

Coombe Bissett and Homington Neighbourhood Plan (CB&HNP) Local Green Spaces - potential sites

Prepared by Dr. Amy Burnett (Development in Transition) for Coombe Bissett Parish Council

Amended after Community Feedback July 2020 and Parish Council review.

Table of Contents

| | |
|---|----|
| List of Abbreviations | 2 |
| Document Purpose | 2 |
| The Purpose of LGS and criteria for allocation | 3 |
| Summary of community views on LGS..... | 4 |
| Results of initial screening of LGS sites | 6 |
| LGS Sites for inclusion in the draft NDP..... | 7 |
| Appendix 1 - Detailed reasons for LGS designation..... | 8 |
| Appendix 2 – Full details of potential LGS sites | 10 |
| Appendix 3 - Areas screened out of LGS designation..... | 26 |



**COOMBE BISSETT AND HOMINGTON
NEIGHBOURHOOD PLAN**

List of Abbreviations

| Acronym | Full name |
|-----------------------|--|
| AECOM | Architecture, Engineering, Consulting, Operations and Maintenance Technology Corporation |
| AONB | Area of Outstanding Natural Beauty |
| CB&HNP | Coombe Bissett and Homington Neighbourhood Plan |
| CCWWD AONB | Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty |
| DinT | Development in Transition |
| LGS | Local Green Space |
| NPPF | National Planning Policy Framework |
| PC | Parish Council |
| SSSI | Site of Specific Scientific Interest |

Document Purpose

This document sets out potential sites deemed to meet the National Planning Policy Framework (NPPF) criteria for Local Green Spaces (LGS) after screening by the CB&HNP Steering Group. These findings were subsequently shared with the community and landowners at a Community Feedback Consultation (July 6th-19th 2020). The document, together with the finding of the Consultation were then reviewed by the Parish Council to confirm those LGS which should go forward into the draft Neighbourhood Plan. A separate topic paper has been produced to cover views/landscapes which should be considered in tandem to complement the important characters defined in Appendix 2 – Full details of potential LGS sites.

The Purpose of LGS and criteria for allocation

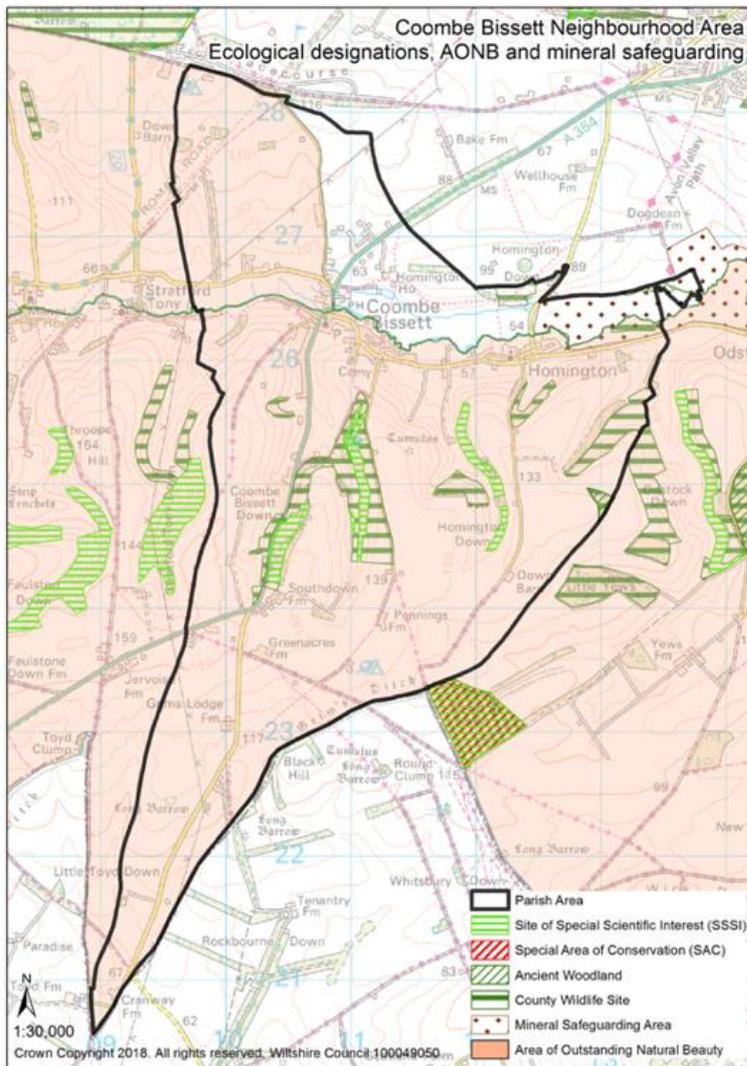


Figure 1 – Environmental designations in the Neighbourhood Area

A Neighbourhood Plan can seek to protect or improve recreational areas, footpaths, important visual landscapes, roadside verges, allotments and biodiversity. The Coombe Bissett and Homington Neighbourhood Plan (CB&HNP) can designate suitable green spaces in the Parish as an LGS, which would protect these spaces from being developed. In the NPPF, LGSs are defined as spaces important to a community that should be protected from development (NPPF, 2019, para 100).

