

Local communities can identify green spaces for special protection (where new development is ruled out other than in very special circumstances). These are known as Local Green Spaces (NPPF para.s 76-78)

In order to qualify for the designation, it is important to demonstrate that the green space:

- is in **reasonably close proximity** to the community it serves
- **is demonstrably special to a local community** and holds 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
- is **local in character** and is **not an extensive tract of land**
- **is not already consented for development** (no existing planning consents or allocations in the development plan)
- **is likely to endure** beyond the plan period (ie there is not likely to a reason why the green space would no longer be valued and could be developed)

How close is “in reasonably close proximity”?

There are no prescribed distances, however in general 800m is considered reasonable walking distance, so where a local green space is further from a settlement, special consideration should be given to the extent to which it is access and enjoyed. If public access is a key factor, then the site should normally be within easy walking distance of the community served.

What is “demonstrably special” and of “local significance”?

There is no specific guidance on this, but evidence of consultation showing strong support, the formation of ‘Friends of...’ type groups or other actions that make clear the space is of particular local interest should be cited. Where a Green Space is special because of a specific function it serves, and there may be a reasonable prospect of this function being relocated to another site, it would not be prudent to designate the site as a local green space (and suitable protection may already be given under general policies protecting community assets). Sites can be in private landownership and there does not need to be public access.

What is “an extensive tract of land”?

There is no prescribed upper size limit, so this is a matter of judgement in knowledge of the local context. In particular the reference to ‘local in character’ should be considered – if there is no notable difference in character between the proposed site and the surrounding fields, then the space may not readily qualify. Certainly some spaces in excess of 5ha have been considered to be too extensive by Neighbourhood Plan examiners.

What if there is already an existing level of protection?

Different types of designations are intended to achieve different purposes. If land is already protected by another designation (such as Green Belt status), consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.

The following Table illustrates how the various spaces meet the NPPF tests:

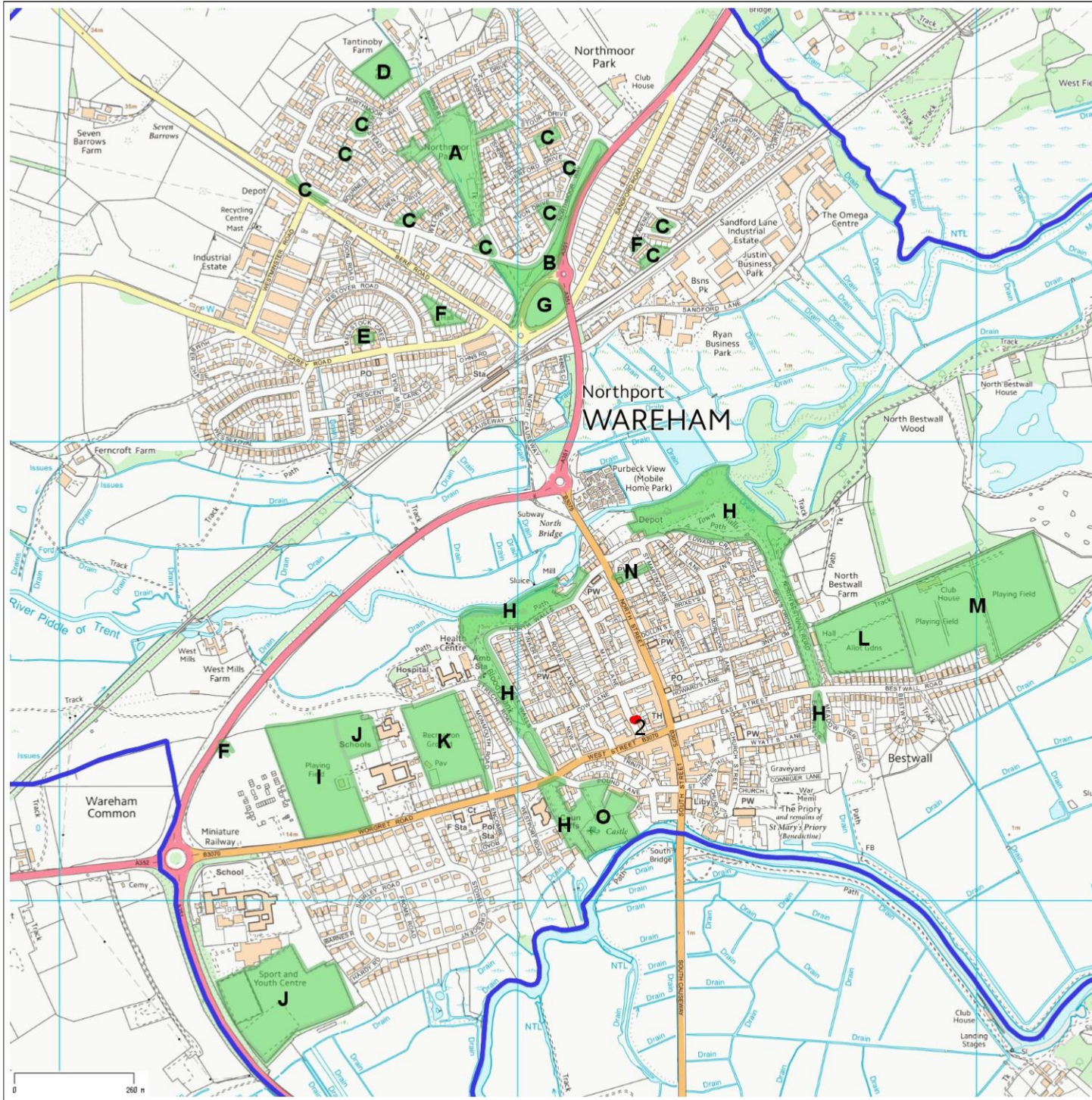
Local Green Space	Size (ha)	Distance (if > 400m from town)	Local Significance				Ownership	Existing statutory designations	Overview
			Landscape Value	Historic Significance	Recreation Value	Wildlife Value			
A. Hauses Field	2.1	n/a (within 400m)	Medium	Low	High	Low	Wareham Town Council	None	A very well used and valued play area (including skate park) and informal recreation space. The area has been recently redeveloped and improved thanks to Wareham & District Development Trust.
B. Land in Northmoor Park between A352 and Northmoor Way	1.4	n/a (within 400m)	High	Low	High	Medium	Dorset County Council	None	This area provides a green space between the existing housing estate and the busy main A351 road.
C. Various small green spaces in Northmoor Park	< 0.2	n/a (within 400m)	Medium	Low	High	Medium	Purbeck District Council	None	Valued green amenity spaces within housing estate generally used for informal sitting / play.
D. Northmoor Park Allotments	0.8	n/a (within 400m)	High	Low	High	High	Morden Estates leased to Wareham Town Council	Green Belt	Highly valued, well used, secure community allotments.
E. Green space opposite Carey shops	0.1	n/a (within 400m)	Medium	Low	High	Medium	Astor Housing Association	None	A peaceful space in the housing estate adjoining the local centre.
F. Play Areas at Drax Avenue, Mistover Road & Westgate	< 0.2	n/a (within 400m)	Medium	Low	High	Low	Wareham Town Council (Westgate currently Bloor Homes)	None	Children’s play areas.
G. The Sward	0.7	n/a (within 400m)	Medium	Low	Medium	Medium	Dorset County Council	None	Landscaped green site at the Bere Road entrance to the town.
H. Wareham Town Walls	7.0	n/a (within 400m)	High	High	High	High	Rempstone Estate leased to Purbeck District Council	Scheduled Monument, Conservation Area, Green Belt (part) and Registered Commonland (part)	The ancient walls are a most significant feature of the town attracting visitors and locals to which the public have right of access. There is a marked interpretive historic walk leads around the walls. Although altogether these amount to approximately 7.0ha, their sinuous configuration does not make the space feel like an extensive tract of land.

