

# THE SEAGRY NEIGHBOURHOOD PLAN

## Local Green Spaces Report – Regulation 14 Consultation Draft - April 2019



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# 1. Introduction

The Local Green Space (LGS) designation was introduced in national planning policy, as part of the Government's commitment to promoting healthy and safe communities (NPPF, 2018, Section 8, para. 99-101). Through Local and Neighbourhood Development Plans, local communities can identify and protect green areas of particular importance to them. Once a site is designated as a Local Green Space, it is protected against inappropriate development except in 'very special circumstances' (para. 143).

The designation of Local Green Space must be complementary to the objectives of sustainable development, and to sufficient investment in homes, jobs and other essential services. It must also be consistent with national and local Green Belt policy.

National policy states that blanket designation of all green space is not appropriate. For a Local Green Space to be eligible for designation, it must be:

- In reasonable proximity to the community which it serves;
- Demonstrably special to a local community and hold 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
- Local in character and not an extensive tract of land.

Proposed designations must be supported by evidence that the green area is special to the community.

National planning policy and guidance (Section 8 of the NPPF, and paragraphs 005-022 of National Planning Practice Guidance) identifies a number of specific exceptions where designating Local Green Space is not appropriate:

- **Education sites:** The NPPF (para. 94) places great weight on the importance of ensuring a sufficient number of school places is available to meet the needs of existing and new communities, and therefore on the need to create, alter or expand schools. Because of this, it is very unlikely that green spaces within school grounds, including playing fields, are suitable for Local Green Space designation.
- **Highway land/verges:** Land adjoining highways may need to be utilised or reconfigured for highway works, and is often subject to permitted development rights for this, making it unsuitable for designation,
- **Sites with planning permission:** A green space within a site with extant planning permission cannot be designated until the development is complete.

Some open spaces are already protected by other designations such as Site of Special Scientific Interest (SSSI), or Area of Outstanding Natural Beauty (AONB) etc. If this is the case, consideration should be given to whether any additional local benefit would be gained by designation as a Local Green Space. For sites such as this, the added value of Local Green Space designation needs to be demonstrated over and above the existing designation.

## 2. Process

The process undertaken to date, to identify Local Green Spaces for inclusion in the Seagry Neighbourhood Development Plan, is outlined below:

Stage	Explanation	Notes
Initial list – August 2017	<p>Long list of local green space suggestions produced by the Steering Group.</p> <p>Attendees at Design Day (28.08.17) asked for comments on the initial long list.</p>	<p>A copy of the long list and Design Day material is found at Appendix 1.</p> <p>Attendees at the Design Day were asked to vote for each nomination as to whether they fall into the demonstrably special qualities given in the NPPF.</p> <p>The initial comments and votes received at the Design Day have are summarised in Section 4 (NPPF LGS Criterion 3).</p>
Assessment of initial list, and further suggestions made by Steering Group – September/October 2017	Desk based study and site visits to assess long list against NPPF criteria	
Local community consultation and evidence collection – Spring / Summer 2018	<p>Consultation published in local newsletter Signpost, informing and asking for community feedback and comments on the shortlist.</p> <p>Further evidence collection – letters to owners of Allotments and residents at Broadleaze (July – August 2018)</p>	See Appendix 2 & 3
Landowner notification - October 2018	<p>Landowners of potential LGS formally notified in writing of the NDP's consideration of their land as local green space.</p> <p>Further letters sent to landowners of Broadleaze and Seales Court Entrance 24<sup>th</sup> October 2018, requesting response to initial letter.</p>	<p>Copy of letters sent to landowners at Appendices 4 and 5.</p> <p>Landowner responses received are at Appendix 6.</p>
Review of evidence and recommendations – Winter 2018/2019	Draft recommendations made based on evidence collected.	Draft recommendations are within this report.

What follows is a collation and summary of the evidence received for each nominated space, together with an assessment of each against the criteria set out in paragraphs 99-101 of the NPPF.

### 3. Summary of Recommendations

The table below provides a brief summary of recommendations based on the information and evidence gathered to date. The traffic light colour coding system described below is also used throughout Section 4.

Key

	Do not designate as LGS
	Recommend for LGS designation

Site No.	Site Name	Initial view on designation
US1	Seagry Allotments	Recommendation for Local Green Space designation in the Seagry Neighbourhood Plan.
US2	Broadleaze	Recommendation for Local Green Space designation in the Seagry Neighbourhood Plan.
US3	Seales Court Entrance	Recommendation for Local Green Space designation in the Seagry Neighbourhood Plan.
US4	Recreation Ground	Do not designate. Potentially meets criteria, however designation could prohibit any future development of sports facilities on site.
US5	Grooms Cottage Orchard	Do not designate – inadequate evidence that this is demonstrably special, particularly given that the land is not publically accessible nor visible.
US6	Village Centre	Potentially meets criteria, however there is conflict with national planning policy which states that land adjacent to highway is often subject to permitted development rights, and therefore is inappropriate for designation.
US7	Goss Croft Hall	An unintended consequence of designation would prohibit any future development of facilities on site in future. For this reason it is recommended that the site is not taken forward as a local green space.
US8	Seagry Cricket Club	Do not designate - does not meet Criteria 2. In addition, designation may prohibit any future improvement or development of club facilities (including the Pavilion)
US9	Quiet Garden	Do not designate. Potentially meets LGS criteria, however the Steering Group decided not to take the space forward for community consultation owing to its protection already afforded by way of ownership.
LS1	Trinity Farm Orchard	Do not designate – site forms part of a wider tract of land. The land is already protected by being part of the setting of the adjacent Listed Building.
LS2	Spitfire Memorial	Do not designate – the land is part of a wider tract of land to the south.  Written into Design Statement as a key landmark. See also Local Listing.