Once designated, they are managed in accordance with policies on the Green Belt (NPPF, 2019, para 136). This means that the LGS can only be changed in 'exceptional circumstances' and new buildings are considered 'inappropriate' (see NPPF, 2019, para 145 for limited exceptions, see also para 37).

However, there are stringent conditions on the types of land and the extent they can qualify for LGS designation; they cannot be extensive tracts of land or part

of the open countryside, they should be close to the community they serve, and demonstrate special characteristics for the local community, such as recreational, tranquillity, wildlife, beauty or historic functions (see Appendix 1¹). Public access is neither required for designation nor conferred by a designation and the management of the site remains the responsibility of the landowner.

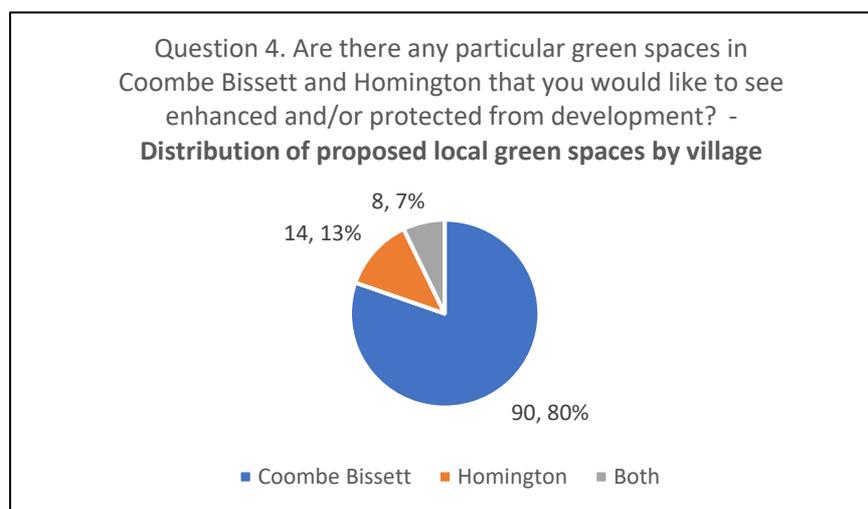
There are many benefits to designating an LGS. Not least to encourage open spaces used by the community to be continued to be used for such purposes, helping protect the character of the local area. Greenspaces can also provide a natural corridor between new development to ensure people and wildlife can travel through these spaces and link to the local footpath network. They can complement other policies such as expanding rights of way, setting out design requirements for new

¹ The Locality Guidebook on LGS provides many helpful ideas on gathering an evidence base for designation of these sites, which the CB&HNP group has been working towards.

development to provide green and amenity space; views and vista policies can also help to protect local character and landscapes.

Should new community facilities be installed on an allocated LGS during the plan period (for CB&H up to 2036) a policy can state that such development must not compromise the character of the LGS, whilst enhancing community enjoyment of these spaces.² Therefore development that would enhance the LGS's reasons for designation can be supported, such as sports related development, cafés or allotment sheds. A policy covering areas adjacent to an LGS could encourage active frontages where possible that provide natural surveillance or boundaries, suitable access spaces to the LGS, or complement the character of these spaces.

Summary of community views on LGS



The Community Questionnaire (2018) invited the community to suggest areas that could be protected as an LGS. There were a total of 112 instances of proposed green space. Most were in Coombe Bissett (90 instances, 80%) with a lesser amount in Homington (14, 13%) with some more generic responses covering both villages (8, 7%).

Figure 2 -Qu. 4 Community Questionnaire Results (2018)

The chart below lists all the green spaces that were identified as important to the community. Of particular note was the Donkey Field (21), the recreation/cricket field (12), the water meadows and River Ebble (9), the Wiltshire Wildlife Trust nature reserve (13) and surrounding downland (7), and the Bundy Field (8, various portions thereof).³

² In this case, an LGS site could be allocated for complementary development, allowing the provision of community facilities for recreational or sports uses of these sites, for instance.

³ For an analysis of sites by village location, please refer to the Community Questionnaire Full Report (April, 2019).

