

# **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 28).

## 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 a NDP commented that spaces over the size of 19 hectares would not be suitable. On this basis, the 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 would comply with the NPPF criterion.

## 2. List of Proposed Local Green Spaces

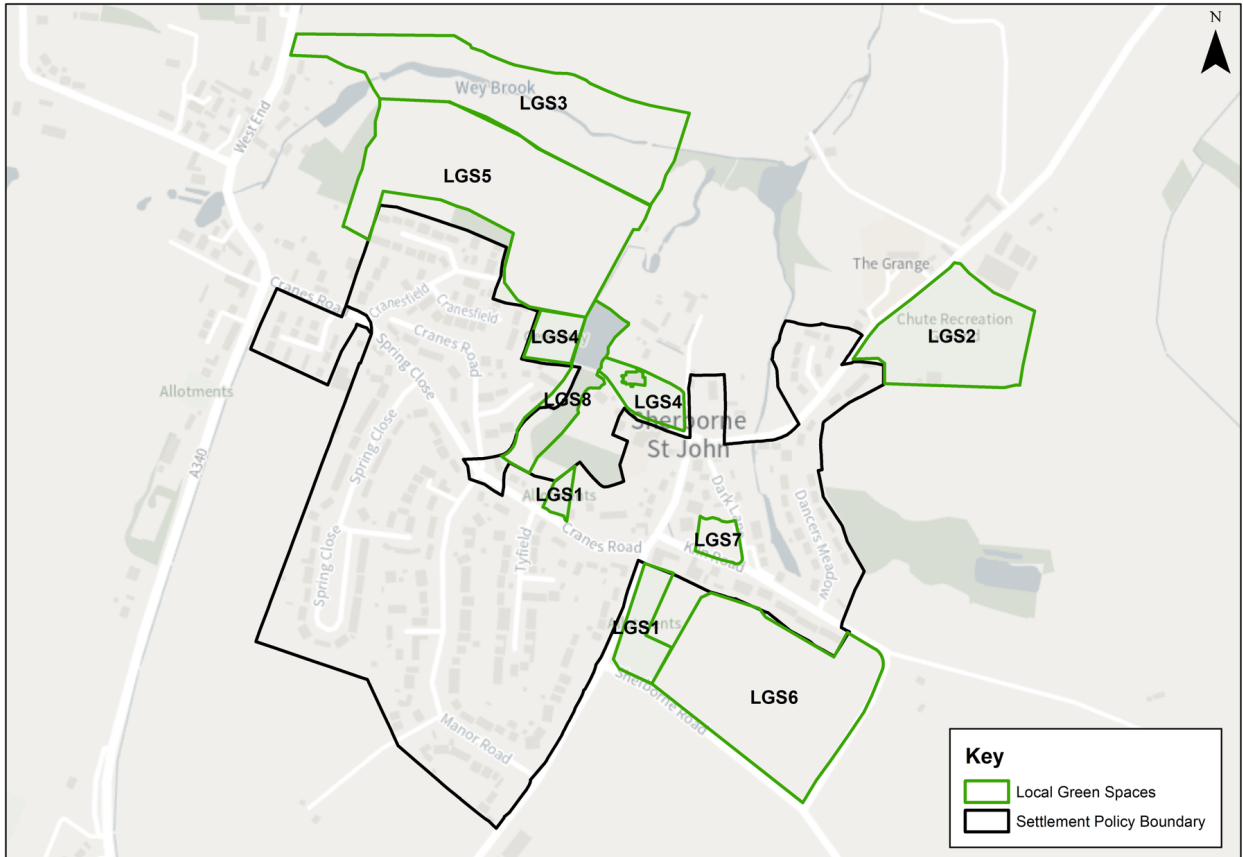
2.1 The following table lists the 8 proposed sites for designation as Local Green Spaces, the reasons outlining their proposed designation is outlined in this document, however a summary has been provided below:

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.