## 4. Full Assessment & Summary of Evidence

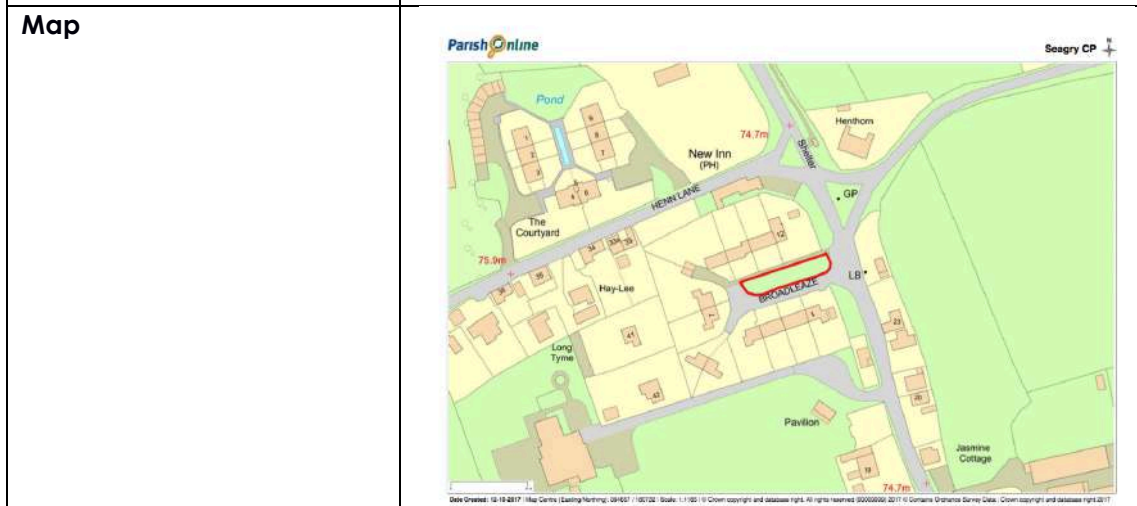
US1 Seagry Allotments - Key Information	
Site name	Seagry Allotments
Site number	US1
Landowner	Seagry Parish Council
Description of green space	16 Allotment Plots; 1 plot currently vacant
Planning context	N/A
Map	<p>The map shows the Seagry Allotments site, a rectangular area outlined in red, situated between a road and a path. To the north is a building labeled 'Hall'. To the west is a pond and 'Oak Hill House'. To the east is 'Five Thorn Farm'. Other nearby features include 'The Courtyard', 'New Inn (pub)', 'GP', and 'Heathcote'. The map includes a scale bar and a north arrow.</p>
US1 Seagry Allotments - Assessment against NPPF LGS Criteria	
1. In reasonably close proximity to the community it serves	Allotments are located immediately south of Goss Croft community Hall, and within walking distance of much of Upper Seagry
2. Local in character and not an extensive tract of land	Site is bounded to the south, west and north by development. Site is located within the settlement area
3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquillity, recreational value (including as a playing field), or richness of wildlife	<p><i>Design Day comments</i></p> <p>Recreational Value (2 votes)</p> <ul style="list-style-type: none"> <li>- The allotments form part of the circular walk within the village and are very popular because of this;</li> <li>- Allotments are of educational value for many.</li> </ul> <p>Beauty (1 vote)</p> <ul style="list-style-type: none"> <li>- It is unusual for allotments to be sited alongside a road, and their position is of value and interest.</li> </ul> <p>Tranquillity (1 vote)</p> <ul style="list-style-type: none"> <li>- Enclosed, quiet space.</li> </ul> <p><i>Further community evidence</i></p> <p>9 responses received in support.</p> <p><b>Recreational Use</b></p> <ul style="list-style-type: none"> <li>- Regularly used by local children and as part of</li> </ul>

	<p>lessons in primary school</p> <ul style="list-style-type: none"> <li>- Vital service for community; exercise, social space and space for relaxation</li> <li>- Important meeting point for local people</li> <li>- Valuable for growing produce for healthy living and eating.</li> </ul> <p><b>Wildlife</b></p> <ul style="list-style-type: none"> <li>- Butterflies, birds, insects</li> <li>- Bats seen in the evenings</li> <li>- Red crested newt has been seen here</li> <li>- The allotments are part of the green infrastructure network supporting wildlife who also live around the adjacent pond.</li> </ul> <p><b>Beauty</b></p> <ul style="list-style-type: none"> <li>- Colour, greenery, trees</li> <li>- Well kept vegetable gardens are great to see in the local area</li> <li>- At a prominent location in the village, the allotments are a key feature of the rural character of Seagry</li> </ul> <p><b>Historic Significance</b></p> <ul style="list-style-type: none"> <li>- There have been allotments in Seagry for over 100 years.</li> </ul> <p><b>Tranquility</b></p> <ul style="list-style-type: none"> <li>- A valuable quiet space.</li> </ul>
<b>US1 Seagry Allotments - Landowner Consultation</b>	
<b>Landowner consultation</b>	Landowner notified in writing 03.10.18
<b>Landowner support / objection</b>	Parish Council discussed at meeting 08.01.19, and confirmed that they were in agreement that the land should be designated a local green space (see Appendix 6).
<b>US1 Seagry Allotments – Recommendation</b>	
<b>Recommendation</b>	Recommended for Local Green Space designation in the Seagry Neighbourhood Plan.



**US2 Broadleaze - Key Information**

<b>Site name</b>	Broadleaze
<b>Site number</b>	US3
<b>Landowner</b>	Westlea Housing Association Ltd.
<b>Description of green space</b>	Green space between dwellings and road on Broadleaze
<b>Planning context</b>	N/A



**US2 Broadleaze - Assessment against NPPF LGS Criteria**

<b>1. In reasonably close proximity to the community it serves</b>	Yes – the site is surrounded by residential development
<b>2. Local in character and not an extensive tract of land</b>	Clearly bounded by Broadleaze and its residential development
<b>3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquility, recreational value (including as a playing field), or richness of wildlife</b>	<p><i>Community evidence</i></p> <p>6 responses received in support</p> <p><b>Recreational Use</b></p> <ul style="list-style-type: none"> <li>- A good and safe area for children to play and enjoy</li> <li>- A green area which contributes to Seagry village life</li> </ul> <p><b>Beauty</b></p> <ul style="list-style-type: none"> <li>- Pleasant addition to the view and ambience</li> </ul> <p><b>Tranquility</b></p> <ul style="list-style-type: none"> <li>- The green area means fewer cars can park nearby, maintaining sense of tranquility in the area.</li> </ul> <p><b>Wildlife</b></p> <ul style="list-style-type: none"> <li>- Shrubs provide shelter for wildlife</li> </ul> <p><b>Historic Significance</b></p> <ul style="list-style-type: none"> <li>- The area has been there since Broadleaze was built and forms a key part of Broadleaze.</li> </ul>

	<p><b>Additional votes</b>  Wildlife I  Tranquility I  Historic Significance III  Recreation I</p>
<b>US2 Broadleaze – Landowner Consultation</b>	
<b>Landowner consultation</b>	Landowner notified in writing 03.10.18. Further letter sent 24.11.18 (see Appendices 4 and 5).
<b>Landowner support / objection</b>	No response received to date.
<b>US2 Broadleaze – Recommendation</b>	
<b>Recommendation</b>	Recommend for Local Green Space designation in the Seagry Neighbourhood Plan.