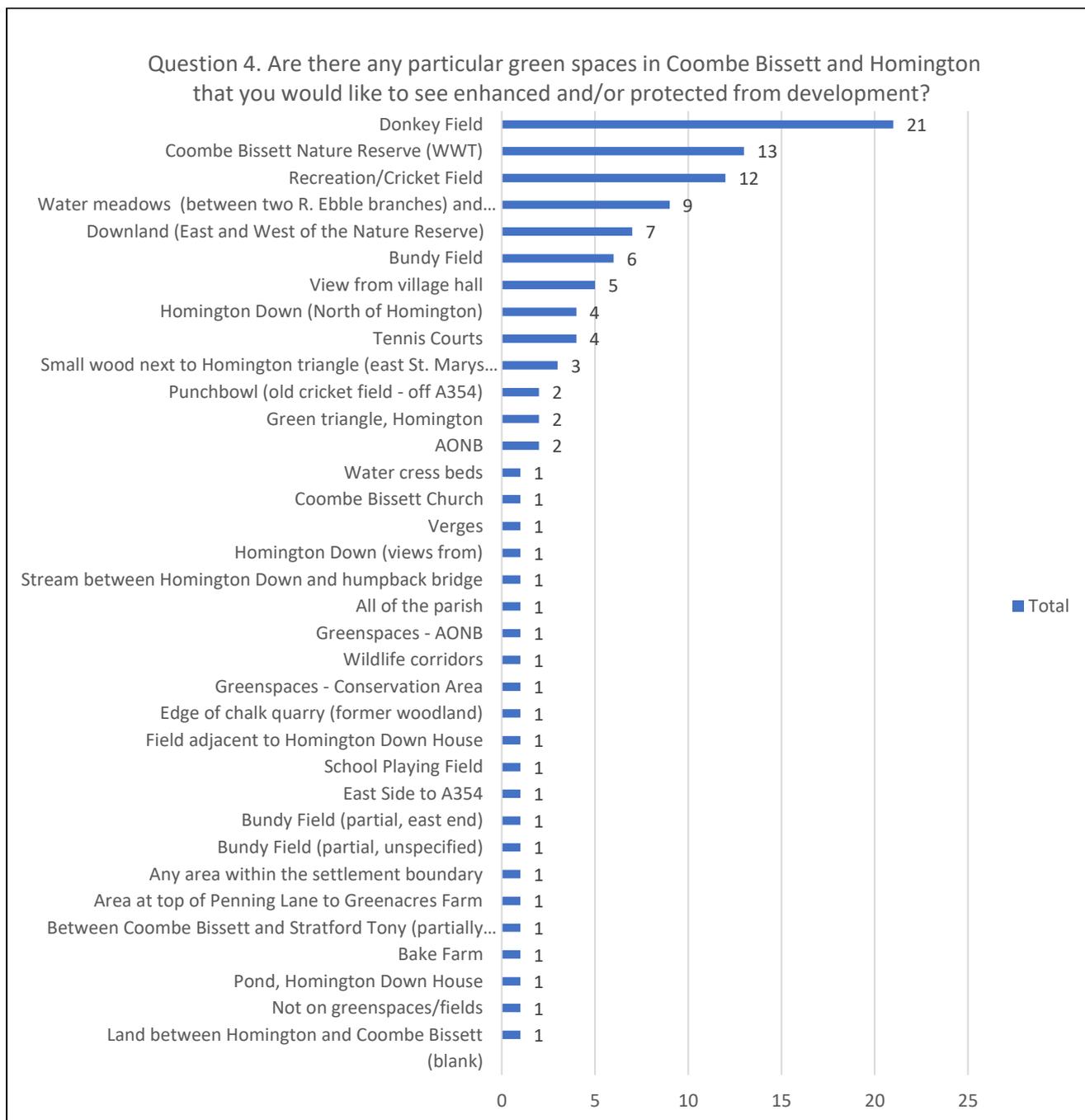


Figure 3 – Qu. 4 Community Questionnaire Results (2018)

Results of initial screening of LGS sites

An initial screening of sites was carried out by the CB&HNP steering group to identify which suggestions might be possible to take forward to be designated as LGS.

A number of sites were screened out at this stage. Details of these sites and supporting rationale are at Appendix 3.

Sites identified that could meet the NPPF LGS designation criteria are:

| LGS | Rationale |
|--|---|
| The Donkey Field | <p>This site makes an important contribution to the character of this part of Coombe Bissett, as an entry to the village from the A354, adjoining the Grade I listed St Michael and All Angels church. Historic value and provides a sense of tranquillity to the village.</p> <p>Designation as a LGS is supported by the Landowner.</p> |
| Recreation/Cricket Field | <p>The site offers a range of recreation facilities, including informal recreation, sports pitches and children’s play area. It is a well valued recreational resource.</p> <p>The site’s position on the top of a hill makes this green area particularly prominent and makes a significant contribution to the character of this area, creating a more open and green feel. Parts of the site also offer panoramic views to open countryside to the west. A Place of tranquillity.</p> <p>The roofscape of parts of the historic central area of the Coombe Bissett can be seen from the northern edge of the site as the land slopes away to the north.</p> <p>Designation as a LGS is supported by the Landowner.</p> |
| Coombe Bissett Cemetery (Pennings Drove) | <p>The cemetery is a valued local feature and should be protected. Provides a tranquil area and has local historic and cultural interest.</p> <p>Designation as a LGS is supported by the Landowner.</p> |
| Coombe Bissett Tennis Courts | <p>It is well used for recreation and offers views out towards Homington and the east.</p> <p>Designation as a LGS is supported by the Landowner.</p> |
| Green Triangle, Homington | <p>This site makes an important contribution to the character of Homington. Whilst this is a small open space, it provides a tranquil focal point with a mature copper beech tree and seating.</p> <p>Designation as a LGS is supported by the Landowner.</p> |

| | |
|--|--|
| Hopkins Way, between Marsh Lane and A354 | This site makes an important contribution to the street scene with a gravel path which accentuates a more rural setting of Coombe Bissett and a mature copper beech. It lends a sense of openness to this part of the village. Designation as a LGS is supported by the Landowner. |
| The Spinney, Homington | The Site makes an important contribution to the character of Homington, contributing a rural feel and sense of openness within the village. Area of tranquillity, wildlife and beauty in the heart of the village. Next to conservation area and listed properties. Contains mature native trees and hedging. A haven for wildlife supporting biodiversity. Designation as a LGS is not supported by the Landowner. |
| Parts of the Bundy Field | Relatively extensive area of agricultural land on the southern side of Coombe Bissett village. Currently used for sheep grazing. Provides local character views from Old Blandford Road, Blandford Road and Village Hall. ⁴ |

