

Semington Neighbourhood Plan

Semington Local Green Spaces Report

May 2024

1. Introduction

Since 2012, through either Local Plans or Neighbourhood Plans have been able to designate areas of green areas and open spaces as Local Green Space (LGS) in order to afford them a higher level of protection, provided they are of particular importance to local communities.

Once a site is designated as a Local Green Space, it is protected against inappropriate development except in 'very special circumstances' (National Planning Policy Framework December 2023¹ para. 152). Local Green Space designation gives a level of protection against development consistent with the protection of land in the Green Belt.

This is a report to accompany and evidence the Local Green Space designations proposed in the Semington Neighbourhood Plan as the Plan is progressed through formal consultation stages. The first of those formal stages is Regulation 14, when formal responses to designations will be considered. As set out in the report, informal consultation has already taken place, both with the local community and landowners to inform the proposed designations.

2. Identifying Local Green Spaces as part of preparing the Semington Neighbourhood Plan

The updated National Planning Policy Framework (NPPF) updated in December 2023 makes provision for LGS in chapter 8, which is headed "Promoting healthy and safe communities". Under the sub-heading "Open Spaces and Recreation", paragraphs 105, 106 and 107.

The Planning Practice Guidance (PPG), published by the Government in March 2014² provides further guidance on LGS designation.

A potential Local Green Space should meet the criteria set out in the National Planning Policy Framework and the National Planning Practice Guidance. These criteria are not specific, but act as guidance which should then be interpreted at a local level. The Steering Group has therefore been informed by NPPF and the PPG to identify why a particular space in Semington offers something that justifies designation as LGS and meets the criteria and guidance as set out in national documents. The designation focusses on the importance of identified areas for the local community. Importantly NPPF makes it clear that this designation should be consistent with wider planning policy for an area including the provision of new homes and employment opportunities, and it should not be seen as means to stop wider development needs.

¹ https://assets.publishing.service.gov.uk/media/65829e99fc07f3000d8d4529/NPPF_December_2023.pdf

² <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

The planning context has been also been researched to inform the designation. The PPG states that Local Green Space designation will rarely be appropriate where the land has planning permission for development. The PPG also states that ‘different types of designations are intended to achieve different purposes. If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space’ (paragraph 011 Reference ID: 37-011-20140306).

3. What makes a space suitable for Local Green Space designation?

The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) 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; and
- c) local in character and is not an extensive tract of land.

(National Planning Policy Framework December 2023, para. 106).

The definition of ‘demonstrably special’ is broken down to five factors:

- Beauty:** A place of aesthetic beauty that adds to the visual qualities of the parish.
- History:** A place with significant local historical importance.
- Recreation:** A place which offers formal or informal recreation and sporting opportunities for residents and visitors.
- Tranquillity:** A place that offers an escape from everyday noise and activity.
- Wildlife:** A place that provides a haven for wildlife, both animals and plants.

4. Process of identifying and consulting on LGS in Semington

Semington has very few public green spaces so the task was to look broadly at a range of green spaces and explore suitability for Local Green Space designation. Spaces were identified by members of the steering group, through village consultations, and evidence gathering exercises such as character assessment and walks collecting views and information about the parish.

An overview of the whole process is set out below:

- March 2022: Informal launch consultation for the whole Neighbourhood Plan - suggestions for LGS from attendees noted
- May – August 2022: Informal consultation at village fete / steering group discussions and walkabouts / character assessment walk about surveys
- September: Initial assessment of the long list, testing the sites against NPPF criteria as outlined in part 3. This report includes an assessment of all suggested Local Green Spaces (see table 3)
- November 2023 – February 2023: Informal landowner consultation. Landowners notified in writing of nomination of their land as potential local green space, and asked for their comments (see table 2 for overview of responses)
- January / February: Feedback considered from community and landowner and draft designations made in the Neighbourhood Plan
- April 2023: Final list of LGS designations proposed for inclusion in the Neighbourhood Plan shared with community at informal consultation event.
- February - March 2024: Draft LGS designations included in the Regulation 14 consultation. No further feedback from landowners received.