**US3 Seales Court Entrance – Key Information**

<b>Site name</b>	Seales Court Entrance
<b>Site number</b>	US2
<b>Landowner</b>	Annabel Rose Chater Davies
<b>Description of green space</b>	Raised green space adjacent to highway, bounded by historic wall boundary to Seales Court. Low stone wall at eastern corner
<b>Planning constraints</b>	Seales Court is a Grade II Listed Building

<b>Map</b>	
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**US3 Seales Court Entrance - Assessment against NPPF LGS Criteria**

<b>1. In reasonably close proximity to the community it serves</b>	Within area of linear development along main road
<b>2. Local in character and not an extensive tract of land</b>	Bounded on all sides; by highway at east and south, and stone wall at west
<b>3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquility, recreational value (including as a playing field), or richness of wildlife</b>	<p><i>Design Day comments</i></p> <p>Beauty (1 vote)</p> <ul style="list-style-type: none"> <li>- The space is important for establishing the open feel at the south entrance point of the village</li> </ul> <p>Historic Significance</p> <ul style="list-style-type: none"> <li>- Is key to the entrance to and setting of the Grade II listed building</li> </ul> <p><i>Further community evidence</i></p> <p>3 responses received in support.</p> <p><b>Beauty</b></p> <ul style="list-style-type: none"> <li>- Pleasant entrance to a lovely estate</li> </ul> <p><b>Additional Votes</b></p> <p>Beauty II Wildlife I Historic Significance II</p>

**US3 Seales Court Entrance - Landowner Consultation**

<b>Landowner consultation</b>	Landowner notified in writing 03.10.18. Further letter
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	sent 24.11.18.
<b>Landowner support / objection</b>	No written response received
<b>US3 Seales Court Entrance – Recommendation</b>	
<b>Recommendation</b>	Designate as Local Green Space in the Seagry NDP.  The mature tree within the space is identified as an 'important tree' in the Design Statement.

<b>US4 Recreation Ground - Key Information</b>	
<b>Site name</b>	Recreation Ground
<b>Site number</b>	US4
<b>Landowner</b>	Recreation Trust
<b>Description of green space</b>	Publically accessible grassed recreation ground with Pavilion at east of site, goal posts in central area, and children's play area at the west
<b>Planning context</b>	N/A
<b>Map</b>	
<b>US4 Recreation Ground - Assessment against NPPF LGS Criteria</b>	
<b>1. In reasonably close proximity to the community it serves</b>	Adjacent to Pre- and Primary Schools, and located within walking distance for much of Upper Seagry
<b>2. Local in character and not an extensive tract of land</b>	The site is bounded by hedgerow to the west, as well as built development to the north and east
<b>3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquility, recreational value (including as a playing field), or richness of wildlife</b>	<p>Design Day comments:</p> <p>Historic Significance (1 vote)</p> <ul style="list-style-type: none"> <li>- It is reported that the original church and burial ground were located here.</li> </ul> <p>Recreational Value (2 votes)</p> <ul style="list-style-type: none"> <li>- Accessible to all; popular and important to the community;</li> <li>- Especially used by children in after school clubs etc.</li> <li>- Park equipment is maintained by local people.</li> </ul> <p>Richness of Wildlife (1 vote)</p> <ul style="list-style-type: none"> <li>- An area of developing wildlife.</li> </ul> <p>Beauty &amp; Tranquility each also received 1 vote.</p>
<b>US4 Recreation Ground - Next Steps</b>	
<b>Landowner consultation</b>	N/A
<b>Landowner support / objection</b>	N/A
<b>US4 Recreation Ground – Recommendation</b>	

<b>Recommendation</b>	<p>Do not designate. Potentially meets criteria, however designation could prohibit any future development of sports facilities on site.</p> <p>Will be covered by a separate NDP policy to protect community facilities.</p>
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<b>US5 Grooms Cottage Orchard - Key Information</b>	
<b>Site name</b>	Grooms Cottage Orchard
<b>Site number</b>	US5
<b>Landowner</b>	Mr. Kris Moller
<b>Description of green space</b>	Orchard in private garden – not publically accessible, and behind hedgerow.
<b>Planning constraints</b>	None
<b>Map</b>	
<b>US5 Grooms Cottage Orchard - Assessment against NPPF LGS Criteria</b>	
<b>1. In reasonably close proximity to the community it serves</b>	Outside of settlement area, although adjacent to Grooms Cottage / Oak Tree residential development
<b>2. Local in character and not an extensive tract of land</b>	Site is bounded by main road to the east. Built development and Seales Court is located to the west of site
<b>3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquility, recreational value (including as a playing field), or richness of wildlife</b>	<p>Design Day comments:</p> <p>Richness of Wildlife</p> <ul style="list-style-type: none"> <li>- Fallen fruit provide a valuable source of winter fruit for wild birds.</li> </ul> <p>Beauty also received 1 vote.</p>
<b>US5 Grooms Cottage Orchard - Next Steps</b>	
<b>Landowner consultation</b>	N/A
<b>Landowner support / objection</b>	N/A
<b>US5 Grooms Cottage Orchard – Recommendation</b>	
<b>Recommendation</b>	Do not designate – inadequate evidence that this is demonstrably special, particularly given that the land is not publically accessible nor visible.