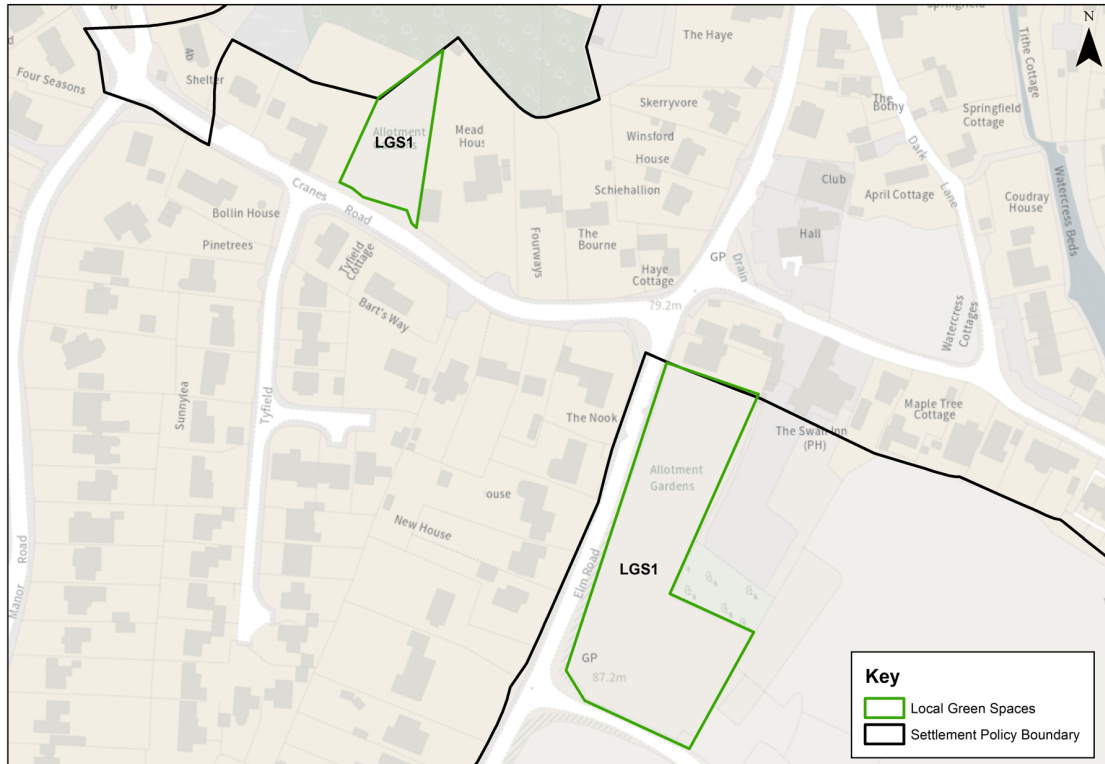
### 3. Map of Local Green Spaces

#### Summary Map Of Designated LGS

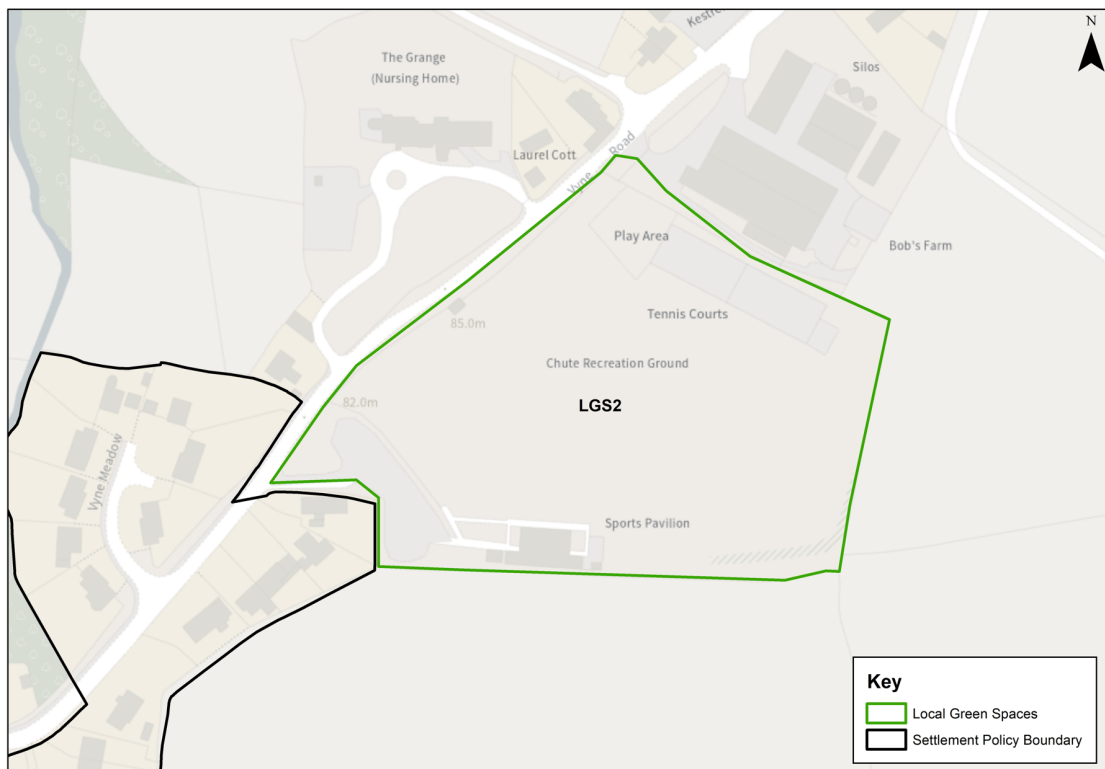