5. Space proposed for designation as Local Green Space

In this section, more detail is set out on the spaces proposed for designation as Local Green Spaces for Regulation 14 Consultation. In summary the spaces are:

- | | |
|---|----------------------------------|
| 1. Triangle Green at junction of Church St/High Street | 4. The Ragged Smock Green |
| 2. Wessex Close Play Area | 5. Mill Field |
| 3. Western part of the Recreation Ground | |

Overleaf is a map showing all the LGS sites and individual LGS designation plans follow. Following the maps is table 1 which sets out the detail supporting the designation of the Local Green Spaces. In an appendix there are 2 tables:

- Table 2 sets out a brief overview of landowner responses to informal consultation (which is also included in table 1)
- Table 3 sets out details of the initial shifting process of the long list of potential LGS

Map1: Overall LGS map

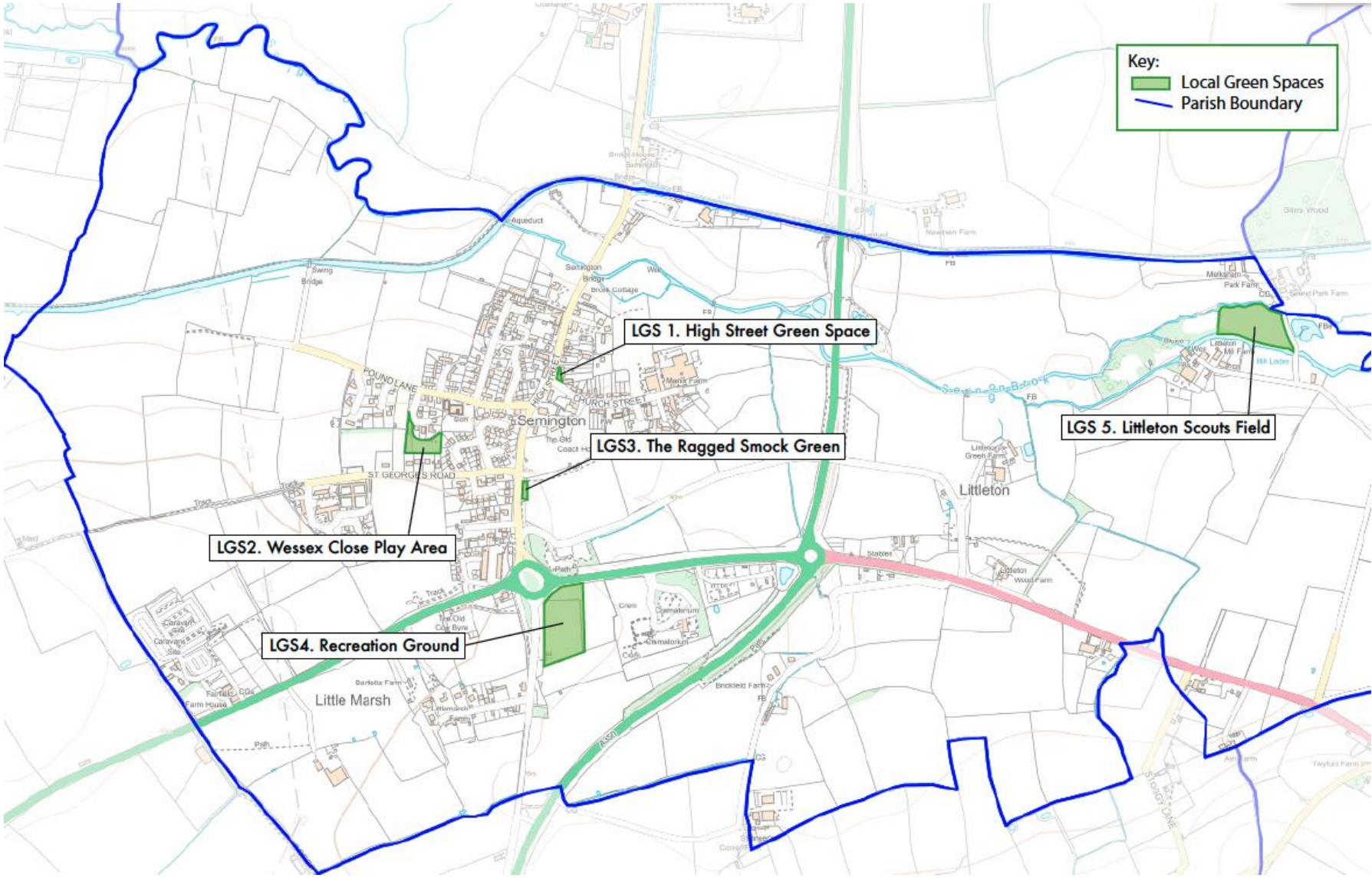


Table 1: Local Green Space Designations

Site Name / Landowner	Description	Planning context	A. In reasonably close proximity to the community it serves? B. Local in character and not an extensive tract of land?	Demonstrably special in some way - beauty (B), tranquillity (T), recreational use (R), historic significance (H) or wildlife value (W) Notes and conclusion of second stage assessment
<p>1. Triangle Green at junction of Church St/High Street</p> <p>Unknown landowner</p>	<p>Small green space is surrounded by historic buildings. It has planters, information board, bench and anchor points for the village Christmas tree.</p> <p>It is at the heart of the community – providing a focal space to gather.</p> <p>For almost six weeks each year, it provides the focal point for the Christmas celebrations. The community gather around the tree when the lights are switched on and carols are led by the village choir, the Semingtones.</p> <p>Outside of Christmas, the green space is an important area of green spaces on the High Street with a bench and information board</p>	<p>Inside settlement boundary</p>	<p>A. Yes</p> <p>B. Yes - 122m2</p>	<p>As a small, but important area of green space in the centre of the village this space is considered to be suitable for Local Green Space designation.</p> <p>Wiltshire Council have commented that highway land/roadside verges would not <i>normally</i> be suitable for designation (this is because national guidance states that the space must be capable of enduring beyond the plan period. Land adjoining an existing highway is the subject of ‘Permitted Development’ rights, which could be used to bring forward development that may be contrary to a Local Green Space designation, but would not require planning permission to be granted.) However this green space is adjacent to a highway which has been downgraded in status and now a quiet village high street which is a no through road.</p>

	providing a focal space to stop, rest and chat to neighbours.			The space also has a clear role and function as a green space in the heart of the village in which community events are held. The question of how special this space is to the local community is also set within the context of a general lack of communal space in the village. It is considered this is a demonstrably special green space in the village and informal consultation has confirmed that that many residents consider this space to contribute positively to village life.