<b>US6 Village Centre - Key Information</b>	
<b>Site name</b>	Village Centre
<b>Site number</b>	US6
<b>Landowner</b>	Unknown
<b>Description of green space</b>	Two parcels of land at centre of village, bounded by highway, with benches and street signs
<b>Planning constraints</b>	None
<b>Map</b>	
<b>US6 Village Centre - Assessment against NPPF LGS Criteria</b>	
<b>1. In reasonably close proximity to the community it serves</b>	Located at centre of village, and so near to community
<b>2. Local in character and not an extensive tract of land</b>	Each parcel of land is well bounded and defined by highway
<b>3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquility, recreational value (including as a playing field), or richness of wildlife</b>	<p>Design Day Comments:</p> <p>Beauty (1 vote)</p> <ul style="list-style-type: none"> <li>- The grassed areas form the centre/focal point of Upper Seagry, and so should be protected.</li> </ul>
<b>US6 Village Centre - Next Steps</b>	
<b>Landowner consultation</b>	N/A
<b>Landowner support / objection</b>	N/A
<b>US6 Village Centre – Recommendation</b>	
<b>Recommendation</b>	<p>Potentially meets criteria, however there is conflict with national planning policy which states that land adjacent to highway is often subject to permitted development rights, and therefore is inappropriate for designation.</p> <p>The Triangle is written into the Design Statement as a key feature. It is also being considered for inclusion on the Local Heritage List.</p>



<b>US7 Goss Croft Hall - Key Information</b>	
<b>Site name</b>	Goss Croft Hall
<b>Site number</b>	US7
<b>Landowner</b>	Trustees of Hall
<b>Description of green space</b>	Green space surrounding Parish hall, with pond at south west corner. Footpath through to adjacent allotments to the south
<b>Planning constraints</b>	None
<b>Map</b>	
<b>US7 Goss Croft Hall - Assessment against NPPF LGS Criteria</b>	
<b>1. In reasonably close proximity to the community it serves</b>	Located within walking distance for most of Upper Seagry, and within grounds of community hall
<b>2. Local in character and not an extensive tract of land</b>	Yes – the site is clearly bounded as the grounds of Goss Croft Hall
<b>3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquility, recreational value (including as a playing field), or richness of wildlife</b>	N/A
<b>US7 Goss Croft Hall - Next Steps</b>	
<b>Landowner consultation</b>	N/A
<b>Landowner support / objection</b>	N/A
<b>US7 Goss Croft Hall – Recommendation</b>	
<b>Recommendation</b>	Potentially meets criteria, however the site is already part of the grounds of the Village Hall, which is in trust. This already gives the land protection. An unintended consequence of designation would prohibit any future development of facilities on site in future. For this reason it is recommended that the site is not taken forward as a local green space.

	The Goss Croft Hall is included in the NDP as part of the Community Facilities policy.
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<b>US8 Seagry Cricket Club - Key Information</b>	
<b>Site name</b>	Seagry Cricket Club
<b>Site number</b>	US8
<b>Landowner</b>	Private owner
<b>Description of green space</b>	Cricket Club ground with pavilion located at eastern edge
<b>Planning constraints</b>	Tree protection orders on 3 trees at the east of grounds
<b>Map</b>	
<b>US8 Seagry Cricket Club - Assessment against NPPF LGS Criteria</b>	
<b>1. In reasonably close proximity to the community it serves</b>	Site is located opposite Goss Croft Hall (community hall), and near to residential development, although not publically accessible
<b>2. Local in character and not an extensive tract of land</b>	Extensive tract of land; part of wider countryside
<b>3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquility, recreational value (including as a playing field), or richness of wildlife</b>	<p>Design Day comments:</p> <ul style="list-style-type: none"> <li>- Beauty: 3 votes</li> <li>Recreational Value: 2 votes</li> <li>Tranquillity: 2 votes</li> <li>Richness of Wildlife: 1 vote</li> </ul>
<b>US8 Seagry Cricket Club - Next Steps</b>	
<b>Landowner consultation</b>	N/A
<b>Landowner support / objection</b>	N/A
<b>US8 Seagry Cricket Club – Recommendation</b>	
<b>Recommendation</b>	<p>Do not designate - does not meet Criteria 2. In addition, designation may prohibit any future improvement or development of club facilities (including the Pavillion)</p> <p>Is also included in the Community Facilities policy.</p>

US9 Quiet Garden - Key Information	
Site name	Quiet Garden
Site number	US9
Landowner	Unknown
Description of green space	Community garden adjacent to main road and recreation ground with planting.
Planning constraints	N/A
Map	
US9 Quiet Garden - Assessment against NPPF LGS Criteria	
1. In reasonably close proximity to the community it serves	Yes
2. Local in character and not an extensive tract of land	Yes, although adjacent to open recreation ground to the west.
3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquility, recreational value (including as a playing field), or richness of wildlife	N/A
US9 Quiet Garden - Next Steps	
Landowner consultation	N/A
Landowner support / objection	N/A
US9 Quiet Garden – Recommendation	
Recommendation	<p>Potentially meets criteria, however the Steering group decided not to take the space forward for community consultation owing to its protection already afforded by way of ownership.</p> <p>The garden is being considered for inclusion on the 'Local Heritage List'.</p>

<b>LS1 Trinity Farm Orchard - Key Information</b>	
<b>Site name</b>	Trinity Farm Orchard
<b>Site number</b>	LS1
<b>Landowner</b>	Trinity Farm – details TBC if taken forward
<b>Description of green space</b>	Orchard
<b>Planning constraints</b>	Adjacent to stream and within setting of Grade II Listed Building (St. Mary's Church). Grade 1 Agricultural Land, as identified on Core Strategy Policies Map
<b>Map</b>	
<b>LS1 Trinity Farm Orchard - Assessment against NPPF LGS Criteria</b>	
<b>1. In reasonably close proximity to the community it serves</b>	The site is an open space within ribbon development
<b>2. Local in character and not an extensive tract of land</b>	The site forms part of a larger tract of land to the west
<b>3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquility, recreational value (including as a playing field), or richness of wildlife</b>	<p>Design Day comments:</p> <p>Historic Significance (1 vote)</p> <ul style="list-style-type: none"> <li>- The site forms part of the setting of nearby listed church and archway</li> </ul> <p>Recreational Value (1 vote)</p> <ul style="list-style-type: none"> <li>- Footpath through to the south of the site, connecting to other footpaths in the area</li> </ul> <p>Beauty, tranquillity and richness of wildlife each also received 1 vote.</p>
<b>LS1 Trinity Farm Orchard - Next Steps</b>	
<b>Landowner consultation</b>	N/A
<b>Landowner support / objection</b>	N/A
<b>LS1 Trinity Farm Orchard – Recommendation</b>	
<b>Recommendation</b>	Do not designate – site forms part of a wider tract of land. The land is already protected by being part of the setting of the adjacent Listed Building.

