

1.	General Information LGS Application for Ringwell Meadow, Norton St Philip	Tick where evidence is attached
1.1	Name and address of site – including all known names Ringwell Meadow, Ringwell Lane, Norton St Philip	
1.2	Site Location Plan – showing locality and boundaries of the site and map scale <i>See attached – as defined by OALSNP004</i>	
1.3	Organisation or individual proposing site for designation – normally Parish Council or recognised community group Ringwell Meadow Preservation Group and Parish Council	
1.4	Ownership of site, where known Will and Janet Martin , Lyde Green, Chris & Karen Parsons, The Barton and Jason Warmisham & Lindsay Miller, The Barn	
1.5	Is the owner of the site aware of the potential designation? Do they support the designation? Yes	
1.6	Photographs of site <i>See aerial photograph attached</i>	
1.7	Community served by the potential Local Green Space – does it serve the whole village or a particular group? Whole Village	
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 current application</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>No development allocated</i>	
3.0	Size, scale and 'local nature' of proposed Local Green Space Approx. 2 acres; enclosed by Ringwell Lane and the properties along this, The Barton and Church Street	
3.1	Area of proposed site <i>It is unlikely that a site over 50 acres would be considered suitable for</i>	

	designation <i>Circa 2 acres</i>	
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? <i>No -see above</i>	
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>See full application</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; importance recognised in CACA</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>Yes; 3 mins walk from church - see aerial photograph</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 <i>Private land but clearly visible from all around site</i>	
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>PC support given in 9.14 and further confirmed on 19.11.15 and at the Parish Council Meeting on 2nd December 2015</i>	
6.3	Evidence of support from community leaders such as ward members, district councillors etc.	

6.4	<p>Evidence of support from other groups – such as conservation groups, wildlife trusts, local amenity societies, local schools etc.</p> <p><i>LGS application sponsored by Ringwell Meadow 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>See full application</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>Yes</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>Yes - Q2/DP2</p>	
7.5	<p>Is the site specifically mentioned in any relevant landscape character assessments or historical documents?</p> <p>Yes - MDC CACA</p>	
7.6	<p>Does the site contribute to the setting of a historical building or other special feature?</p> <p><i>See full application</i></p>	
7.7	<p>Is the site highlighted in literature or art? i.e. famous book or painting. No</p>	
8.0	<p>Evidence to show that the green area 'holds a particular local significance for example because of its historical significance'?</p>	
8.1	<p>Is this criterion relevant to this site? Yes</p>	
8.2	<p>Are there any historical buildings or remains on the site? Including listed buildings, ancient monuments, memorials etc.</p> <p>Adjacent to G2* Ancient Monument</p>	
8.3	<p>Are there any important landscape features on the site? Including old hedgerows; ancient trees; historic ponds; or historic garden features.</p> <p><i>The hedgerows surrounding Ringwell Meadow especially south of Norton Brook are old and a few of the trees along the same stretch are many years old. Also, the edge of the Meadow which abuts Ringwell Lane has an old dry stone wall which is a haven for newts, frogs, toads and a variety of wildlife.</i></p>	
8.4	<p>Did the site play an important role in the historic development of the village?</p> <p><i>See full application</i></p>	
8.5	<p>Did any historic events take place on the site?</p>	

	Close by - see full application	
8.6	Do any historic rituals take place on the site? Such as maypole dancing etc. No	
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? No	
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? No	
9.4	Is the site used by the local community for informal recreation? And since when? E.g. dog walking, sledging, ball games etc. No	
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	
10.2	Do you consider the site to be tranquil? Are there any busy areas nearby? Yes -see CACA and full application	
10.3	Is the site within a recognised tranquil area? Yes	
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? No	
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. Unknown - survey required	
11.4	What other wildlife of interest has been found on the site? Unknown	

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. <i>Unknown</i>	
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>See full application</i>	

Completed by:

Date:

Ringwell Meadow Preservation Group
2015

14th December

Mendip Local Plan Part 2: Local Green Spaces : Ringwell Meadows, Norton St Philip (OALSNSP004)

Introduction

1. An application was made to Mendip District Council in October, 2014 for Local Green Space designation for Ringwell Field. This application fully met the criteria for such designation under the policies set out in the NPPF/PPG.
2. This new application under LPP2 supersedes the previous application. It applies for LGS designation for the site defined by OALSNSP004 which subsumes Ringwell Field. The enlarged site is now described as Ringwell Meadows, and is shown here.



The Site

3. The boundary of the site can be seen in the more detailed photograph and plan at Annex 1. The site is the area of land immediately below the houses in The Barton, and extends westwards down to Norton Brook, and beyond the brook to Ringwell Lane. It is enclosed by a rubble wall in Ringwell Lane and on the eastern side of Norton Brook by the properties in The Barton.
4. Under policy Q2 in the previous Local Plan, the site was designated as an 'Open Area of Visual Significance'. Under policy DP2 in Part 1 of the new Local Plan the site has become an 'Open Area of Local Significance'. This change from visual to local significance was intended to reinforce the importance of the site in terms of its value to the local community.