<p>2. Wessex Close Play Area</p> <p>Private individuals</p>	<p>This is the only play area in the village. It is in use daily throughout the year.</p> <p>Smaller children enjoy the playground equipment, while older ones use the larger play area for football, basketball, cricket, etc. The surrounding hedges and trees are a habitat for wildlife, including hedgehogs.</p> <p>The play area would benefit from new investment, and the parish council is working with some parishioners to achieve this.</p>	<p>Inside settlement boundary</p> <p>Protected as a formal play space through policy core policy 52</p>	<p>A. Yes</p> <p>Yes - 0.3 hectares</p>	<p>As a small, but important area of green space and recreation in the village the village this space is considered to be suitable for Local Green Space designation. Though the space is already afforded some protection through Core Policy 52, it considered that this designation achieves a clear and distinct purpose of protecting this specific play space which forms an important area of green space for the community.</p> <p>Informal consultation responses to date indicate that the landowners do not support the designation but do wish to see it continue to be used a play area for young children.</p>

<p>3. Recreation Ground</p> <p>West Wiltshire Crematorium</p>	<p>This area of land is owned by the West Wiltshire Crematorium. It is leased as a home ground to local football teams, including Semington Magpies.</p> <p>It is a pleasant, wide green space, bordered by the Jubilee Wood to the west, and a mature treeline to the south and east.</p> <p>Outside match days, it is widely used by dog walkers and for informal exercise, including football “kick-about”.</p>	<p>Outside settlement boundary</p> <p>Broadly protected as a formal play space through policy core policy 52</p> <p>Planning history relates to current use</p>	<p>Yes – though it is across the A361 and approx 700m from the Village Hall this is considered to be in close proximity and walking distance of the village as less than 10 minutes to the access point. (800m is about 10 minutes walking distance for the average person)</p> <p>Yes – 2.4 hectares</p>	<p>As an important area of green space for sports and recreation, with wildlife assets in the parish this space is considered to be suitable for Local Green Space designation.</p> <p>The current area that is informally allowed to be used by the Football club by the landowners who support the designation of the area shown on map 1 and who are also be interested in discussing with the Parish how the long-term use of that area could be secured for the benefit of the local community.</p>
<p>4. The Ragged Smock Green</p> <p>Wiltshire Council</p>	<p>This green space is located to the east of High Street, opposite and slightly south of the junction with St. George’s Road.</p> <p>This land is a small oasis from which to look east across sweeping views through and beyond the eastern pastureland of the village.</p>	<p>Outside settlement boundary</p>	<p>Yes</p> <p>Yes – 530m²</p>	<p>As an important area of green space in the village which is celebrated and acknowledged with an information plaque and bench, this area is important for historic reasons and for recreation and tranquillity as a key space for the built and natural environment, this space is considered to be potentially suitable for Local Green Space designation.</p>

