and well-used children's play area with planting in middle of residential area

Appendix A - Nominated Site Appraisal Forms

Site No. 1	General Information	
Name and address of site	Pair Trees	
Location	Junction of Bower Hinton with Blind Lane	
Site location plan	See Appendix B	
Ownership of site, if known	Martock Parish Council	
Is the owner of the site aware of the potential designation? Do they support the designation?	Yes	
Description/Current Condition	Road junction green planted with four Scots Pines – excellent condition	
Community served by the potential LGS	Local residents and passers by	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and “local nature” of proposed Local Green Space		
Area of proposed site	0.01 ha.	
Is the site an “extensive tract of land”?	No	
Is the proposed site “local in character”? e.g. does the site feel as though it is part of the local area and why?	Yes	
How does it connect physically, visually and socially to the local area?	It is an amenity space as well as a functional part of the junction	
Need for Local Green Space		
Is there a need for a local green space in this location?	No	
Evidence that “the green space is in reasonably close proximity to the community it serves”		
How far is the site from the community it serves?	Adjacent	
Are there any barriers to the local community accessing the site from their homes?	The site is bounded by the road	
Evidence that the green area is “demonstrably special” to the local community		
Evidence of support from Town Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)		

Site No. 2	General Information	
Name and address of site	Higher Orchard	
Location	South of Higher Street around a set of retirement houses	
Site location plan	See Appendix B	
Ownership of site, if known	Yarlington Housing Group	
Is the owner of the site aware of the potential designation? Do they support the designation?	Not yet	
Description/Current Condition	Common grassland with mature trees between retirement houses	
Community served by the potential LGS	Occupiers and visitors to retirement homes	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	0.075 ha.	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Yes	
How does it connect physically, visually and socially to the local area?	Integral part of the housing site layout	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	adjacent	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)	Well maintained tranquil area for residents of retirement homes surrounding the site	

Site No. 3	General Information	
Name and address of site	Middle Street Field	
Location	South of Middle Street adj. to Hirst Farm (listed)	
Site location plan	See Appendix B	
Ownership of site, if known	Private	
Is the owner of the site aware of the potential designation? Do they support the designation?	No	
Description/Current Condition	Pasture with some mature trees, including Scots Pine, Holm oak and Tulip tree. Old ditch and a row of mature trees on the South edge. Well managed. Currently cropped by a rescue donkey.	
Community served by the potential LGS	It serves the locality, but only visually	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	0.25 ha.	
Is the site an "extensive tract of land"?	Yes in the context of the surrounding area	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Yes, it is a local field. The last vestige of green in the centre of the old village. The setting of several listed buildings. Important part of the character of the village. The site includes a small wooded area to the west which includes a small stone barn.	
How does it connect physically, visually and socially to the local area?	Contribute to the rural feel of the area	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	It does not serve the community other than visually	
Are there any barriers to the local community accessing the site from their homes?	Gate and walls	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council		
Evidence of support from other local community groups or individuals	The community views expressed during consultation that this site is much valued and part of the essential character of the area.	
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)	The Planning Inspector rejected the appeal for development on this site because of the harmful impact on the historic environment	

Site No. 4	General Information	
Name and address of site	Cartgate Nature Reserve	
Location	Cartgate Roundabout	
Site location plan	See Appendix B	
Ownership of site, if known	Highways England. Managed jointly by Martock Parish and HE.	
Is the owner of the site aware of the potential designation? Do they support the designation?	No	
Description/Current Condition	Small nature reserve including about 100m of the old railway track west of Cartgate. Includes planted woodland and a pond. Wide variety of habitats.	
Community served by the potential LGS	Uncertain	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	1 ha.	
Is the site an "extensive tract of land"?	Yes	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	No The main structural feature is the old railway embankment, formerly the line from Yeovil to Martock	
How does it connect physically, visually and socially to the local area?	It is an isolated site that is not easily accessible	
Need for Local Green Space		
Is there a need for a local green space in this location?	No	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	1 mile and more	
Are there any barriers to the local community accessing the site from their homes?	Yes, a major trunk road	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)		