## Detailed Maps Of Designated Local Green Spaces

### Allotments – Moss Hill & Cranes Road – LGS Map 1

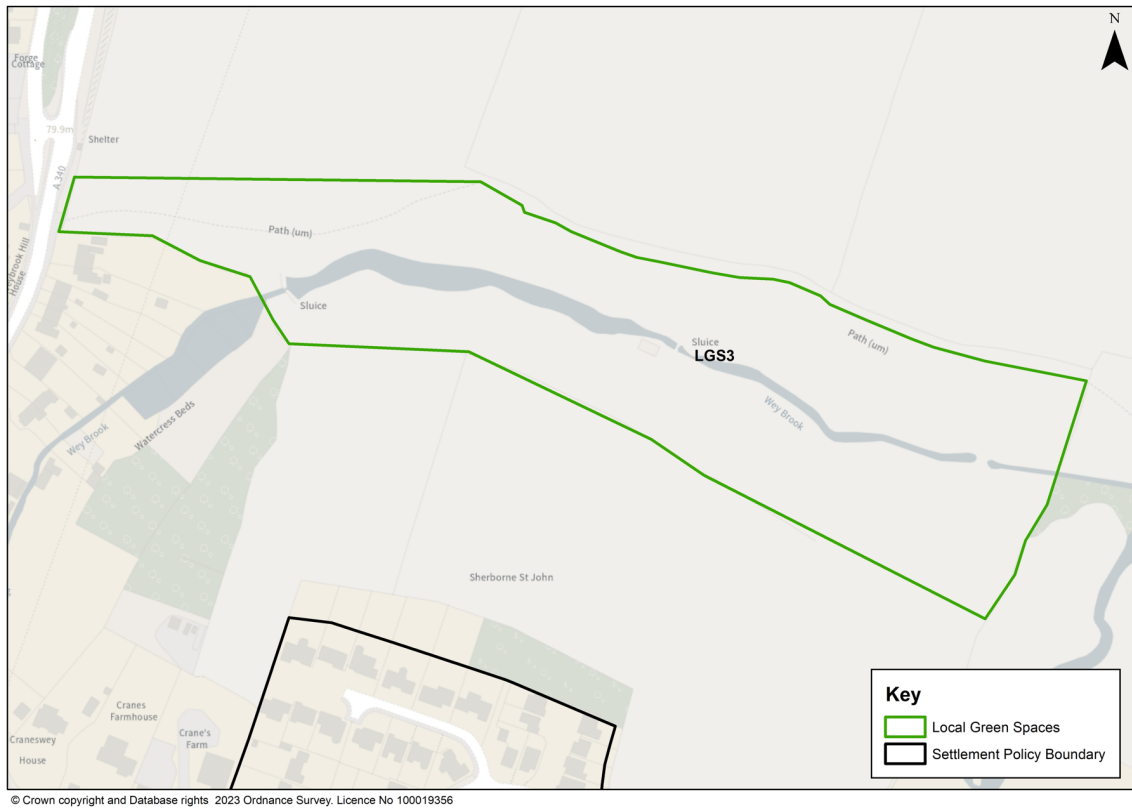


### Chute Recreation Ground - LGS Map 2

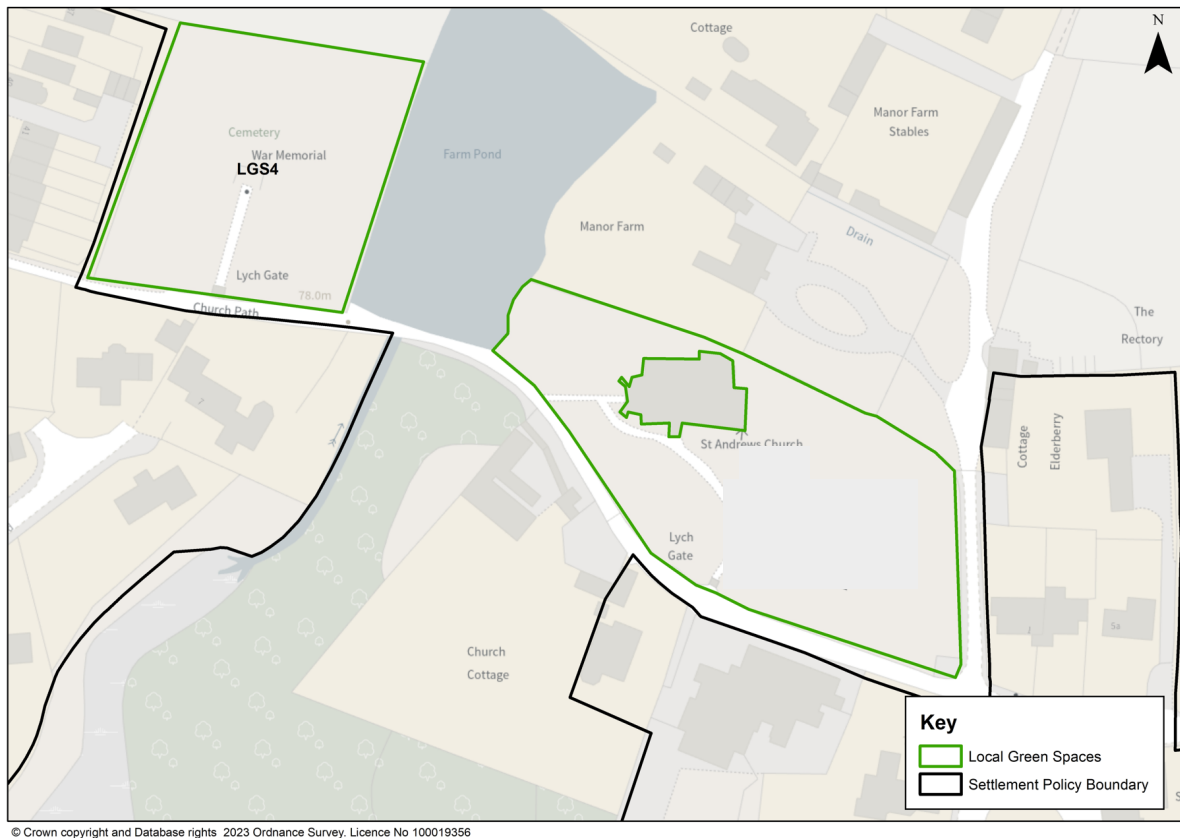


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SSJ Watercress Meadows (near Weybrook) **LGS Map 3:**