	<p>The site is known locally as “the Ragged Smock” after an old windmill which was located nearby – and is a historical link with the identity of the village.</p> <p>It has a bench, planters, and information board, and further down from the bench a bus stop is located – it is therefore a key gateway space to the village and the wider area. Most importantly, it offers wide ranging views across the eastern fields of the parish to Roundway Down. The bench is in regular use, and the views from here are much valued, as recent consultations with parishioners have shown.</p>			<p>Wiltshire Council have commented that highway land/roadside verges would not normally be suitable for designation (this is because national guidance states that the space must be capable of enduring beyond the plan period. Land adjoining an existing highway is the subject of ‘Permitted Development’ rights, which could be used to bring forward development that may be contrary to a Local Green Space designation, but would not require planning permission to be granted.). However this green space is adjacent to a highway which has been downgraded in status and now a quiet village high street which is a no through road. This area of verge plays a role in distinctive character and as part of a green and rural gateway to the village.</p>
<p>5.</p> <p>Mill Field</p> <p>Private individuals</p>	<p>The field is south of Giles Wood over the Kennet & Avon and Semington brook. It has the brook as a northern boundary and the Mill leat as a boundary to the south.</p> <p>This is private land but is used regularly by various scout groups for camps and outdoor meetings. This is by express permission of the owner, following on from her late husband’s wishes and extensive support to the scout movement. It is used by various local scout groups (beavers, cub, scouts and explorers) which parishioners’ children part take in.</p> <p>It is a very tranquil calm area and a tremendous outdoor resource. Plenty of wildlife typical of the area and amongst typical mixed farming fields.</p>	<p>Outside the settlement boundary</p> <p>No planning history</p>	<p>Yes (to the hamlet of Littleton that it is adjacent to)</p> <p>Yes – 1.2 hectares</p>	<p>An area of tranquil and wildlife rich area of green space for recreation (specifically for Scout camps) in close proximity to the hamlet of Littleton, this is considered to be suitable for Local Green Space designation, subject to consultation with landowner and wider community.</p> <p>Informal consultation to date indicates no objection to the designation by the landowner, if the existing use for scouting activities were not prohibited by said status.</p>

Appendix 2

Table 2. Second sift of LGS following informal landowner consultation (Dec22 – March 23). Green indicates continuation of a space as LGS. Grey are those that were not continued past this stage.

Land	Location	Reply	Notes
1	High Street	√	<i>SG minded to include due to role and function of the space even though the land is an adopted highway and thus normally excluded as green space</i>
2	Wessex Close	√	<i>Opposed by landowners (who do support its continued use as a play area) but the space is considered to meet the criteria and will be progressed as Local Green Space.</i>
3	Crematorium	√	Landowner support for western part of land
4	Ragged Smock	√	<i>SG minded to include due to role and function of the space even though the land is an adopted highway and thus normally excluded as green space</i>
5	Rowan Green / Jubilee Wood verge		<i>Excluded from consideration by SG because these spaces are incidental / adjacent to the highway and the nomination was based in part on future aspirations.</i>
6	Pound Lane	√	Opposed by landowner. Excluded after further consideration as not considered a strong contender to meet the criteria.
7	Pound Lane	√	Opposed by landowner. Excluded after further considerations by SG as not considered a strong contender to meet the criteria.
8	Littleton	√	No objection if the existing use for scouting activities were not prohibited by said status.
9	East of High Street		<i>Excluded from consideration by SG – part of wider landscape and not considered to meet LGS criteria</i>
10	High Street	√	Opposed by landowner. Excluded after further consideration as not considered a strong contender to meet the criteria.