LGS sites for inclusion in the draft NP

Following the Community Feedback Survey conducted in July 2020, the Parish Council reviewed the sites which were potentially suitable for inclusion in the draft Neighbourhood Plan as LGSs. They took into account: the strict policy criteria for designation as an LGS; comments from the community survey; the views of landowners; the detailed analysis and justification for each of the potential sites; and further informal consultation with the community.

The Parish Council decided that all sites except for the Bundy Field should be put forward in the draft Plan as LGS. These sites clearly met the criteria for LGS and were supported by the community.

They further concluded that although the Bundy Field did add character views to parts of Coombe Bissett, as agricultural land it was essentially part of the open countryside. It is also in the AONB and LGS designation was unlikely to increase its existing level of protection.

⁴ The owner put forward part of the field for development as part of the 'call for sites' process. It was found to be 'potentially suitable' for development in the AECOM site assessment (Western side only). Development on the site was not supported by the community in Community Survey in July 2020. It will not be an allocated site in the draft CB&HNP.

Appendix 1 – Detailed reasons for LGS Designation

The Open Space Society outlines additional detail on the NPPF LGS designation criteria⁵:

The land has to be ‘reasonably close to the community it serves’.

There is no definition of this in the NPPF and it will be up to individual planning authorities to define. This may vary depending on the size of the community to which the green space relates, the size of the green space or the value placed on it by the community. The land must not be isolated from the community. Some councils have policies relating to LGS and have introduced a maximum distance between the space and the community. For instance, one has stated it must be within 400 metres, another 600 metres.

The land has to be ‘demonstrably special to a local community’.

Evidence must be provided of the land’s value to and use by the local community to show that it holds a particular local significance. The land must fulfil one or more of the following criteria:

(a) Beauty

This relates to the visual attractiveness of the site, and its contribution to landscape, character and or setting of the settlement. The LGS would need to contribute to local identity, character of the area and a sense of place, and make an important contribution to the physical form and layout of the settlement. It may link up with other open spaces and allow views through or beyond the settlement which are valued locally.

(b) Historic significance

The land should provide a setting for, and allow views of, heritage assets or other locally-valued landmarks. It may be necessary to research historic records from the County Archaeologist or National or Local Records Office.

(c) Recreational value

It must have local significance for recreation, perhaps through the variety of activities it supports, and be of value to the community.

(d) Tranquillity

Some authorities have an existing tranquillity map showing areas that provide an oasis of calm and a space for quiet reflection.

(e) Richness of wildlife

This might include the value of its habitat, and priority areas may have been identified by the council. It may require some objective evidence, such as a designation, like a wildlife site or Local Nature Reserve.

The land needs to be ‘local in character, not an extensive tract of land’.

The criteria may differ between settlements depending on their physical size and population. The areas would normally be fairly self-contained with clearly-defined edges.

Land could be considered for designation even if there is no public access (e.g. green areas which are valued because of their wildlife, historic significance and/or beauty).

⁵ <https://www.oss.org.uk/faqs-about-local-green-space-designation/>

Reasons for designation might be:

- i. Protecting an important view from or to a significant local feature, for example a church or manor house, which aren't already protected by other designations;
- ii. A park, play area or recreation facility which makes a significant visual contribution to the street scene or character of the settlement;
- iii. An important part of the street scene or character of the settlement, for example orchards or gardens within a village characterised by its open layout or sectioned form;
- iv. Contributing to an important public view into or out of an otherwise built up street scene;
- v. Offering informal recreation space (i.e. not a park or formal recreation facility) and/or tranquillity within a settlement, for example seating areas and riverbanks;
- vi. Being of local historical or cultural value to a settlement, for example land surrounding a memorial, or allotments which aren't already protected by other designations;
- vii. Being valuable for the richness of its wildlife.

Although there is no requirement for landowner consent to designate an LGS the landowner would still be responsible for the management of the site; and there is no obligation on them to allow public access if it is private land and there are no existing public rights of way.

