

Application for Local Green Space designation for
OALSNSP005 known as Church Green
On behalf of the Church Green Preservation Group

Contents:

1. Checklist
2. Supporting application
3. Photographs
4. Photo from Parish News
5. MDC Map

Author – Gilly Beer

13th December 2015

Norton St Philip Checklist and Criteria for Local Green Space Designation

OALSNP005 – Church Green

1.	General Information	Tick where evidence is attached
1.1	Name and address of site – including all known names <i>Church Green, Norton St Philip, Near Bath, Somerset</i>	
1.2	Site Location Plan – showing locality and boundaries of the site and map scale <i>Triangle of green in front of the Church School and Rectory. See attached MDC map</i>	
1.3	Organisation or individual proposing site for designation – normally Parish Council or recognised community group <i>Church Green Preservation Group and Parish Council</i>	
1.4	Ownership of site, where known <i>Believed to be owned by the Church as most of the land in this area was once or still is under their jurisdiction. The Church Wardens cut the grass and endeavour to keep the cars from damaging the verges or parking on the Church Green itself.</i>	
1.5	Is the owner of the site aware of the potential designation? Do they support the designation? <i>The Church Warden is both aware and supports the potential designation</i>	
1.6	Photographs of site <i>See attached</i>	
1.7	Community served by the potential Local Green Space – does it serve the whole village or a particular group? <i>Yes – the land supports the whole village.</i>	
2.0	Planning History	
2.1	Is there a current planning application for this site? If permitted/allocated could part of the overall site still be used as a Green Open Space? <i>No planning allocated or should be</i>	
2.2	Is this site allocated for development in the Local Plan Part 2? If allocated, could part of the overall site still be used as a Green Open Space? <i>Presently designated OALS with an ancient tree in the middle.</i>	
3.0	Size, scale and 'local nature' of proposed Local Green Space	

Norton St Philip Checklist and Criteria for Local Green Space Designation

	0.3 hectares	
3.1	Area of proposed site It is unlikely that a site over 50 acres would be considered suitable for designation 0.3 hectares	
3.2	Is the site an extensive tract of land? Extensive tracts of land cannot be designated as LGS and how does it relate in size to other fields/areas of land in the vicinity? No	
3.3	Is the proposed site 'local in character'? Does it feel part of the local area and why? How does it connect physically, visually and socially to the local area? What evidence can you provide? <i>This site is very much in "local character", sited next to the church and schools. It is accessed from the Church Yard and Church Mead as well as Church Street and Vicarage Lane and other footpaths within the village.</i> <i>It has been extensively used by the village for all sorts of gatherings, for example see copy attached of the front cover of the Parish Magazine and the old tradition of singing carols on Church Green every Christmas.</i>	
4.0	Need for Local Green Space	
4.1	Is there a need for a local green space in this location? Is there a shortage of accessible green space in the area? <i>Yes. Church Green is a connecting space and the only one in this part of the village.</i>	
5.0	Evidence to show that 'the green space is in reasonably close proximity to the community it serves'.	
5.1	How far is the site from the community it serves? Is the site within 2km of the local community? <i>Is within the village and only yards from the houses, Church and School surrounding it</i>	
5.2	Are there any barriers to the local community assessing the site from their homes? Include main roads and possible evidence along with potential solutions None	
6.0	Evidence to show that the green area is 'demonstrably special to a local community'.	
6.1	Evidence of support from Parish Council – such as letter of support or minutes of meetings <i>Public meeting on 19th November and Parish Council meeting on 2nd December fully supported this application</i>	