Table 3. Initial list and assessment of potential LGS

Key:

- Suitable to take forward to next stage of LGS work
- Not suitable for LGS designation

Site Name / Landowner	Description	Planning context	A. In reasonably close proximity to the community it serves? B. Local in character and not an extensive tract of land?	Demonstrably special in some way - beauty (B), tranquillity (T), recreational use (R), historic significance (H) or wildlife value (W)	Notes and conclusion
1. Triangle Green at junction of Church St/High Street Wiltshire Council	Small green space is surrounded by historic buildings. It has planters, information board, bench and anchor points for the village Christmas tree. It is at the heart of the community – providing a focal space to gather.	Inside settlement boundary	C. Yes D. Yes - 122m2	R For almost six weeks each year, it provides the focal point for the Christmas celebrations. The community gather around the tree when the lights are switched on and carols are led by the village choir, the Semingtones. Outside of Christmas, the green space is an important area of green spaces on the High Street.	As a small, but important area of green space in the centre of the village this space is considered to be potentially suitable for Local Green Space designation, subject to consultation with landowner and wider community.
2.	This is the only play area in the village. It is	Inside settlement boundary	B. Yes	R / W	As a small, but important area of green space and recreation in the village the village this space is considered to be

<p>Wessex Close Play Area</p> <p>Private individuals</p>	<p>in use daily throughout the year.</p> <p>The play area would benefit from new investment, and the parish council is working with some parishioners to achieve this.</p>	<p>Protected as a formal play space through policy core policy 52</p>	<p>Yes - 0.3 hectares</p>	<p>Smaller children enjoy the playground equipment, while older ones use the larger play area for football, basketball, cricket, etc. The surrounding hedges and trees are a habitat for wildlife, including hedgehogs.</p>	<p>potentially suitable for Local Green Space designation, subject to consultation with landowner and wider community.</p>
<p>3. Recreation Ground</p> <p>West Wiltshire Crematorium</p>	<p>This area of land is owned by the West Wiltshire Crematorium. It is leased as a home ground to local football teams, including Semington Magpies.</p>	<p>Outside settlement boundary</p> <p>Protected as a formal play space through policy core policy 52</p> <p>Planning history relates to current use</p>	<p>Yes – though it across the A361 and approximately 700m from the Village Hall this is considered to be in close proximity and walking distance of the village as less than 10 minutes to the access point. (800m is about 10 minutes walking distance for the average person)</p> <p>Yes – 2.4 hectares</p>	<p>R / W</p> <p>It is a pleasant, wide green space, bordered by the Jubilee Wood to the west, and a mature treeline to the south and east.</p> <p>Outside match days, it is widely used by dog walkers and for informal exercise, including football “kick-about”.</p>	<p>As an important area of green space for sports and recreation, with wildlife assets in the parish this space is considered to be potentially suitable for Local Green Space designation, subject to consultation with landowner and wider community.</p>
<p>4. The Ragged</p>	<p>This green space is located to the east of High Street, opposite</p>	<p>Outside settlement boundary</p>	<p>Yes</p> <p>Yes – 530m2</p>	<p>R / H / T</p>	<p>As an important area of green space in the village which is celebrated and acknowledged with an information</p>

<p>Smock Green</p> <p>Wiltshire Council</p>	<p>and slightly south of the junction with St. George's Road.</p>			<p>This land is a small oasis from which to look east across sweeping views through and beyond the eastern pastureland of the village.</p> <p>The site is known locally as “the Ragged Smock” after an old windmill which was located nearby – and is a historical link with the identity of the village. It has a bench, planters, and information board, and further down from the bench a bus stop is located – it is therefore a key gateway space to the village and the wider area. Most importantly, it offers wide ranging views across the eastern fields of the parish to Roundway Down. The bench is in regular use, and the views from here are much valued, as recent consultations with parishioners have shown.</p>	<p>plaque and bench this area is important for historic reasons and for recreation and tranquillity as a key space for the built and natural environment, this space is considered to be potentially suitable for Local Green Space designation, subject to consultation with landowner and wider community,</p>
<p>5. Wide green verges</p> <p>Wiltshire Council likely but Land Registry Search</p>	<p>There are two that have the potential to meet the “special” criteria, but which could have great value in creating a tree lined and greener aspect to the village.</p>	<p>5a in and 5b outside</p>	<p>Yes Yes</p>	<p>W</p> <p>The argument for listing these verges as green spaces is based on potential rather than established community value.</p> <p>The two verges are:</p> <p>5a Rowan Green – this is the green on the west of High Street and north of St. George's Road, where there is scope to add to the rowan trees already</p>	<p>Not considered suitable for designation as the spaces are incidental, and the nomination is based on ‘potential rather than established community value’ and not currently meeting the text of ‘demonstrably special’.</p> <p>These spaces can however be included in the character statement as important areas of green space contributing to character of the village / parish.</p>