Policy themes

Purposes and themes for policies addressing green space and infrastructure could include:

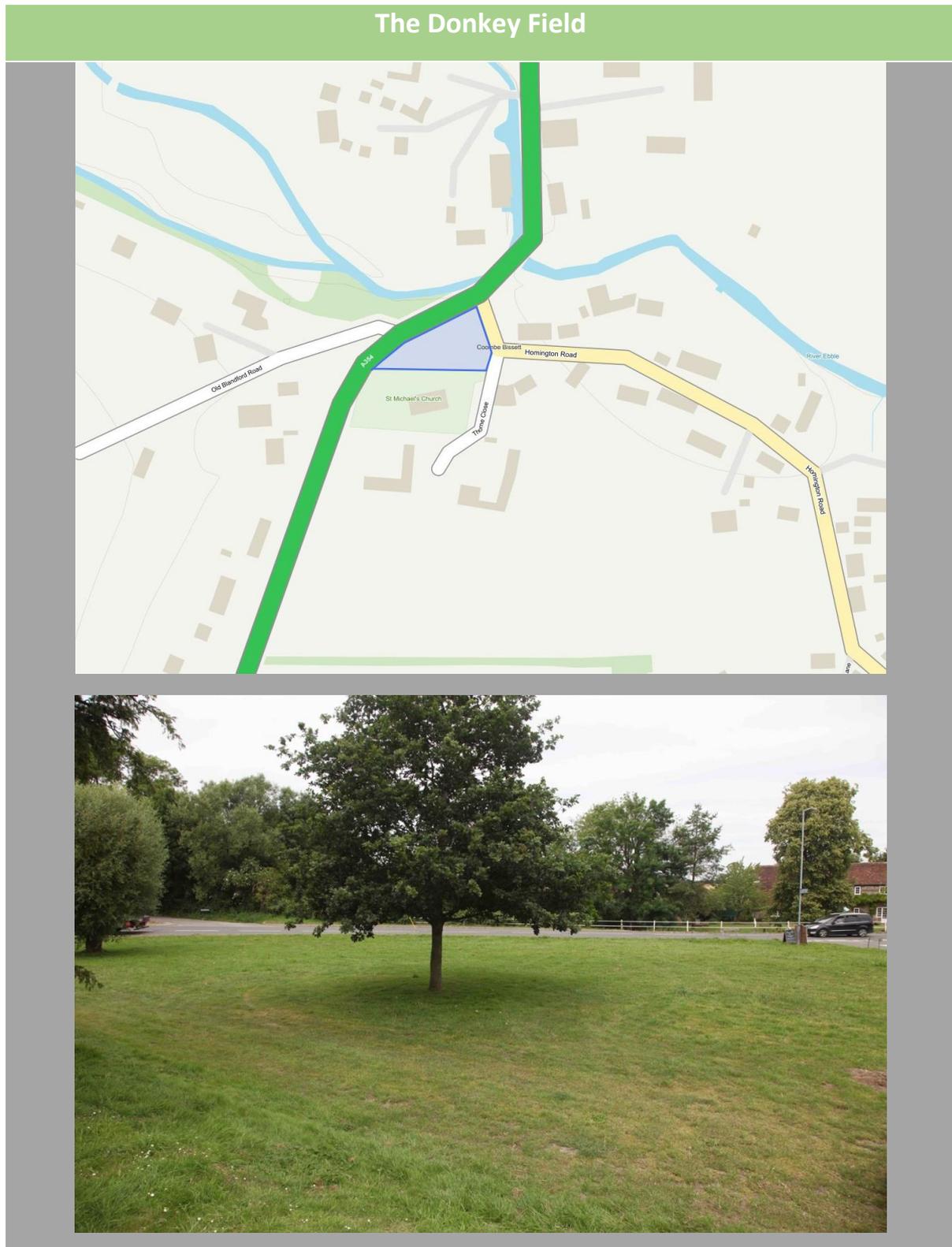
- Ensuring the space remains open and its community value is maintained
- Protecting the character of the area, including historic areas
- Ensuring adjacent development complements its setting
- Securing a natural corridor through development that enables people and wildlife to travel in and through or to link to surrounding paths;
- Setting out design requirements for new development around green space, including providing access into the space, where appropriate
- Enabling changes of use to allow a wider range of activities to take place
- Creation of new areas of green space in new development;
- Opportunities to create linkages between sites and address gaps in existing networks by the creation of new rights of way.

A policy specific to Local Green Space could make clear that development should not compromise the open character and community value of spaces or set out where limited development may be allowed to enhance the community use of the space.

Design policies could ensure that development adjacent to Local Green Space provide active frontages, to provide natural surveillance. Such policies could also deal with scale and character of development. Open Green Spaces could provide an ideal setting for creative modern buildings on adjacent sites.

Figure 4 – LGS Policy themes (Locality LGS Guidance, 2018, p.22)

Appendix 2 – Full details of potential LGS sites



| | |
|---|---|
| Size (Hectares) | 1.5 |
| General description | Green space between St Michael's Church, the A354 and Homington Road |
| Village | Coombe Bissett |
| Landowner | Coombe Bissett Parish Council (donated by the Thorne Family to the village) |
| Identified by (e.g questionnaire/steering group) | Questionnaire |
| Meets NPPF criteria: close to the community it serves | Yes |
| Meets NPPF criteria: local in character, not part of the open countryside | Yes |
| Meets NPPF criteria: demonstrably special to the local community | Yes |

| | |
|---|--|
| (beauty, historic value, recreation, tranquillity, wildlife, etc) | |
| Historic significance | Historic value from when people grazed donkeys (possibly fenced before). |
| Recreational value, beauty or tranquillity | Tranquil setting in semi-urban location. Used for parking regularly so that the church can hold events at the church, including weddings and funeral services. |
| Wildlife value | N/A |
| Existing development consent/s or protection | N/A |
| Public Support | Supported by 21 respondents in the (2018) Community Questionnaire. TBC support in July consultation. |