**LS2 Spitfire Memorial - Key Information**

<b>Site name</b>	Spitfire Memorial
<b>Site number</b>	LS2
<b>Landowner</b>	Unknown
<b>Description of green space</b>	Wide highway verge with Spitfire Pilots Memorial (erected in 2014)
<b>Planning constraints</b>	None

<b>Map</b>	
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**LS2 Spitfire Memorial - Assessment against NPPF LGS Criteria**

<b>1. In reasonably close proximity to the community it serves</b>	Outside of settlement boundary
<b>2. Local in character and not an extensive tract of land</b>	Adjacent to highway to north, but forms part of extensive undeveloped land to the south
<b>3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquility, recreational value (including as a playing field), or richness of wildlife</b>	<p>Design Day comments:</p> <p>Historic Significance (1 vote)</p> <ul style="list-style-type: none"> <li>- Memorial was erected and paid for by local people</li> </ul>

**LS2 Spitfire Memorial - Next Steps**

<b>Landowner consultation</b>	N/A
<b>Landowner support / objection</b>	N/A

**LS2 Spitfire Memorial – Recommendation**

<b>Recommendation</b>	<p>Do not designate – the land is part of a wider tract of land to the south.</p> <p>Written into Design Statement as a key landmark. The space is also being considered for inclusion in the Local Heritage List.</p>
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## Appendices

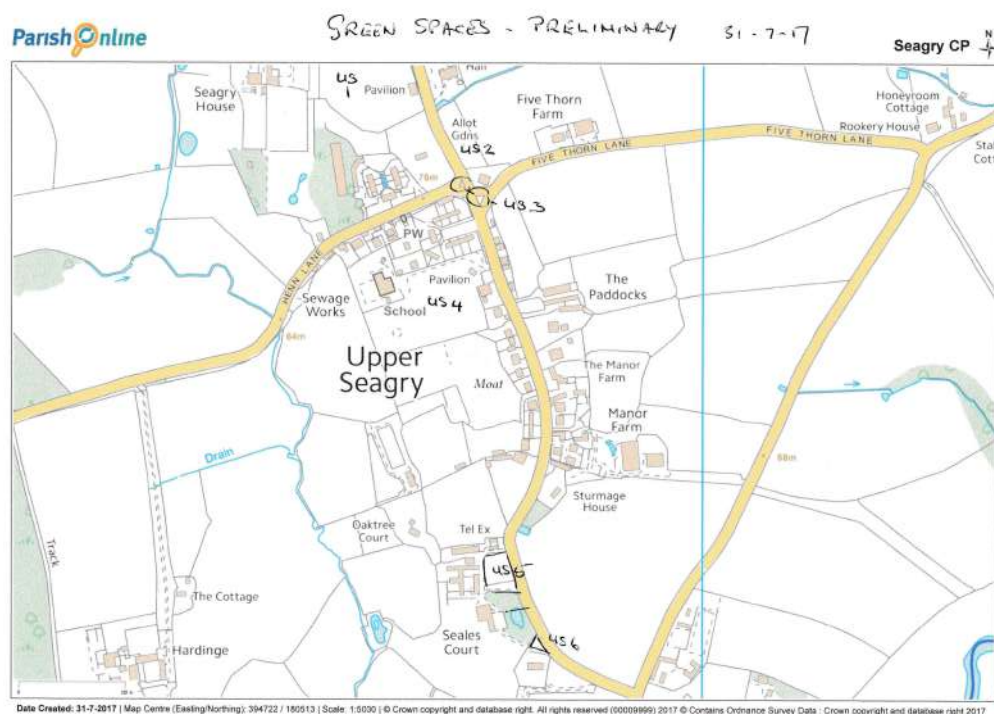
### Appendix 1 Initial long list & Design Day material

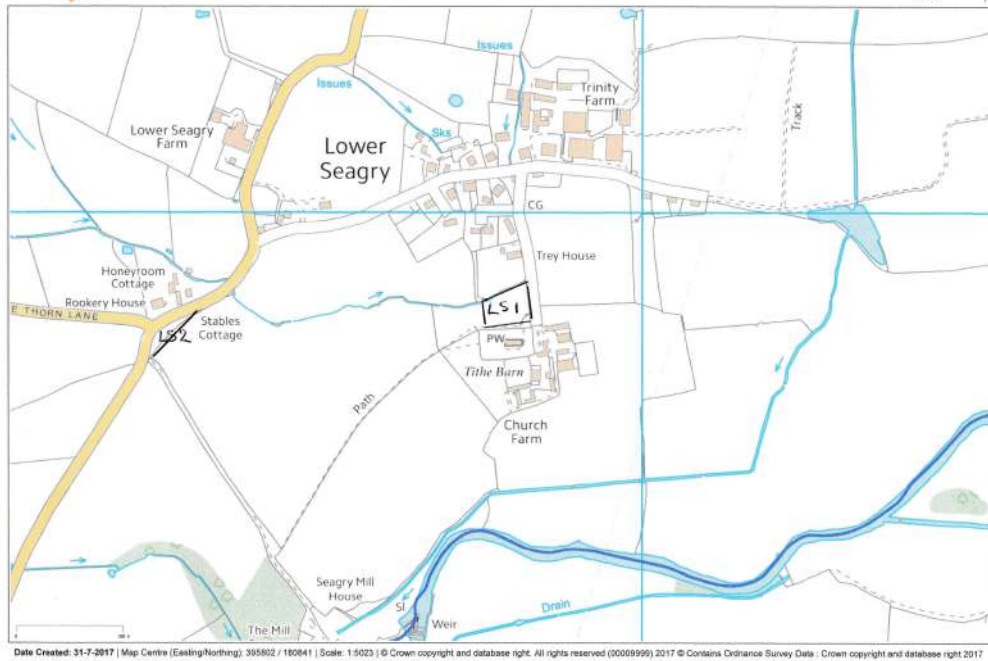
#### Upper Seagry

- US1 - Cricket Ground
- US2 - Allotments
- US3 - Triangles at Cross Roads
- US4 - Recreation Ground
- US5 - Seales Court orchard
- US6 - Seales Court gateway