needed if progressed				planted and perhaps extend the planting 5b Jubilee Wood Verge – this is the broad verge south and west of Turnpike roundabout, and opposite Jubilee Wood, which has some mature trees with great potential for several more, perhaps including a community orchard.	
<p>6. The Masters Field</p> <p>Private individuals</p>	<p>This field lies towards the end of Pound Lane lying between the Lane and the Kennet and Avon canal. It has two rights of way within it. One cuts diagonally (SE – NW) from Lane to the canal by the swing-bridge and the other runs along the northern edge of the field (W – E) running through to the High Street. There is also an informal path round the field’s perimeter.</p>	<p>Outside settlement boundary</p> <p>No planning history but it is a SHELAA site – which may (or may not) mean that the owners are interested in promoting the field as a site for development.</p>	<p>Yes</p> <p>Yes – 3.27 hectares</p>	<p>T / R</p> <p>This land:</p> <ul style="list-style-type: none"> • has high recreational value • may not be at the heart of the community, geographically, but it has been used daily for recreation and exercise for generations – it forms part of an important link and loop walk of the Kennet & Avon Canal from the village • The loop walk links into public Right of Way SEMI6 which runs diagonally across the field and links to other routeways: SEMI7 / SEMI1 tow path / National Cycle Route (along the tow path) – it is part of a key recreational network • The field also contributes to the tranquillity of the village adding to its ‘actively rural’ setting as well as to the setting to the Canal, views to the village from the Canal are 	<p>LGS would not normally include agricultural land. However, this field is considered to hold a particular local significance and is considered to be demonstrably special by the local community.</p> <p>This space is considered to be potentially suitable for Local Green Space designation, subject to consultation with landowner and wider community.</p>

				appreciated across the field	
<p>7.</p> <p>The Church Field</p> <p>Church of England</p>	<p>This long / narrow field lies towards the end of Pound Lane and runs north to St George’s Road. There are no rights of way within it and no public access. It adjoins the Wessex Close play area. The land is used for grazing, usually by sheep although chickens are sometimes there. It is the nearest livestock get to the heart of the village. Although surrounded by houses on three sides, the field is outwith the settlement boundary and is celebrated as such.</p>	<p>Outside settlement boundary</p> <p>Planning History : In line with current use - field shelter for ponies</p>	<p>Yes</p> <p>Yes – 0.54 hectares</p>	<p>T / B</p> <p>This land:</p> <ul style="list-style-type: none"> • is not an extensive tract of land • may not be at the heart of the community, geographically, but remains a prominent green space – it adds to the ‘actively rural’ character of the village as it is used for agricultural purposes at certain times of the year and the green and tranquil character in this part of the village • There is also biodiversity value to the site with well established hedgerows and trees 	<p>LGS would not normally include agricultural land. However, this field is considered to hold a particular local significance and is considered to be demonstrably special by the local community.</p> <p>This space is considered to be potentially suitable for Local Green Space designation, subject to consultation with landowner and wider community.</p>
<p>8.</p> <p>Mill Field</p> <p>Private individuals</p>	<p>The field is south of Giles Wood over the Kennet & Avon and Semington brook. It has the brook as a northern boundary</p>	<p>Outside the settlement boundary</p>	<p>Yes (to the hamlet of Littleton that it is adjacent to)</p> <p>Yes – 1.2 hectares</p>	<p>R / T / W</p> <p>This is private land but is used regularly by various scout groups for camps and outdoor meetings. This is by express permission of the owner, following on</p>	<p>As a well-used area of green space for recreation in close proximity to the hamlet, this is considered to be potentially suitable for Local Green Space designation, subject to</p>