Recreation/Cricket Field







| | | | |
|--|--|---|--|
| Size (Hectares) | 3.39 | recreation, tranquillity, wildlife, etc) | |
| General description | Green space used for recreation, including cricket, children's play area and adult outdoor exercise equipment. | Historic significance | N/A |
| Village | Coombe Bissett | Recreational value, beauty or tranquillity | Recreation, tranquillity. Greenspace used for recreation (dogs banned in the summertime). Used by the cricket team weekly in summer. Includes children's play equipment and adult gym equipment. Also used for parking during especially well-attended events at the Village Hall. |
| Landowner | Coombe Bissett Parish Council | Wildlife value | N/A |
| Identified by (e.g. questionnaire/steering group) | Community Questionnaire | Existing development consent/s or protection | N/A |
| Meets NPPF criteria: close to the community it serves | Yes | Public Support | Supported by 12 respondents in the (2018) Community Questionnaire. TBC support in July consultation. |
| Meets NPPF criteria: local in character, not part of the open countryside | Yes | | |
| Meets NPPF criteria: demonstrably special to the local community (beauty, historic value, | Yes | | |

Coombe Bissett Cemetery (Pennings Drove)



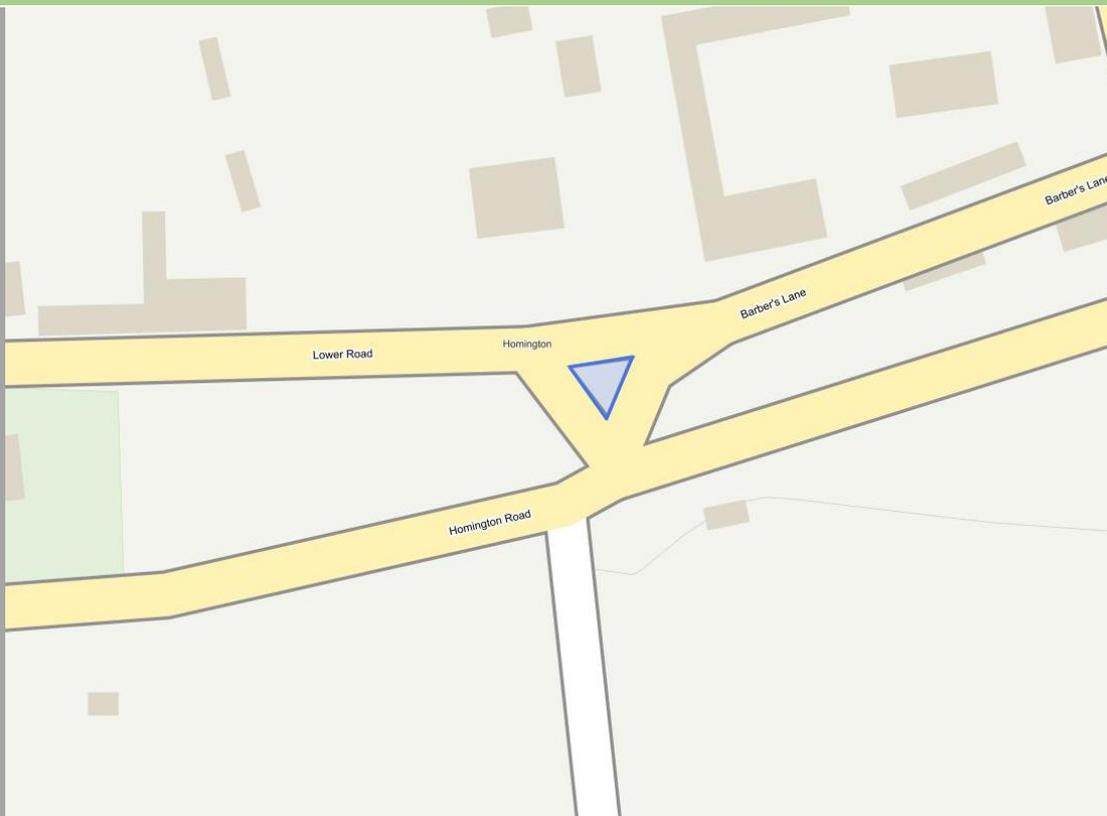
| | | | |
|---|------------------------------------|--|--|
| Size (Hectares) | 0.92 | Meets NPPF criteria: demonstrably special to the local community (beauty, historic value, recreation, tranquillity, wildlife, etc) | Yes |
| General description | Non-denominational burial grounds. | | |
| Village | Coombe Bissett | | |
| Landowner | Coombe Bissett Parish Council | Historic significance | Cemetery |
| Identified by (e.g. questionnaire/steering group) | CB&HNP Steering Group | Recreational value, beauty or tranquillity | Recreational, community wellbeing and tranquillity. reflection. Has a view looking east towards Homington. |
| Meets NPPF criteria: close to the community it serves | Yes | Wildlife value | Hedgerows. |
| Meets NPPF criteria: local in character, not part of the open countryside | Yes | Existing development consent/s or protection | Just outside of the Conservation Area |
| | | Public Support | TBC support in July consultation. |