Norton St Philip Checklist and Criteria for Local Green Space Designation

6.3	<p>Evidence of support from community leaders such as ward members, district councillors etc.</p> <p><i>MDC County and District Councillor is also in support of this application</i></p>	
6.4	<p>Evidence of support from other groups – such as conservation groups, wildlife trusts, local amenity societies, local schools etc.</p> <p><i>The Church Green Preservation Group</i></p>	
7.0	<p>Evidence to show that the green area ‘holds a particular local significance, for example because of its beauty’ Indicate what evidence you are providing against each point.</p>	
7.1	<p>Is this criterion relevant to this site? Yes</p>	
7.2	<p>Describe why the community feels that the site has a particular local significance for its beauty.</p> <p><i>The Church Green is within the enclave of the Church and Schools. Weddings and major Church services are enhanced by the Church Green and many a photograph has been taken there with the Church in the background.</i></p>	
7.3	<p>Site visibility – Is it easy to see the site from a public place? Are there any long distance views of the site? Are there views of the site from any key locations?</p> <p><i>Yes</i></p>	
7.4	<p>Is the site covered by any landscape or similar designations? Such as conservation area, special landscape area, area of outstanding natural beauty?</p> <p><i>It is within the conservation area</i></p>	
7.5	<p>Is the site specifically mentioned in any relevant landscape character assessments or historical documents?</p> <p><i>It is always mentioned in Guide Notes about the village (walkers guides etc.).</i></p>	
7.6	<p>Does the site contribute to the setting of a historical building or other special feature?</p> <p><i>Yes to the 14th Century Church and to the School</i></p>	
7.7	<p>Is the site highlighted in literature or art? i.e. famous book or painting.</p> <p><i>Yes. Evidence has been found in a 17th Century print of the Church with the Church Green featuring in the bottom left of the print (a copy of the print is attached)</i></p>	
8.0	<p>Evidence to show that the green area ‘holds a particular local significance for example because of its historical significance’?</p>	

Norton St Philip Checklist and Criteria for Local Green Space Designation

8.1	Is this criterion relevant to this site? Yes	
8.2	Are there any historical buildings or remains on the site? Including listed buildings, ancient monuments, memorials etc. None	
8.3	Are there any important landscape features on the site? Including old hedgerows; ancient trees; historic ponds; or historic garden features. <i>Ancient tree in the centre with a possible TPO</i>	
8.4	Did the site play an important role in the historic development of the village? <i>Yes, The historical and Grade 11 listed housing in Church Street act as a border</i>	
8.5	Did any historic events take place on the site? <i>Not known</i>	
8.6	Do any historic rituals take place on the site? Such as maypole dancing etc. <i>Village carol singing, drama group, national celebrations such as tea parties, (i.e. Queens Jubilee, Royal Weddings)</i>	
9.0	Evidence to show that the green area 'holds a particular local significance, for example because of its recreational value including as a playing field (if appropriate).	
9.1	Is this criterion relevant to this site? Yes	
9.2	Is the site used for playing sport? If so what sport? How long has it been used for sports and is the provision free or club membership required? <i>No</i>	
9.3	Are the public able to physically access the site? Are there any public rights of way across the site or adjacent to the site? Has access been allowed on a discretionary basis? Is there public access to the whole or only part of the site? Is there good disabled access to the site? <i>Full Public Access</i>	
9.4	Is the site used by the local community for informal recreation? And since when? E.g. dog walking, sledging, ball games etc. <i>Yes, walking and rambling visiting other parts of the village. It is also a great stopping off point to take a breath on the circular seat under the tree</i>	
10.0	Evidence to show that the green area 'holds a particular local significance, for example because of its tranquillity'?	
10.1	Is this criterion relevant to this site? Yes	

Norton St Philip Checklist and Criteria for Local Green Space Designation

10.2	Do you consider the site to be tranquil? Are there any busy areas near by? Yes	
10.3	Is the site within a recognised tranquil area? <i>Yes as it is adjacent to the Church and it is very peaceful sitting under the tree on the circular bench in the summer</i>	
11.0	Evidence to show that the green area 'holds a particular significance for example because of its richness of its wildlife'?	
11.1	Is this criterion relevant to this site? Yes	
11.2	Is this site formally designated for its wildlife value? E.g. as a site of specific scientific interest; a key wildlife site etc. No	
11.3	Are any habitats or species found on this site? Plans or protected species or on the red/amber lists of birds of conservation concern etc. No	
11.4	What other wildlife of interest has been found on the site? <i>It is a vital connecting piece of open land with a huge tree in the centre of it for mammals and birds</i>	
11.5	Is the site part of a long term study of wildlife my members of the local community? Including the long term monitoring of breeding birds etc. Not at present	
12.0	Evidence to show that the green area 'holds a particular significance for any other reason'?	
12.1	Is this criterion relevant to this site? Yes	
12.2	Are there any other reasons why this site has a particular local significance for the local community? <i>Church Green is a very much loved feature of the village; known and used by all inhabitants and visiting general public for a variety of reasons.</i>	

Completed by:

Church Green Preservation Group: Rod Beer; Gilly Beer; Therese Caudell; Helen Barnes; Matthew Harden.