Site No. 5	General Information	
Name and address of site	Bower Hinton Allotments	
Location	Immediately west of the gardens of Bower Hinton main street and north of the long gardens of Blind Lane	
Site location plan	See Appendix B	
Ownership of site, if known	Privately owned, leased and administered by MPC.	
Is the owner of the site aware of the potential designation? Do they support the designation?	Not yet	
Description/Current Condition	Allotment gardens allocated by the PC	
Community served by the potential LGS	Allotment holders	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan? If allocated, could part of the overall site still be used as a Green Open Space?	No N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	0.65 ha.	
Is the site an "extensive tract of land"?	Not in allotment terms	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	No – it has a significant boundary	
How does it connect physically, visually and socially to the local area?	It is separated by a boundary	
Need for Local Green Space		
Is there a need for a local green space in this location?	No	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Serves residents throughout the parish	
Are there any barriers to the local community accessing the site from their homes?	Yes, restricted access to non-allotment holders	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)		

Site No. 6	General Information	
Name and address of site	Martock Recreation Ground	
Location	Land bordered by Hurst and Water Street to the west and by Stoke Road to the north	
Site location plan	See Appendix B	
Ownership of site, if known	Martock Parish Council	
Is the owner of the site aware of the potential designation? Do they support the designation?	Yes	
Description/Current Condition	Recreation ground with facilities for tennis, rugby, soccer and cricket, all weather paths and children's playground	
Community served by the potential LGS	Whole of Parish	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	9.1 ha.	
Is the site an "extensive tract of land"?	It is a large recreation ground	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Yes, it is an integral and significant part of the area	
How does it connect physically, visually and socially to the local area?	It is the main recreation space in the village	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	It is within the village confines	
Are there any barriers to the local community accessing the site from their homes?	It is within walking distance for many and had a car park for those that have to travel by car	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)		

Site No. 7	General Information	
Name and address of site	The Village Green	
Location	Small green north of the Market House	
Site location plan	See Appendix B	
Ownership of site, if known	Martock Parish Council	
Is the owner of the site aware of the potential designation? Do they support the designation?	Yes	
Description/Current Condition	Small triangular plot with seats and the old telephone kiosk	
Community served by the potential LGS	Whole of Parish	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	0.025 ha.	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Yes	
How does it connect physically, visually and socially to the local area?	Long established amenity site in the centre of the village	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Central to the village	
Are there any barriers to the local community accessing the site from their homes?	Convenient to those that use the centre of the village	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)	Well regarded small central site that is known as the 'village green' with bench and phone box	

Site No. 8	General Information	
Name and address of site	Churchyard and Cemetery	
Location	West of the Church	
Site location plan	See Appendix B	
Ownership of site, if known	Parish Church	
Is the owner of the site aware of the potential designation? Do they support the designation?	No	
Description/Current Condition	Well maintained consecrated land providing green setting for the Church	
Community served by the potential LGS	Whole of Parish	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	1.5 ha. including Church	
Is the site an "extensive tract of land"?	Yes	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Yes	
How does it connect physically, visually and socially to the local area?	Provides the setting for the Parish Church	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Central to the village	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)		

Site No. 8A	General Information	
Name and address of site	Church Close Amenity Area	
Location	Church Close	
Site location plan	See Appendix B	
Ownership of site, if known	South Somerset DC	
Is the owner of the site aware of the potential designation? Do they support the designation?	No	
Description/Current Condition	Well maintained amenity site with mature trees	
Community served by the potential LGS	Residents of new development on Church Close and anyone walking from Ashfield Park estate to the Church	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	0.05ha	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Yes	
How does it connect physically, visually and socially to the local area?	Provides amenity to the new development and an important green link to the churchyard	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Adjacent	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council	Pedestrian route from the new estate to the church built into the design approved by the Parish	
Evidence of support from other local community groups or individuals	Nominated by community during consultation	
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)		