Criteria for Designation

5. Mendip's published criteria for Local Green Spaces require that they

- are located in reasonably close proximity to the community they serve;
- do not represent an extensive tract of land;
- are not already (adequately) protected through other policies or designations;
- are demonstrably special and warrant special protection as a result of fulfilling at least one of the following roles:
 - i. Protect an important public view towards or out from 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 spaces such as 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, cemeteries or allotments which aren't already protected by other designations.
 - vii. Being valuable for the richness of its wildlife.

6. The site is now examined against each of these criteria, which it meets in full.

It is located in close proximity to the community it serves

7. The site is just inside the western boundary of the conservation area, and about two minutes walk from the church. The aerial photograph shows its location in relation to the church and to the listed buildings in The Barton and Ringwell Lane.

It does not represent an extensive tract of land

8. The site is a small group of fields with a combined area of about 2 acres.

Its contribution to the settlement is not already protected through other policies or designations

9. As noted above, under policy Q2 in the previous Mendip Local Plan, the site was designated as an 'Open Area of Visual Significance', and under policy DP2 in Part 1 of the new Local Plan it has become an 'Open Area of Local Significance'.

10. Recent attempts to develop Great Orchard (OALSNSP003) - another strong candidate for LGS designation - have shown that Q2 protection has not been sufficient to deter landowners and developers from seeking to exploit high property values in Norton St Philip driven by its proximity to Bath. It is not yet clear how much further protection will be provided by OALS status. Under LPP2 the site has become eligible for LGS designation, and this is now essential.

It is demonstrably special and warrants special protection as a result of fulfilling at least one of the following roles:

i. Protecting an important public view towards or out from 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 spaces such as 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;

11. The site is certainly 'demonstrably special'. It fully meets the geographical criteria for LGS designation under paragraph 77 of the NPPF. Specifically, it is 'local in character, and significant because of its landscape value'. The fact that it comprises three privately-owned parcels of land, with no public ROW, does not diminish its value to the local community.

12. Apart from its long-established recognition as an 'Open Area of Visual Significance' the site was mentioned several times in the comprehensive analysis of the qualities of the NSP conservation area which was published by MDC in 2007 in its Conservation Area Character Appraisal. Paragraph 7.21 of the CACA says that there are four important green spaces in the conservation area, and that one of these is 'the field along the course of Norton Brook, on the east side of Ringwell Lane', i.e. Ringwell Meadows.



Ringwell Meadows from The Barton

13. The CACA draws attention to the pleasant walk from the church along Ringwell Lane, past the site and listed buildings and up Chevers Lane, emphasising that Ringwell Lane is one of the oldest lanes in the village.

14. The site is immediately adjacent to several listed buildings. These are G2 listed Burrgate and Ringwell Cottages and the G2* Ancient Monument (the Tudor Dovecote) which once belonged to G2 listed Manor Farm. The fields make a strong contribution to the visual appeal of the conservation area, blending harmoniously with the surrounding contours. The undeveloped nature of the site is in keeping with the loose-grained character of this part of the village.



Looking North-west across the site, to listed cottages below

15. As can be seen the site makes a major contribution to the visual appeal of the conservation area. It provides an ideal setting for the surrounding listed cottages and the Tudor Dovecote.



Norton Brook running through the Meadows



The G2* Dovecote from Ringwell Meadows

16. This applies also when looking back towards the church.



View from north-west towards the church

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

17. Whilst Ringwell Meadows is not a publicly available recreation space its tranquillity is self-evident.



Looking east towards The Barton

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

18. The site is close to the location of the well documented battle of 'Phillips Norton' which preceded the Battle of Sedgmoor in 1685, and Ringwell Lane could become part of the proposed heritage trail to commemorate the Battle of Sedgemoor. For more historical background see the LGS application for Great Orchard (OALSNSP003).

19. The site is overlooked by a G2* Ancient Monument (the Tudor Dovecote) which receives regular visits from archaeologists and historical societies.

Conclusions

20. Ringwell Meadows is a compact and well defined space in the centre of the conservation area. It is demonstrably special, with high landscape value. Its contribution to NSP has been recognised in the CACA, and by its categorisation under policy DP2 in the new Local Plan as an OALS. The site meets all Mendip's criteria for designation as a Local Green Space and it should be so confirmed under LPP2. Given the attempts made by developers in NSP to disregard Q2/DP2 safeguards such designation would further safeguard the site for the local community, and for future generations.

21. This application has the full support of the NSP Parish Council and is being submitted with the full knowledge of the landowners.

Date of submission

Enclosures

Annex 1: Aerial Photograph showing site boundary

Map showing site

Ringwell Meadows (OALSNSP004) : Annex 1