Application for Land Designated OASL Norton St Philip 005 to be regraded as an Open Green Space under Mendip Local Plan Pt II

Background

- 1 The land in question lies in front of the Church - it does not actually have a name, but for ease of reference and identification it is called Church Green in this Paper.
- 2 The Land is designated by Mendip District Council in its Local Plan Part I as being within the Conservation Area in Norton St Philip. In addition it is afforded the status of an Open Area of Local Significance - OALS. The reference given to it is OASL Norton St Philip 005. The Council states that the land is size 0.3 hectares. The tree on the land is protected under this designation.
- 3 The land is bordered on the school side by Vicarage Lane - a public highway. Somerset Highways Department take full responsibility for this road.
- 4 The small triangle at the junction of Vicarage Lane and Church street is owned by Mendip District Council. It takes full responsibility for it and it maintains its borders with Vicarage Lane, Church Street and the side facing the stone wall of Church Cottage.
- 5 Church Green is not owned by Mendip District Council, the Highways Department, Church Cottage, the Parish Council, the Vicarage, the School nor the Church.

Local Plan Part II

- 6 Mendip District Council are in the process of developing its Local Plan Part II. As part of this the Council has said that Part

II will need to include a Review of land currently protected as open spaces and which are of acknowledged importance to the local character of settlements. Such land is already identified as Open Areas of Local Significance - OALS.

7 Mendip District Council say that it is important to do this for the following reasons:-

- So that the continued protection is up to date.
- That changes since 2002 are taken into account.
- To identify those where statutory protection under conservation and heritage policies are in place and thus may not need to be subject to additional protection.
- To identify those where protection was warranted 15 years ago but may no longer continue to do so.
- To identify any areas currently not protected but which would merit protection under the Review.

8 The outcome of the Review is to ensure that all OALS within the responsibility of Mendip District Council meet the criteria of an Open Green Space OGS. The definition of an OGS is set out in the National Planning Policy Framework.

Designation of The Church Green as a Local Open Space

9 It is the strong belief that the land currently designed by Mendip District Council as OALS Norton St Philip 005 fully meets the criteria of an Open Green Space and should be designated as such in Local Plan II.

10 The Criteria is below and the argument for Church Green meeting it is set out below:-

Criteria 1 - located in reasonably close proximity to the community they serve.

11 Church Green is opposite the Church and the 2 village schools. The village is home to many families and a good spread of ages of all inhabitants. This part of the village is very much the centre and is used by all inhabitants.

Criteria 2 - do not represent an extensive tract of land.

12 Church green is 0.3 hectares.

Criteria 3 - their contribution to the settlement is not already protected through other policies designations.

13 Church Green is in the Conservation Area and it provides a vital open space contribution in partnership with the hard landscape.

Criteria 4 - they are demonstratively special and warrant special protection as a result of fulfilling at least one of the following roles:-

i Protecting an important public view or out from a significant local feature, for example a church or manor house, which aren't already protected by other designations.

Church Green is opposite the main entrance to the Church. There is no main road in-between. The Green is seen by all who use or visit the Church, and affords a place where people can view the Church and the very old houses in Church St. All the hard landscape around Church Green is within the Conservation Area and most has is Listed status.

ii A park, play area or designated facility which makes a significant visual contribution to the street scene or character of the settlement.

Church Green is visibly pleasing, having a magnificent tree (sycamore) standing on it with a wooded seat around the trunk. It affords space for the church (which is on slightly higher ground) and it takes the viewer's eye away from the road into the surrounding countyside. As a consequence it provides the perfect setting for the hard landscaping

iii important part of the street scene or character of the settlement, for example spaces such as orchards or gardens within a village characterised by its open layout or sectioned form.