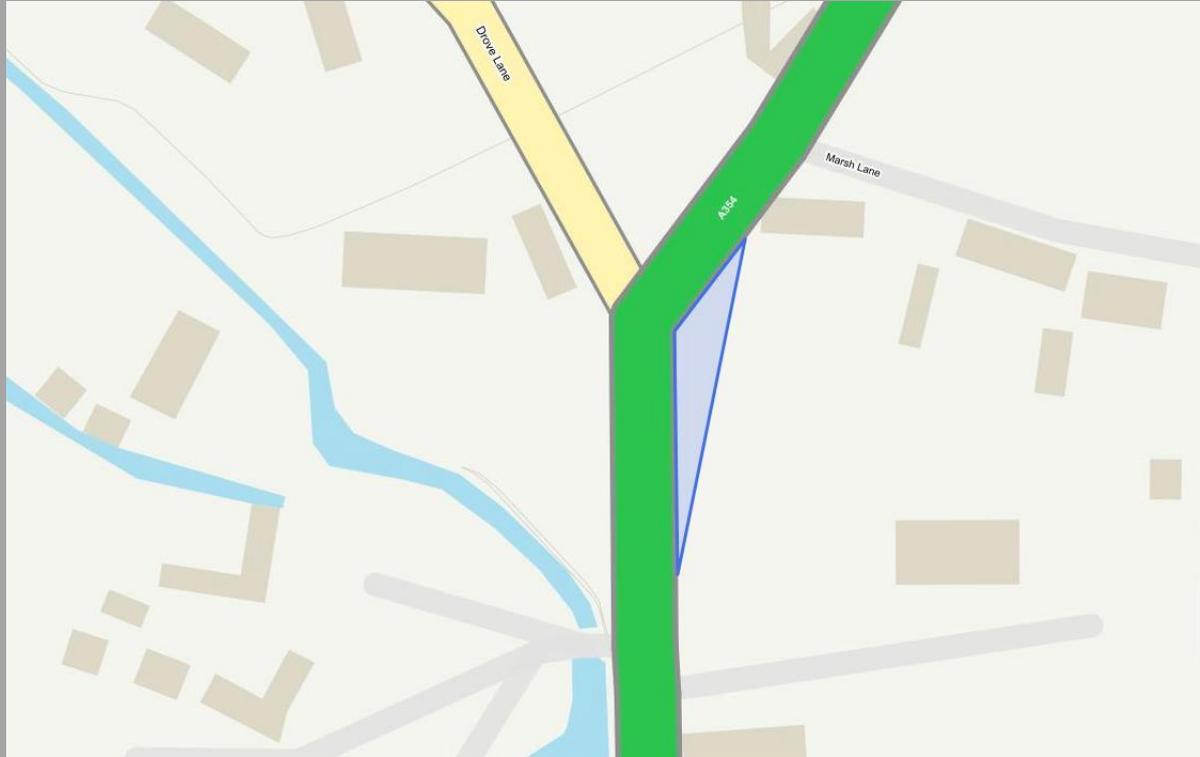
| | | | |
|---|---|--|---|
| Size (Hectares) | 0.23 | Meets NPPF criteria: demonstrably special to the local community (beauty, historic value, recreation, tranquillity, wildlife, etc) | Yes |
| General description | Tennis Courts | | |
| Village | Coombe Bissett | | |
| Landowner | Mr. Perrott, leased by Coombe Bissett Tennis Club | Historic significance | N/A |
| Identified by (e.g questionnaire/steering group) | Community Questionnaire | Recreational value, beauty or tranquillity | Used by the Tennis Club as a recreational area. |
| | | Wildlife value | N/A |
| Meets NPPF criteria: close to the community it serves | Yes | Existing development consent/s or protection | N/A |
| Meets NPPF criteria: local in character, not part of the open countryside | Yes | Public Support | Supported by 8 respondents in the (2018) Community Questionnaire. TBC support in July consultation. |

The Triangle, Homington



| | | | |
|---|---|---|--|
| Size (Hectares) | 0.006 | Historic significance | N/A |
| General description | Green area and resting space under a copper beech tree at the Homington Road, Barbers Lane and Lower Road intersection. | Recreational value, beauty or tranquillity | Tranquillity, benches, community space ("Homington's version of the Donkey Field without parking"). Includes bench for community enjoyment. |
| Village | Homington | Wildlife value | Wildlife value of mature beech tree (c. 25 years old). Not big enough for significant wildlife value. |
| Landowner | Coombe Bissett Parish Council | Existing development consent/s or protection | Within a Conservation Area. No Tree Preservation Order on tree. Adjoins a highway. Highways may require access but unlikely to be significant due to stone boulders and tree obstructing full access. |
| Access type | Public | Public Support | Supported by 2 respondents in the 2018 Community Questionnaire. TBC support in July consultation. |
| Identified by (e.g. questionnaire/steering group) | Community Questionnaire | | |
| Meets NPPF criteria: close to the community it serves | Yes | | |
| Meets NPPF criteria: local in character, not part of the open countryside | Yes | | |
| Meets NPPF criteria: demonstrably special to the local community (beauty, historic value, recreation, tranquillity, wildlife, etc) | Yes | | |