Site No. 9	General Information	
Name and address of site	Old Methodist Churchyard	
Location	South of churchyard across Pound Lane	
Site location plan	See Appendix B	
Ownership of site, if known	Kingsbury Episcopi Methodist Church	
Is the owner of the site aware of the potential designation? Do they support the designation?	No	
Description/Current Condition	Former site of a Methodist Church, now maintained by volunteers as a garden	
Community served by the potential LGS	Local residents and visitors	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	0.024 ha.	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Yes	
How does it connect physically, visually and socially to the local area?	Part of the historical and religious area of the village	
Need for Local Green Space		
Is there a need for a local green space in this location?	There is a need to protect the historic sites around the churchyard	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Adjacent	
Are there any barriers to the local community accessing the site from their homes?	Yes – site is visible over the wall but kept locked	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)	Historic tranquil site looked after by owners and community volunteers, part setting of the Church	

Site No. 10	General Information	
Name and address of site	Moated Manor Field	
Location	West of the churchyard	
Site location plan	See Appendix B	
Ownership of site, if known	Private	
Is the owner of the site aware of the potential designation? Do they support the designation?	No	
Description/Current Condition	The site of an ancient moated manor, now improved grassland, with some archaeology. Within the revised Conservation Area.	
Community served by the potential LGS	None	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	2.76 ha.	
Is the site an "extensive tract of land"?	Yes	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	No Generally regarded as a natural extension of the churchyard and it is generally viewed as the future extension of the churchyard.	
How does it connect physically, visually and socially to the local area?	Remote from most of the village	
Need for Local Green Space		
Is there a need for a local green space in this location?	No	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Adjacent to the settlement area	
Are there any barriers to the local community accessing the site from their homes?	Access via narrow lane No public access	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)		

Site No. 11	General Information	
Name and address of site	Bracey Road Recreation Area	
Location	East of Bracey Road	
Site location plan	See Appendix B	
Ownership of site, if known	South Somerset DC	
Is the owner of the site aware of the potential designation? Do they support the designation?	No	
Description/Current Condition	Maintained recreation area with play equipment and bmx track with estate amenity area	
Community served by the potential LGS	Residents in the local area and young people of the village	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	1.37 ha.	
Is the site an "extensive tract of land"?	Not for a recreation area	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Yes	
How does it connect physically, visually and socially to the local area?	Adjacent to residential areas. Mature trees help green the local area.	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes it provides a much need green space on housing estate	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Close by	
Are there any barriers to the local community accessing the site from their homes?	No, the site has open access	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)		

Site No. 12	General Information	
Name and address of site	Stapleton Road Allotments	
Location	East of Stapleton Road just beyond the northern edge of the village	
Site location plan	See Appendix B	
Ownership of site, if known	Church Diocese managed by MPC	
Is the owner of the site aware of the potential designation? Do they support the designation?	Not yet	
Description/Current Condition	Allotment gardens	
Community served by the potential LGS	Allotment users	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	0.71 ha.	
Is the site an "extensive tract of land"?	Not in allotment terms	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	No – it has a significant boundary	
How does it connect physically, visually and socially to the local area?	It is separated by a boundary	
Need for Local Green Space		
Is there a need for a local green space in this location?	No	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Serves residents throughout the parish	
Are there any barriers to the local community accessing the site from their homes?	Yes – gated site	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)		

Site No. 13	General Information	
Name and address of site	Land between Stapleton Road & Stapleton Close	
Location	Opposite the Industrial site	
Site location plan	See Appendix B	
Ownership of site, if known	South Somerset DC	
Is the owner of the site aware of the potential designation? Do they support the designation?	No	
Description/Current Condition	A long strip of land with boundary hedgerow and line of mature trees separating housing estate from main road	
Community served by the potential LGS	Local residents	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	0.53 ha.	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Yes	
How does it connect physically, visually and socially to the local area?	The site is part of the local layout and serves as a screen for the industrial estate	
Need for Local Green Space		
Is there a need for a local green space in this location?	It serves a useful amenity function and well used by dog walkers	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Close by	
Are there any barriers to the local community accessing the site from their homes?	Road	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)	Site that helps bring the countryside into the village	