#### Lower Seagry

- LS1 – Field by Church
- LS2 – Spitfire Memorial





### Green Spaces – Notes from Design Day 28 August 2017

Space	Beauty	Historic Significance	Recreational Value	Tranquility	Richness of Wildlife	Comments
US1	X		XX	XX	X	Cricket ground – no open access
US2	X		XX	X	X	Allotments v popular as circular walk within village and educational for many. Unusual to be sited alongside road and is of considerable interest – do not resite.
US3	X					Triangle cross roads centre / focal point of Upper Seagry. Should be protected / remain.
US4	X	X	XX	X	X	Recreation ground accessible to all. Original church and pre-Christian burial ground. Especially children. Area of developing wildlife. Recreational use by villagers. Important community area.
US5	X	?			X	Seales Court Orchard. Not open / private property? Fallen fruit valuable source of winter fruit for wild birds.
US6	X					Seales Court entrance. Keeps the open 'feel' to the edge of the village.



LS1	X	X		X	X	Field by Church. Waitrose has a contract with Trinity Farm and they have requested extra fruit trees to enlarge the orchard next to the church.
LS2	X	X	X	X		Spitfire memorial was erected and paid for by local labour and participation.
						Broadleaze

## Appendix 2 Signpost Article

**Councils**

**Seagry Parish Council**

During the Council's recent meeting on 13 March, the issue of Cyber Crime was raised as some Members had recently received a briefing on this rising crime resulting from increased use of "some kind of computer involved with internet usage" for shopping, finance, business and other purposes including social media all of which provided the opportunity for phishing and scams from criminals. The Council felt that it was worth reminding all of the essential need to protect any and all devices and personal data by use of continually updated security software and the careful selection of passwords. Experts suggest that there are 10 "Golden Rules" to Cyber Crime Prevention. Briefly these include: a range of passwords, pin and passwords for all mobile devices, internet security software, use of 3G, 4G and VPN instead of WiFi hotspots, non-release of personal financial information, recognition of fake emails and phone calls, avoiding clicking on links and attachments, avoiding payment by direct bank transfer, thinking time before responding as if something seems too good to be true then it is unlikely to be true. There is a need for preventative measures by backing up information, updating software and programs and anti-virus provision and it is important to run complete scans rather than quick scans of computers. Remote access to computers should not be accepted unless from 100% known parties. Passwords and Pins should never be divulged. The quality of Passwords is important with a combination of three or more random words preferable to the names, dates often used and a combination of numbers, letters, upper and lower case is preferable. Personal information should not be released on social media.

Further advice can be obtained from [www.getsafeonline.org](http://www.getsafeonline.org) & [www.cyberaware.gov.uk](http://www.cyberaware.gov.uk) along with Action Fraud reporting through [www.actionfraud.police.uk](http://www.actionfraud.police.uk) telephone 0300 123 2040.

The next Council Meeting is to take place on Tuesday 8 May 2018 in the Goss Croft Community Hall at 7.30 pm. The Seagry Annual Parish Meeting is to take place on Tuesday 10 April 2018 in Seagry Primary School at 7.30 pm.


Vivian A Vines MBE Clerk of the Council  
Email [clerk@seagryparishcouncil.gov.uk](mailto:clerk@seagryparishcouncil.gov.uk)

**Seagry Neighbourhood Plan Designation of 'Local Green Spaces'**


Since our Design Day back in August, the Steering Group have been assessing sites for suitability for a 'Local Green Space' designation in our Neighbourhood Plan. Local Green Space designation is a way to provide special protection in the Plan for green areas of particular importance to local communities. For a space to be eligible, it has to be particularly locally important with regard to beauty, wildlife, tranquility, recreation or historic significance. It also must be small, not an 'extensive' area and in, or near to, the community which uses it.

So far, three sites have made the short list and are shown on the following maps:


(A) the Allotments



(B) Broadleaze



(C) Seales Court Entrance.



Maps from Parish on Line - Crown copyright and database right 2018

Signpost April 2018 15

## Parish Councils

### Seagry Neighbourhood Plan Designation of 'Local Green Spaces'

As part of the process of designating the Local Green Spaces we need to ask you, the community, for your opinion on the potential designations. Let us know your thoughts by **please filling, cutting out and returning the short questionnaire below:**

1. Do you agree that the suggested Local Green Spaces below are locally significant and should be designated a Local Green Space in the Seagry NDP?

- (A) The Allotments - Yes/No (delete one)
- (B) Broadleaze - Yes/No (delete one)
- (C) Seales Court Entrance - Yes/No (delete one)

2. If yes, how are the sites locally significant to you?

- (A) **The Allotments** - beauty, wildlife, tranquility, recreation, historic significance  
(circle as appropriate to you)
- (B) **Broadleaze** - beauty, wildlife, tranquility, recreation, historic significance  
(circle as appropriate to you)
- (C) **Seales Court Entrance** - beauty, wildlife, tranquility, recreation, historic significance  
(circle as appropriate to you)

3. Please give your comments for your choices of the above:

(A) The Allotments -

(B) Broadleaze -

(C) Seales Court Entrance -

4. Finally, please let us know any other suggestions that you have for a potential Local Green Space:

Please note that the Recreation Ground is not included, as Local Green Space designation could restrict future improvement of its facilities. It can be better protected by the NDP in other ways!

PLEASE RETURN THIS QUESTIONNAIRE TO:

Mr B Zehetmayr, The Gables, Upper Seagry, Chippenham SN15 5EX.