	and the Mill leat as a boundary to the south.	No planning history		<p>from her late husband’s wishes and extensive support to the scout movement. It is used by various local scout groups (beavers, cub, scouts and explorers) which parishioners’ children part take in.</p> <p>It is a very tranquil calm area and a tremendous outdoor resource. Plenty of wildlife typical of the area and amongst typical mixed farming fields.</p>	consultation with landowner and wider community.
9. Land east of the High Street	Between the canal and Semington Brook (north of the green tree gateway into the village and south of the canal bridge, and to the east of Semington High Street).	<p>Outside the settlement boundary</p> <p>No planning history</p>	<p>Yes</p> <p>Large area - 7.1 hectares</p>	<p>T / W / R</p> <p>This is an area of great beauty and tranquility which is also rich in wildlife. Here, the fields between the brook and the canal have designated footpaths, as well as informal paths which are well used daily by villagers and visitors alike. Visitors park on High Street and walk the canal and these fields to enjoy the rural peace; as do many villagers. The Kennet & Avon towpath is the most popular walking route in the district. Although this area may be considered an “extensive tract of land”, it meets criteria for a green space, including proximity to the village and regular recreational use by locals and visitors alike.</p> <p>Along the canal, within the fields or along High Street, the views are lovely.</p>	<p>Not considered suitable for designation.</p> <p>Though the area is demonstrably special due to wildlife and tranquillity, the key issue here is the size of the candidate area. The NPPF, paragraph 102(c), requires that the “green area concerned is not an extensive tract of land”. The PPG (paragraph 015 on LGS) adds that “consequently, blanket designation of open countryside adjacent to settlements will not be appropriate”. The NPPF also states (in paragraph 015) that “a degree of judgement will inevitably be needed” regarding how big a LGS can be.</p> <p>In relation to the settlement size and other LGS nominations this is considered to be extensive.</p>

				<p>Walking south from the canal bridge there is a rare sense of rurality combined with anticipation of the busier canal or village just out of sight. It's very special, even when the brook is in flood in winter.</p>	
<p>10.</p> <p>Semington aqueduct</p> <p>Private individuals</p>	<p>The Semington aqueduct and its surroundings</p>	<p>Yes</p> <p>Yes – 1.5 hectares</p>		<p>H / W / T / B / R</p> <p>The aqueduct is of major historic and architectural importance and their significance has been quoted in the rejection of planning applications. The coalescence of the brook and canal provide a well-documented habitat for otters and water voles. The waterways encourage rich insect life to feed swallows and martins.</p> <p>The aqueduct which carries the canal over Semington Brook is a grade II listed structure. Completed in 1804, it was designed and built by the team that also built the nearby aqueducts at Avoncliff and Dundas. Up to the aqueduct, the canal is the parish boundary; after it, the boundary follows Semington Brook as it heads for Whaddon and its confluence with the Avon.</p> <p>At the aqueduct, the views to the north and west are lovely and there is a strong sense of rurality combined with anticipation of the busier canal or</p>	<p>This space is not considered to be potentially suitable for Local Green Space designation. It is a large area of scrub land and although it does form part of the setting to the of important heritage assets, and there is likely to be richness of the wildlife, there is a question mark around whether this space could be considered to be 'demonstrably special' and therefore meet the national criteria for designation.</p>

				village just out of sight. The Kennet & Avon towpath is the most popular walking route in the district. Both the Kennet & Avon canal and Semington Brook are, in their different ways, key habitats in the parish. They meet (without actually touching) at the aqueduct, while the sloping tract of land to the south is important for allowing wildlife, including otters, to move between brook and canal.	
11. Motel Fields	These fields run between the High Street and the Semington by-pass which takes the A350 round the east of the village.	Outside Settlement Boundary Long Planning history – unsure whether this has lapsed (it may have been fulfilled in part).	6 hectares	B / R This area provides unhindered views across to the eastern parish boundary below Seend Head and to Roundway Down to the north of Devizes. A number of rights of way run through the fields and these are not only well used, but are important routes to Great Hinton and to Seend Cleeve. The land is contiguous with the Ragged Smock [4] with only the hedge line separating them. The is a long-established planning permission on the land for commercial use with lapsed plans for a motel and a care home.	Not considered suitable for designation. LGS would not normally include agricultural land. Only exceptionally would this be included, in particular special circumstances where there is particularly strong justification, it clearly meets the criteria, and there is strong evidence that it holds a particular local significance and that the local community considers it to be demonstrably special, which must be satisfactorily explained. The NPPF, paragraph 102(c), requires that the “green area concerned is not an extensive tract of land”. The PPG (paragraph 015 on LGS) adds that “consequently, blanket designation of open countryside adjacent to settlements will not be appropriate”.

Semington Neighbourhood Plan – Evidence Base | Local Green Space Designation

					Local Green Space will rarely be appropriate where the land has planning permission for development, therefore sites with extant planning permission will be scoped out unless the proposed development is no longer capable of being implemented or the approved development would be compatible with the Local Green Space allocation.
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