Site No. 14	General Information	
Name and address of site	Steppes Crescent Green	
Location	South of Steppes Crescent frontages	
Site location plan	See Appendix B	
Ownership of site, if known	South Somerset DC	
Is the owner of the site aware of the potential designation? Do they support the designation?	No	
Description/Current Condition	Part of the space in front of the houses, semi-circular in shape. Well maintained. Provides amenity and informal recreation.	
Community served by the potential LGS	Local residents	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	0.23 ha.	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Yes	
How does it connect physically, visually and socially to the local area?	Provides a green amenity area at the heart of the development between road and housing	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Close by	
Are there any barriers to the local community accessing the site from their homes?		
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council	Maintained by the Parish Council	
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)	The green just south of Steppes Crescent was created as a public space when these houses were built in the early twenties by Yeovil Rural District Council as 'Homes for Heroes'. The architects were Petter and Warren of Yeovil. The style was much influenced by the Arts and Crafts movement that gave birth to the garden city tradition. It was planted with grass and trees but has taken a knock with the advent of the car to create parking space. But it is still substantial, maintained by the Council and much used by children (there was a rope hanging from one tree). It is a very attractive area and is integral to the design of the crescent which is sufficiently fine to get a specific mention by name in Pevsner's Somerset volume of 'Buildings of England'.	

Site No. 15	General Information	
Name and address of site	Hills Lane Park	
Location	North of Hills Lane	
Site location plan	See Appendix B	
Ownership of site, if known	South Somerset DC	
Is the owner of the site aware of the potential designation? Do they support the designation?	Not yet	
Description/Current Condition	Maintained parkland, known locally as recreation ground, with young people's play equipment. Lined by mature trees	
Community served by the potential LGS	Nearby residential areas	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	0.6 ha.	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Yes	
How does it connect physically, visually and socially to the local area?	Situated within the settlement area, accessible from nearby residential area. Mature trees help green the local area. Provides footpath link to Hills Lane towards centre of village	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Close by	
Are there any barriers to the local community accessing the site from their homes?	No – gate entrance at either side/end	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)		

Site No. 16	General Information	
Name and address of site	Paulls Close/Vincent Way	
Location	Bordering Paulls Close and Vincent Way	
Site location plan	See Appendix B	
Ownership of site, if known	Management Company	
Is the owner of the site aware of the potential designation? Do they support the designation?	No	
Description/Current Condition	Well maintained grassed area and newly planted trees	
Community served by the potential LGS	Residents surrounding site, many without private gardens	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	0.19 ha.	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Yes, integral part of the local layout	
How does it connect physically, visually and socially to the local area?	Provides a green oasis in the well-developed area where there are few private gardens	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	adjacent	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)	Well maintained visually attractive area where is a lack of green space, will mature over time	

Site No. 17	General Information	
Name and address of site	Bearley Bridge Road	
Location	West side of Bearley Bridge Road	
Site location plan	See Appendix B	
Ownership of site, if known	TBC	
Is the owner of the site aware of the potential designation? Do they support the designation?	No	
Description/Current Condition	Wide verge, about 15m wide by 150m Part of the old railway line which is a significant village feature	
Community served by the potential LGS	Estate residents and visitors	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	0.17 ha.	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	No Part of the old railway line, which is a significant village feature	
How does it connect physically, visually and socially to the local area?	It serves as part of the estate boundary formed by the road	
Need for Local Green Space		
Is there a need for a local green space in this location?	No	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Has amenity value to residents of the estate	
Are there any barriers to the local community accessing the site from their homes?	No – open grass verge	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)		

Site No. 18	General Information	
Name and address of site	Eastfield Estate Greens	
Location	Part of the Eastfield Estate	
Site location plan	See Appendix B	
Ownership of site, if known	TBC	
Is the owner of the site aware of the potential designation? Do they support the designation?	No	
Description/Current Condition	Various small plots of maintained grassland around the Eastfield estate	
Community served by the potential LGS	Provides green environment and amenity to residents of the estate	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	Approx. 0.2 ha.	
Is the site an "extensive tract of land"?	A number of small amenity sites	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Yes, part of the estate layout	
How does it connect physically, visually and socially to the local area?	Helps enhance the visual appearance of the estate and the setting of the dwellings	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Adjacent to sites	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)		