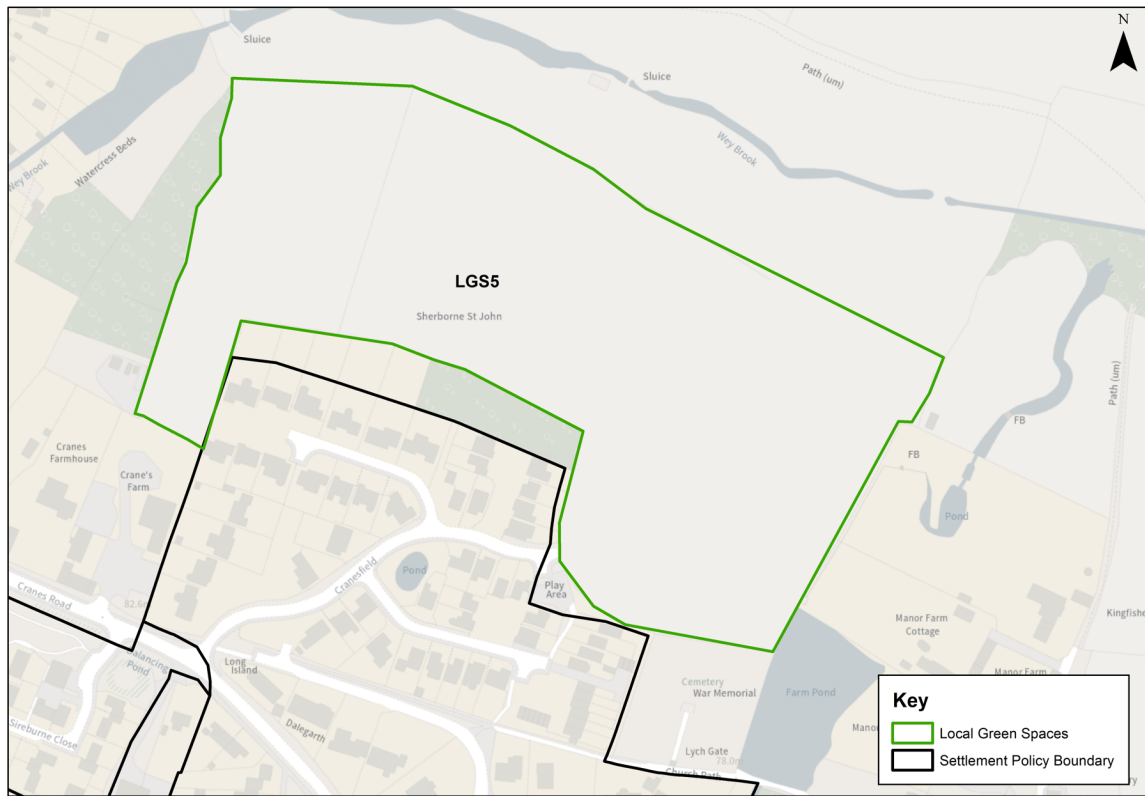
St Andrews Cemetery and Churchyard **LGS Map 4:**