16 Signpost April 2018

### Appendix 3 Example of additional letters sent to residents in Broadleaze and Allotment owners for evidence collection

B Zehetmayr  
The Gables  
Upper Seagry  
SN15 5EX

7 August 2018

Dear Seagry Resident,

I am writing as chair of the Steering Group for the Seagry Neighbourhood Plan. As part of our work in developing the Plan, local people have suggested to us some small areas of land that they think could benefit from being formally designated in the Plan as what are termed 'Local Green Spaces' (LGS).

The spaces proposed so far are Broadleaze green space, the Allotments and Seales Court entrance.

This questionnaire relates to Broadleaze green space (as identified in red on the enclosed plan) and is being distributed, in line with national practice, to nearby properties (marked with a red dot on the plan). If you know other people who may wish to comment, they can contact me or the Parish Council for an additional form (or simply use a copy of this form).

In order to satisfy the rigorous legal process to designate a space, we first of all need to know the views of those who value the site because community support is essential. According to national planning policy, sites must be '*demonstrably special to a local community, and hold a particular local significance*' (National Planning Policy Framework 2018, para. 100). That significance is about whether a site is:

- Beautiful (as local people see that);
- Historically significant (which can be in terms of very local history);
- Valuable for recreation (anything from formal games to informal dog walking);
- Tranquil (mostly quiet);
- Rich in, or important to, wildlife (not necessarily living on the site, but also using it, eg. bats).

To our knowledge there is no current intention to develop the site. Please let us know, by filling in and returning the form overleaf, if it meets – for you – any of the five criteria above. If you and others value it highly, then we will contact the landowner, who has the right to object to the proposed designation. The results will then be assessed by the independent Examiner who will eventually report on the Neighbourhood Plan, and so the strength of local evidence is crucial.

The form overleaf gives details of how to return it and by when.

If you have any comments, please contact me on [bzehetmayr@hotmail.com](mailto:bzehetmayr@hotmail.com).

Many thanks for your assistance,

Brian Zehetmayr  
Chair Seagry Neighbourhood Plan Steering Group

**Seagry Neighbourhood Plan  
Possible Local Green Spaces**

**Name of Possible Local Green Space:** **Broadleaze**

**What is your general view as to whether this area of land should be a Local Green Space?**  
(please circle as appropriate)

**YES      NO**

*Please note down in the boxes below, as briefly as possible, how you think this site might meet the various criteria (or not, if that is your view).  
Only fill in the boxes you consider to be relevant.*

<b>BEAUTY</b>
<b>HISTORICAL SIGNIFICANCE</b>
<b>RECREATIONAL USE</b>
<b>TRANQUILITY</b>
<b>WILDLIFE</b>

Please return this form by 12 September to the address above or to my email address

Thank you for your help

## SEAGRY PARISH COUNCIL

[www.seagryparishcouncil.gov.uk](http://www.seagryparishcouncil.gov.uk)

Vivian A Vines MBE  
Clerk of the Council

Tel 01249 657695  
Email [clerk@seagryparishcouncil.gov.uk](mailto:clerk@seagryparishcouncil.gov.uk)

3 Wardour Road  
Chippenham  
Wiltshire  
SN14 0PA

3<sup>rd</sup> October 2018

Michael J Barber  
4 The Courtyard  
Upper Seagry  
Nr Chippenham  
Wiltshire  
SN15 5JZ

Dear Mr Barber,

### **RE Seagry Neighbourhood Plan - Local Green Space Nomination - Landowner Notification**

I am writing to inform you that **the Allotments** have been nominated as a Local Green Space for designation within the Seagry Neighbourhood Plan.

Enclosed is a map of the green space (identified within the red line) that has been nominated. Although an initial assessment has been undertaken, a decision has not yet been made in relation to whether this site is a suitable candidate for Local Green Space designation.

#### **What does Local Green Space Nomination mean?**

Local green space designation is a way for communities to identify and protect green areas of particular importance to them (National Planning Policy Framework 2018, para. 99). Successful designation of the site as a Local Green Space would mean that policies for managing development on the site should be consistent with those for Green Belts (para. 101). This means that inappropriate development on the site would not be approved 'except in very special circumstances' (para. 143).

In line with nationally defined criteria to be suitable for designation, the local green space must be:

- In reasonably close proximity to the community it serves;
- Demonstrably special to the local community and hold particular significance, for example, because of its beauty, historic significance recreational value (including as a playing field), tranquility or richness of wildlife, and
- Local in character and not an extensive tract of land.

In addition, land which is subject to existing national planning designation will need very good justification for additional designation, in line with national guidance, for

example land within the Area of Outstanding Natural Beauty.

Please get in touch with any comments or concerns before 23<sup>rd</sup> November 2018.

You will of course be included in the list of consultees to be contacted as part of the subsequent formal consultation on the Draft Neighbourhood Plan. As part of this process you will be able to comment again on the recommended inclusion/exclusion of your site as a Local Green Space in the Draft Plan.

Yours sincerely

**Vivian Vines**

On behalf of Seagry Parish Council

# SEAGRY PARISH COUNCIL

www.seagryparishcouncil.gov.uk

Vivian A Vines MBE  
Clerk of the Council

Tel 01249 657695  
Email clerk@seagryparishcouncil.gov.uk

3 Wardour Road  
Chippenham  
Wiltshire  
SN14 0PA

3<sup>rd</sup> October 2018

Westlea Housing Association  
c/o Green Square Group  
Methuen Park  
Bath Road  
Chippenham  
Wiltshire  
SN14 0GU

Dear Sir or Madam,

## **RE Seagry Neighbourhood Plan - Local Green Space Nomination - Landowner Notification**

I am writing to inform you that **Broadleaze green space** has been nominated as a Local Green Space for designation within the Seagry Neighbourhood Plan.

Enclosed is a map of the green space (identified within the red line) that has been nominated. Although an initial assessment has been undertaken, a decision has not yet been made in relation to whether this site is a suitable candidate for Local Green Space designation.

### **What does Local Green Space Nomination mean?**

Local green space designation is a way for communities to identify and protect green areas of particular importance to them (National Planning Policy Framework 2018, para. 99). Successful designation of the site as a Local Green Space would mean that policies for managing development on the site should be consistent with those for Green Belts (para. 101). This means that inappropriate development on the site would not be approved 'except in very special circumstances' (para. 143).