This part of Norton St Philip lies towards the edge of the village and the wider landscape is very visible from the Church Green and the Church. The mature trees of surrounding houses can be seen and also those of the Churchyard also. The area nonetheless provides a defined space being as it is in the area of the oldest houses and of the 14th century church.

iv Contributing to an important view into or out of an otherwise built up street scene

Church Green is bordered by the Church, the schools and 2 houses. However, none are near and none constitute what can be called a built up street scene. However Church St is a continuous terrence of old houses and the Church Green creates the contrast.

v Offering informal recreation space (i.e. not a park or formal recreation facility) and/or tranquility within a settlement, for example seating areas and riverbanks.

Church Green is used by walkers, families, individuals - all and any who wish to rest. The seat around the tree offers rest and the Green allows contemplation and solitude.

vi Being of local historical or cultural value to a settlement, for example land surrounding a memorial, cemeteries or allotments which aren't already protected by other designations.

Church Green has existed for at least 150 years - as 19th century photographs show. There is no reason to suppose that it has ever been anything but a green area by the church. It lies near the Churchyard (currently in use for burials and cremation stones) and also the WW1/WW2 War Memorial, which lists those from the village who died in the World Wars.

vii Being valuable for the richness of its wildlife.

Church Green is small but it acts as a corridor for wildlife connecting farm and grazing land with the village. In the case of birds it provides roosts near the church tower and for small mammals it provides a route into the countryside.

Conclusion

11 The above clearly shows that Church Green fully meets the criteria for designation as a Local Green Space. It is a vital part of the village and its influence reaches out to all the inhabitants and wildlife. It provides the perfect setting for the Church and its activities. For the school it provides the essential space around it to define its function and help children identify and respect what goes on inside.

12 By providing space for wildlife Church Green plays its part in the National movement to conserve what we have, provide corridors for movement, provide shelter and space for flight and roosting.

13 In all Church Green is part of a living English village.

Gilly Beer 13 November 2015
Dunkerton Church St Norton St Philip

Pictures of OALSNSP005 also known as Church Green



Above view from the Rectory with St Philip & St James Church to the right, Norton School on the left and Church Street in the background.

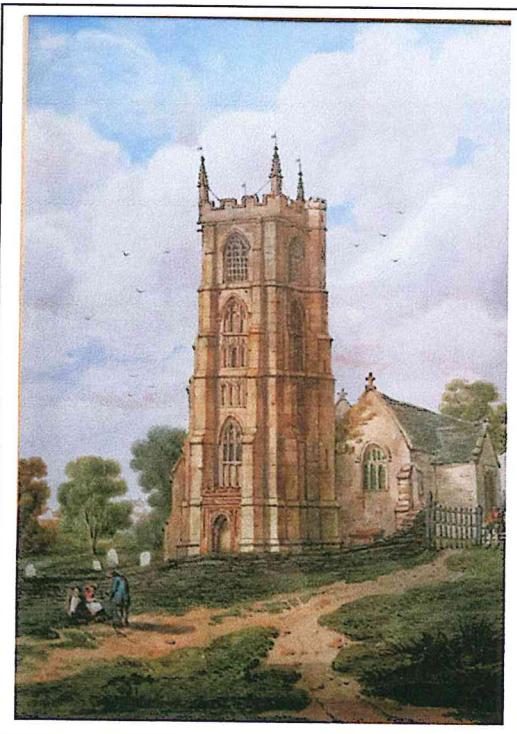


Above view of OALS NSP005 taken from Norton School looking at St Philip & St James' Church with the Rectory on the right.

Pictures of OALSNP005 also known as Church Green



Above view of OALSNP005 looking towards Vicarage Lane and the wooden school building and playing area on the right with the boundary wall of the rectory on the left. This OALS piece of land is triangular and bordered by private road on all sides.



The picture (left) is of an 17th century coloured print of St Philip and St James Church with a corner of Church Green showing on the bottom left hand corner of the print.



Old picture postcard of Norton St Philip Church with Church Green in the forefront

PARISH NEWS

DECEMBER 2015 &
JANUARY 2016

FAULKLAND, HARDINGTON, HEMINGTON, LAVERTON & NORTON ST PHILIP



Carol singing round the tree Church Green.

This year it's on 23rd December at 6:30 pm

We wish all our readers a very Happy
Christmas and New Year. We look forward
to seeing you at our many and varied
activities and services during this busy time
of year.

OALS Norton St Philip

Scale 1:4000

Notes

Compiled by on 7 January 2015

MENDIP
DISTRICT COUNCIL