Green space on A354 (CB side, Hopkins Way)



| | |
|---|-------------------------------|
| Size (Hectares) | 0.7 |
| General description | Green strip adjoining A354 |
| Village | Coombe Bissett |
| Landowner | Coombe Bissett Parish Council |
| Identified by (e.g questionnaire/steering group) | CB&HNP Steering Group |
| Meets NPPF criteria: close to the community it serves | Yes |
| Meets NPPF criteria: local in character, not part of the open countryside | Yes |
| Meets NPPF criteria: demonstrably special to the local community (beauty, | Yes |

| | |
|--|--|
| historic value, recreation, tranquillity, wildlife, etc) | |
| Historic significance | N/A |
| Recreational value, beauty or tranquillity | More a verge but provides a rural character within a more urbanised setting along the Salisbury Road |
| Wildlife value | Mature tree and rich flora (spring crocuses) which adds to local attractiveness of the area. |
| Existing development consent/s or protection | N/A/(adjoining the Highway, would need to ensure access if necessary) |
| Public Support | TBC support in July consultation. |

The Spinney, Homington



| | |
|---|---|
| Size (Hectares) | 0.023 |
| General description | Green area adjacent to St. Marys Church and The Triangle, Homington with trees and hedging. |
| Village | Homington |
| Landowner | Robert Bradley |
| Access type | Private |
| Identified by (e.g. questionnaire/steering group) | Community Questionnaire |
| Meets NPPF criteria: close to the community it serves | Yes |
| Meets NPPF criteria: local in character, not part of the open countryside | Yes |
| Meets NPPF criteria: demonstrably special to the local community | Yes |

| | |
|---|--|
| (beauty, historic value, recreation, tranquillity, wildlife, etc) | |
| Historic significance | Unknown |
| Recreational value, beauty or tranquillity | Tranquillity, wildlife and beauty, history and village character. |
| Wildlife value | Contains a number of mature native trees and hedging. Considerable wildlife value and adds to biodiversity within the village. Potential for greater community use and has benches. Could be a community garden. |
| Existing development consent/s or protection | The site was subject to a planning application that was refused and also refused at appeal. Adjoins a highway. |
| Public Support | Supported by 2 respondents in the 2018 Community Questionnaire. Landowner does not support designation. |

The Bundy Field



Figure 5 – East end of the Bundy Field



Figure 6 – West end of the Bundy Field

| | | | |
|---|--|--|--|
| Size (Hectares) | 1.5 | part of the open countryside | |
| General description | Farmland to the south of Coombe Bissett | Meets NPPF criteria: demonstrably special to the local community (beauty, historic value, recreation, tranquillity, wildlife, etc) | Yes |
| Village | Coombe Bissett | Historic significance | N/A |
| Landowner | Gerald and Jenny Bundy Would support LGS designation on the eastern part, subject to the western part of the site being allocated for development | Recreational value, beauty or tranquillity | Provides landscape character views from a part of the village. |
| Access type | Private | Wildlife value | Farmland |
| Identified by (e.g. questionnaire/steering group) | Community Questionnaire | Existing development consent/s or protection | N/A |
| Meets NPPF criteria: close to the community it serves | Yes | Public Support | Varying degrees of support for either development or protection of the Bundy Field (see 2018 Community Questionnaire results). Development did not receive necessary support in 2020 Community Feedback Survey and will not go into draft NP as a development site |
| Meets NPPF criteria: local in character, not | Located next to village but is agricultural land | | |

Appendix 3 – Areas screened out of the LGS designation process

| LGS | Rationale |
|--|--|
| Playing Field (School) | Conflicts with NPPF (para 94) to not obstruct school expansion plans |
| Coombe Bissett Nature Reserve | Already protected (see also Views and Vistas Topic Paper) |
| Surrounding downland | Part of the open countryside |
| Homington Down | Part of the open countryside |
| Punchbowl | Part of the open countryside |
| Coombe Bissett Church | Already protected (Grade I listed) |
| Water meadows | Too generic, extensive tract of land, part of the open countryside |
| Watercress beds | Not accessible and not visual (screened). |
| Homington Down | Part of the open countryside. |
| Water meadows (between two River Ebble branch) | Agricultural land, part of the countryside and in AONB. LGS designation not considered to increase existing protections. |
| Land between Homington and Coombe Bissett | Considered an extensive tract of land. |
| Pond at Homington House | Privately owned land with man-made pond. |
| Edge of Chalk Quarry (woodland) | Not an area that would be safe to access. |
| Bake Farm | Part of the open countryside. |
| Between Coombe Bissett and Stratford Tony Road | Part of the open countryside. |
| Pennings Drove to Greenacres farm | Already protected under Coombe Bissett Down SSSI. Part of the open countryside. |