In line with nationally defined criteria to be suitable for designation, the local green space must be:

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- Demonstrably special to the local community and hold particular significance, for example, because of its beauty, historic significance recreational value (including as a playing field), tranquility or richness of wildlife, and
- Local in character and not an extensive tract of land.

In addition, land which is subject to existing national planning designation will need

very good justification for additional designation, in line with national guidance, for example land within the Area of Outstanding Natural Beauty.

Please get in touch with any comments or concerns before 23<sup>rd</sup> November 2018.

You will of course be included in the list of consultees to be contacted as part of the subsequent formal consultation on the Draft Neighbourhood Plan. As part of this process you will be able to comment again on the recommended inclusion/exclusion of your site as a Local Green Space in the Draft Plan.

Yours sincerely

**Vivian Vines**

On behalf of Seagry Parish Council



# SEAGRY PARISH COUNCIL

www.seagryparishcouncil.gov.uk

Vivian A Vines MBE  
Clerk of the Council

Tel 01249 657695  
Email clerk@seagryparishcouncil.gov.uk

3 Wardour Road  
Chippenham  
Wiltshire  
SN14 0PA

3<sup>rd</sup> October 2018

Annabel Rose Chater Davies  
Seales Court  
Upper Seagry  
Wiltshire  
SN15 9ZZ

Dear Ms Chater Davies,

## **RE Seagry Neighbourhood Plan - Local Green Space Nomination - Landowner Notification**

I am writing to inform you that **Seales Court Entrance** has been nominated as a Local Green Space for designation within the Seagry Neighbourhood Plan.

Enclosed is a map of the green space (identified within the red line) that has been nominated. Although an initial assessment has been undertaken, a decision has not yet been made in relation to whether this site is a suitable candidate for Local Green Space designation.

This letter is part of the formal process of landowner notification of local green space nomination. We understand that Seales Court has recently been sold, so we would be most grateful if, if known to you, you could forward this letter (and the enclosed map) to the new owners of the space, and let us know if you have done so. If you are not aware of the new owner's details, please also let us know.

### **What does Local Green Space Nomination mean?**

Local green space designation is a way for communities to identify and protect green areas of particular importance to them (National Planning Policy Framework 2018, para. 99). Successful designation of the site as a Local Green Space would mean that policies for managing development on the site should be consistent with those for Green Belts (para. 101). This means that inappropriate development on the site would not be approved 'except in very special circumstances' (para. 143).

In line with nationally defined criteria to be suitable for designation, the local green space must be:

- In reasonably close proximity to the community it serves;
- Demonstrably special to the local community and hold particular significance, for example, because of its beauty, historic significance recreational value

- (including as a playing field), tranquility or richness of wildlife, and  
• Local in character and not an extensive tract of land.

In addition, land which is subject to existing national planning designation will need very good justification for additional designation, in line with national guidance, for example land within the Area of Outstanding Natural Beauty.

Please get in touch with any comments or concerns before 23<sup>rd</sup> November 2018.

You will of course be included in the list of consultees to be contacted as part of the subsequent formal consultation on the Draft Neighbourhood Plan. As part of this process you will be able to comment again on the recommended inclusion/exclusion of your site as a Local Green Space in the Draft Plan.

Yours sincerely

**Vivian Vines**

On behalf of Seagry Parish Council

5 Additional letters sent to landowners 24.11.18

A B  
Zehetmayr  
The Gables  
Upper Seagry  
Chippenham  
SN15 5EX

Tel 01249  
723701

Ms A R Chater Davies  
Seales Court  
Upper Seagry  
Chippenham  
Wiltshire  
SN15 9ZZ  
2018

24 November

Dear Ms Chater Davies

**Re Seagry Neighbourhood Plan – Local Green Space nomination**

You will have received from Seagry Parish Council a letter dated 3 October advising you that Seales Court Entrance had been nominated as a Local Green Space within the Seagry Neighbourhood Plan. I understand that to date the Parish Council has not received any comments from you on this proposal.

While it is not essential that you comment on this proposal at this stage, we would appreciate confirmation that you have received the letter. As indicated in the letter there will be further opportunities for you to comment once the Draft Plan has been prepared.

Yours sincerely

A B Zehetmayr  
Chair  
Seagry Neighbourhood Plan Steering Group

A B  
Zehetmayr  
The Gables  
Upper Seagry  
Chippenham  
SN15 5EX

Tel 01249  
723701

Westlea Housing Association  
c/o Green Square Group  
Methuen Park  
Bath Road  
Chippenham  
Wiltshire  
SN14 0GU  
2018

24 November

Dear Sir or Madam

**Re Seagry Neighbourhood Plan – Local Green Space nomination**

You will have received from Seagry Parish Council a letter dated 3 October advising you that Broadleaze Green area had been nominated as a Local Green Space within the Seagry Neighbourhood Plan. I understand that to date the Parish Council has not received any comments from you on this proposal.

While it is not essential that you comment on this proposal at this stage, we would appreciate confirmation that you have received the letter. As indicated in the letter there will be further opportunities for you to comment once the Draft Plan has been prepared.

Yours sincerely

A B Zehetmayr  
Chair  
Seagry Neighbourhood Plan Steering Group

6 Landowner responses received

The Allotments – Parish Council meeting minutes 08.01.19 (extract below):

- n) **Allotments:** Cllr K Pearce reported that Allotment holders had been advised of local concerns regarding environmental pollution, particularly from bonfire smoke and had been asked to consider this before lighting any bonfires. There was no further update. **(noted)** The Parish Council was aware that the Neighbourhood Plan Steering Group had recommended that the Allotments be included within the Seagry Neighbourhood Plan as a Designated Local Green Space. The Neighbourhood Plan had now reached the formal consideration stages, part of which required landowners views and approval. The Parish Council, as the Allotments landowner, had previously raised no objections to the Designation of this community asset and confirmed that they were in agreement that the land should become a Local Green Space within the Seagry Neighbourhood Plan. **Proposed Cllr M Barber, seconded Cllr K Taylor and RESOLVED UNANIMOUSLY**