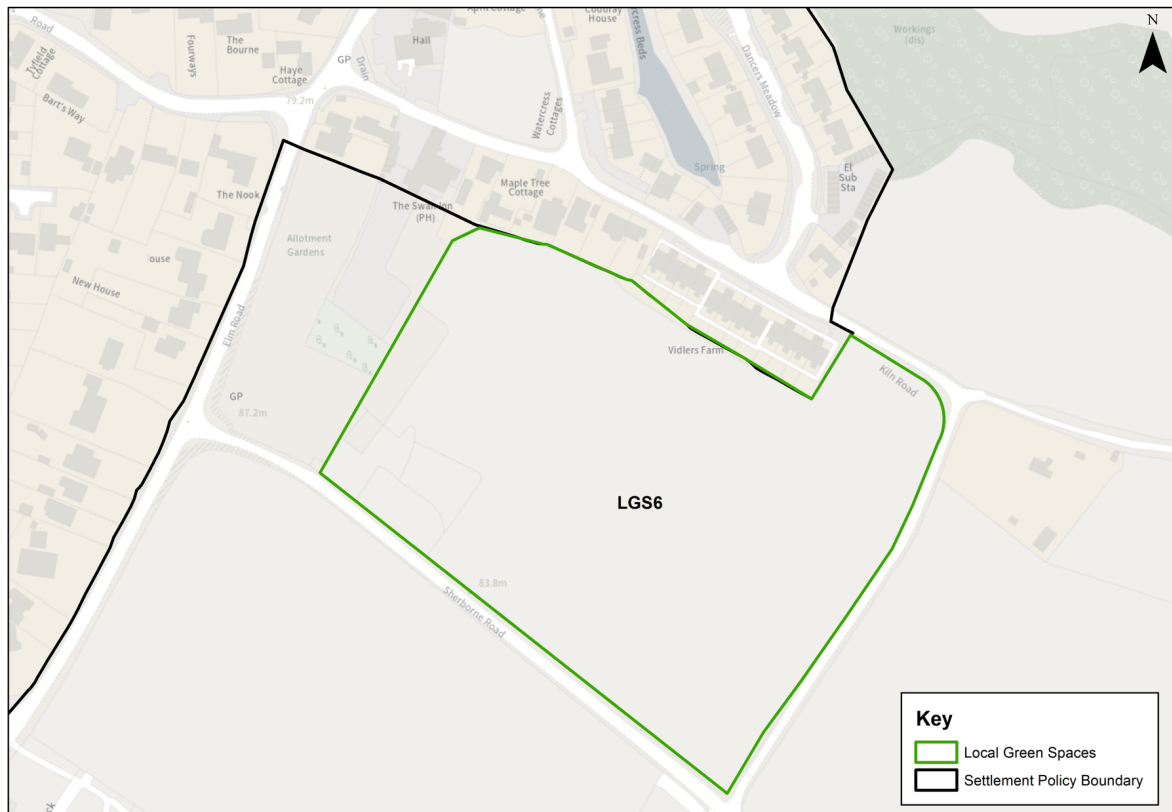
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## Land North Of Cranesfield – **LGS Map 5:**



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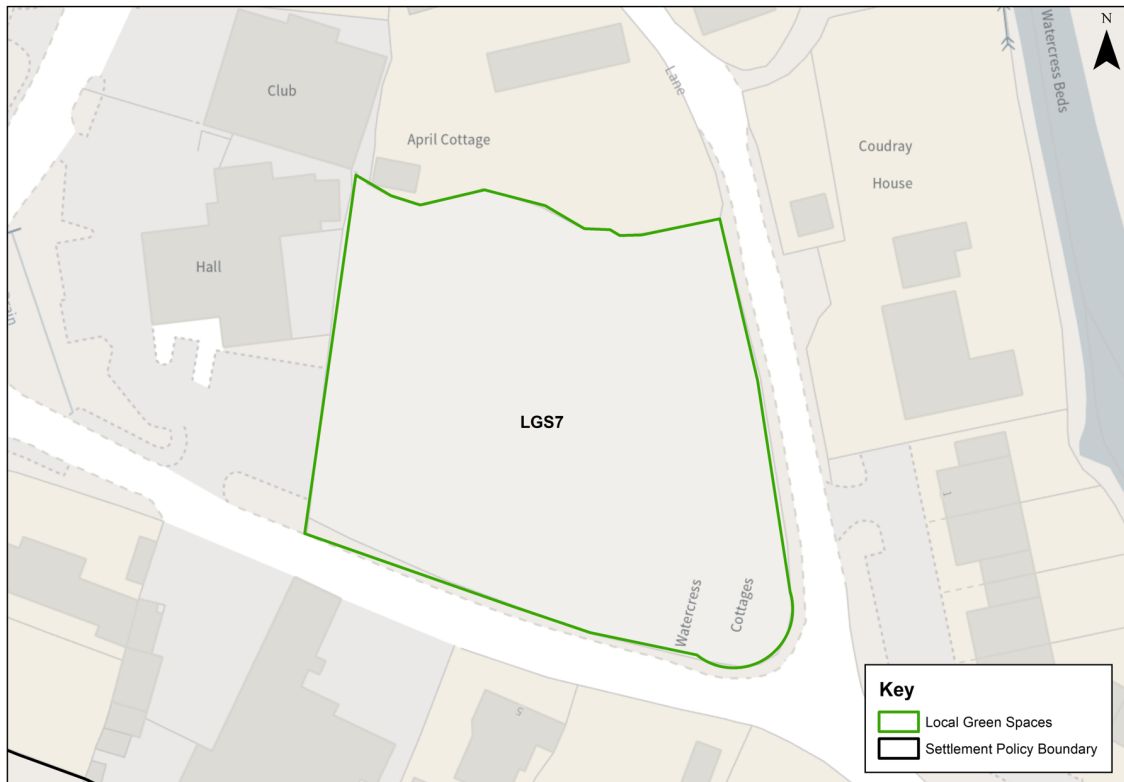
## Vidlers Farm – **LGS Map 6:**