Site No. 19	General Information	
Name and address of site	Moorlands Car Park	
Location	Village centre, north of shopping precinct	
Site location plan	See Appendix B	
Ownership of site, if known	Co-op, managed by SSDC	
Is the owner of the site aware of the potential designation? Do they support the designation?	No	
Description/Current Condition	Car park with planted areas	
Community served by the potential LGS	Whole parish and visitors	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	0.2 ha.	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	No Historically part of the walled garden of Moorlands House; two of the walls still exist	
How does it connect physically, visually and socially to the local area?	It is a separate area that serves as a car park for the local shopping precinct	
Need for Local Green Space		
Is there a need for a local green space in this location?	No	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Serves the Parish	
Are there any barriers to the local community accessing the site from their homes?	Yes – car movements	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)		

Site No. 20	General Information	
Name and address of site	Old orchard adj. NE corner of Bracey Rd Recreation Ground	
Site location plan	See Appendix B	
Ownership of site, if known	Private	
Is the owner of the site aware of the potential designation? Do they support the designation?	No	
Description/Current Condition	Old orchard - priority wildlife habitat, a rare survivor, its atmosphere and its essential nature.	
Community served by the potential LGS	Bracey Rd & Stapleton Close area etc	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	tbc	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Yes, it's a space of great amenity augmented by its fauna and flora.	
How does it connect physically, visually and socially to the local area?	It adjoins Bracey Rd Recreation Ground. A quiet spot, children's space or place to stroll, adjoining the well-used recreation ground.	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes, there is a need for it and especially significant is its use by residents around.	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Adjoins it	
Are there any barriers to the local community accessing the site from their homes?	Obviously not since one sees members of the community using it.	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)		

Site No. 21	General Information	
Name and address of site	Entrance to village, B3165, Bower Hinton	
Site location plan	See Appendix B	
Ownership of site, if known	Sparrows Works and Somerset Highways	
Is the owner of the site aware of the potential designation? Do they support the designation?	No	
Description/Current Condition	A widened steeply banked verge facing the bend into the village. partly grass with shrubs and trees and spring flowers. Well maintained by the owners.	
Community served by the potential LGS	Bower Hinton	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	about 0.12 ha	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Yes - It enhances the setting of the old industrial building that is a characteristic landmark at the entrance to the village (not listed but 'locally important'	
How does it connect physically, visually and socially to the local area?	It sets the scene at the village entrance	
Need for Local Green Space		
Is there a need for a local green space in this location?	Always welcome at a village entrance	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	It provides visual amenity to those entering or exiting village	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council		
Evidence of support from other local community groups or individuals	The local community persuaded both SSDC planners and the PI that this whole area, including the old Sparrows works was an important local heritage asset. It is intended that it will be retained when the area is developed.	
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)	A visually attractive and appreciated entrance to the village	

Site No. 22	General Information	
Name and address of site	Play Park, Lavers Oak	
Site location plan	See Appendix B	
Ownership of site, if known	South Somerset DC	
Is the owner of the site aware of the potential designation? Do they support the designation?	no	
Description/Current Condition	Small children's play area with grass and planting in the middle of a housing estate. Condition good, play structures recently repainted.	
Community served by the potential LGS	Young families in the Lavers Oak housing estate	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	0.02 ha	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Yes - it is an integral centre of the estate	
How does it connect physically, visually and socially to the local area?	It was created as part of the estate concept when it was built (1980s?)	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Adjacent, Park is in the centre of the estate	
Are there any barriers to the local community accessing the site from their homes?	No, fenced only for child safety	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council	Maintained by Council	
Evidence of support from other local community groups or individuals	Neil (who lives there) reports yes - parents of young children	
Evidence of support from community leaders	Local councillor nominated	
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)	Regular use	

Appendix B Site Location Map

Numbers on Map refer to Site Numbers used throughout this report.

Nb. Site No.4 Cartgate Nature Reserve, is omitted from the map because of its distance from the settlement areas