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I. Former Middle School Playing Fields	3.6	n/a (within 400m)	High	Low	High	Medium	Dorset County Council	None	Major community sports resource. Regularly used for training by local youth sports teams, and a prominent green space on high ground on the western edge of the town.
J. Purbeck School & St Mary's Primary School Playing Fields	4.0 + 0.7	n/a (within 400m)	Medium / High	Low	High	Medium	Dorset County Council	None	The playing fields are intensively used by The Purbeck School with some areas shared with the local community through agreements with Purbeck District Council. Landscape value of St Mary's Primary School Playing Fields is high due to being on high ground on the western edge of the town
K. Recreation Ground	2.3	n/a (within 400m)	High	Low	High	Low	Wareham Town Council	None	Used as a children's play area and site of Sports Pavilion and Cricket pitch.
L. Bestwall Allotments	2.5	n/a (within 400m)	Medium	Low	High	Medium	Wareham Town Council	Green Belt, AONB	Highly valued community allotments protected under the Smallholding & Allotments Act 1908. Registered as a Community Asset.
M. Wareham Rugby Club Playing Fields	6.7	n/a (within 400m)	High	Low	High	Low	Wareham Town Council & Rugby Club	Green Belt, AONB	This is a significant community asset providing sporting and other community facilities.
N. War Memorial and land adjacent to St Martins Church	0.1	n/a (within 400m)	High	High	High	Medium	Wareham PCC	Curtilage of Listed Building	St Martins Church is the most complete example of an Anglo-Saxon Church in Dorset. It dates from 1030. The grounds form part of historic Walls Walk with peaceful space to the rear.
O. Castle Close Garden	1.4	n/a (within 400m)	High	High	Low	Low	Private	Scheduled Monument	Former site of a 12th Century motte and bailey castle, very visible in views from the south.



Wareham Town CP

Local Green Spaces



Legend

- Local Green Space (GS1) ■
- Parishes N

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