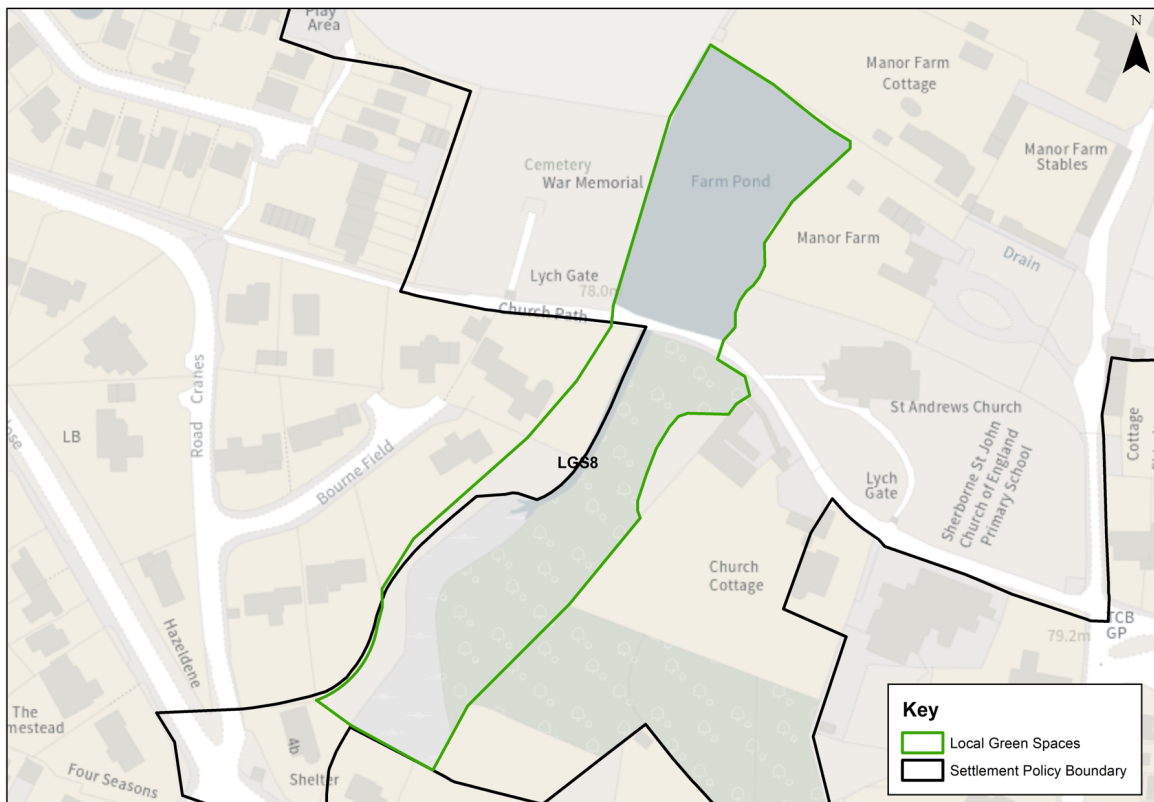
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SSJ Village Green – **LGS Map 7:**



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

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.
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 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 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.

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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 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**

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.

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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.
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 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.
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.
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

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 SINC which would be complementary to the designation.
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 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

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			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 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 footpaths and with countryside views and wildlife habitat in the fields and within the watercourse
Tranquility?	YES		Feeling of quiet rural open space within close proximity of the village centre.
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

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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

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
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 in close proximity to the community it serves?	YES		Close to the village centre accessed from Church Path

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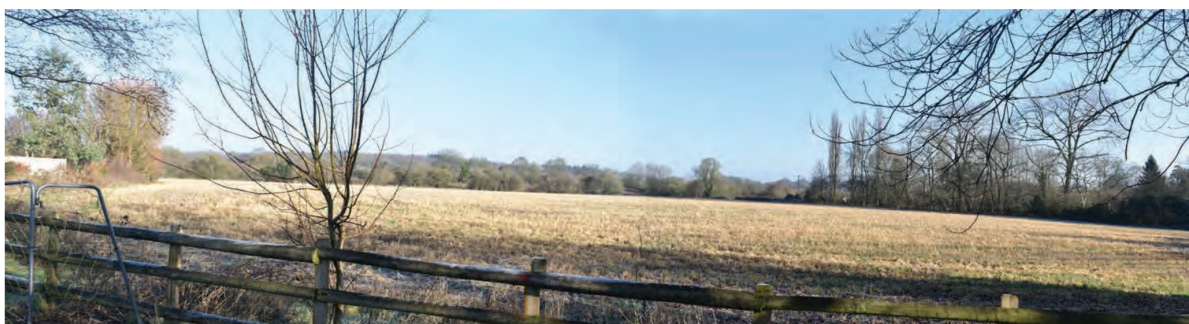
The answer to one or more of the following must be YES to qualify as Local Green Space. Is the space demonstrably special to its local community and hold local significance because of its:			
Beauty?	YES		Beautiful churchyard of a grade I listed building. The cemetery is also well landscaped with mature 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)
<p>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.</p>			
<p>Recommendation: Designate the site as a Local Green Space</p>			

### Land North Of Cranesfield – LGS Map 5

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.
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 in close proximity to the community it serves?	YES		It adjoins the village centre, village pond, local footpath and play area and could be accessed by the local community.

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<p>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:</p>			
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.
Recreational value?		NO	
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 the community in the centre of the village.
<p>Overall conclusion: Important viewpoint to the countryside and beyond from the Cranesfield play park a focal point for local children in the village, from the village pond and Church Path public footpath and also from St Andrews churchyard. As well as the far reaching countryside views it also adds to the tranquility of these important public area, it also has strong historical significance.</p>			
<p>Recommendation: Designate the site as a Local Green Space</p>			



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



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**

Location	Vidlers Farm
Site size:	4.43 hectares
Location Plan:	LGS Plan 6
Ownership & Date of consultation with landowner:	August 23

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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	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.
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 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
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
Recreational value?	YES		Some due to public access
Tranquillity?	YES		From the footpath. Adjacent to a route into the village, Chineham lane

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

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
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

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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 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
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 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

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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			

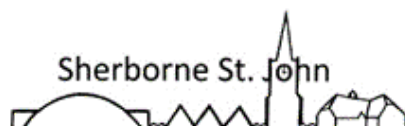
## 6. Summary

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](mailto: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	1. Private Landowner, Manor Farm House
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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 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

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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 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.
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:			

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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		
The answer to the following must be NO to qualify as Local Green Space			
	YES	NO	Commentary
Does the space have any outstanding		NO	No outstanding planning consents

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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 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.
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
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 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		
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

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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 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	N/A

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with landowner:			
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 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.
The answer to the following must be YES to qualify as Local Green Space			
Is the space 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.

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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

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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 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.
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			