



INSPLACE PLANNING LTD

**East Dorset District Council  
PPG17 Open Space Study**

**Section 6**

**Area Profile:  
Three Legged Cross**

May 2007

## **STRUCTURE**

### **1.0 DESCRIPTION OF LOCAL NEED AREA – THREE LEGGED CROSS**

#### **2.0 SUMMARY OF PROVISION AND QUALITY OF OPEN SPACE**

##### **2.1 Open space within Three Legged Cross**

##### **2.2 Quality of sites:**

**2.2.1 Active Sports Space**

**2.2.2 Space for Children and Young People**

**2.2.3 Amenity Green Space**

**2.2.4 Natural and Semi Natural Green Space and Green Corridors**

**2.2.5 Recreation Grounds and Public Gardens**

**2.2.6 Education Outdoor Sports Facilities**

**2.2.7 Country Parks**

#### **3.0 SUMMARY OF ACCESSIBILITY**

##### **3.1 Overall access to open space**

##### **3.2 Access to different types of open space**

#### **4.0 FINDINGS FROM SURVEY AND CONSULTATION**

#### **5.0 QUANTITY OF OPEN SPACE**

##### **5.1 Quantity standards of open space**

##### **5.2 Quantities of different types of open space**

##### **5.3 Key Points: Quantitative Provision of Open Space**

#### **6.0 ISSUES ARISING**

## **LOCAL NEED AREA – THREE LEGGED CROSS**

### **1.0 DESCRIPTION OF LOCAL NEED AREA – THREE LEGGED CROSS**

Three Legged Cross lies around the staggered junction of the B3072 Three Legged Cross to West Moors road and the C2 Ashley Heath to Horton road. The area is one of scattered housing and market gardens in level countryside, centred around a small area of denser housing forming a distinct settlement. Apart from this settlement, and the nearby industrial estate at Woolsbridge, the area forms part of the South East Dorset Green Belt. Three Legged Cross has limited facilities, including a good quality village hall, First School, pub, church and chapel, shops and garage. Much of the housing in the settlement is recent. This recent development has given rise to a rapid population increase from 940 in 1981 to 1,520 in 1991.

Three Legged Cross has a recreation ground, but this is separated from the settlement by the busy Three Legged Cross Road, and is not close to any of the main housing, with the result that it has suffered from under-use, misuse and vandalism. An extension has recently been made to the recreation ground between Earles Road and Three Legged Cross Road to open it up to make it a safer place to use. Facilities for teenagers – a skate ramp – have also been provided.

### **2.0 SUMMARY OF PROVISION AND QUALITY OF OPEN SPACE**

#### **2.1 Open Space within Three Legged Cross**

The Map shows the location and typology of open space within Three Legged Cross. The following sites have been mapped; many were included in the quality audit and detailed scores of the assessments are held on the GIS database and should be referred to as required.

Additional grounds at Three Legged Cross First School  
Amenity greenspace at Junction of Joys Road and Three Legged Cross Road, Three Legged Cross  
Amenity greenspace at southern end of Juniper Close, Three Legged Cross  
Amenity greenspace to the north of 1-15 Joys Road, Three Legged Cross  
Amenity greenspace to the west of Church Road, Three Legged Cross  
Bay Close amenity greenspace, Three Legged Cross  
Church Road amenity greenspace, Three Legged Cross  
Fryers Road LAP, Three Legged Cross  
Greenlink LAP, Three Legged Cross  
Juniper Close amenity greenspace, Three Legged Cross  
Juniper Close LEAP, Three Legged Cross  
LAP between 27-59 Juniper Close, Three Legged Cross  
LAP between 47-51 Church Road, Three Legged Cross  
LAP between Three Legged Cross Road and Joys Road, Three Legged Cross  
LAP off Church Road, Three Legged Cross  
Lower Common heathland, Three Legged Cross  
Magpies Football Club Pavilion, Three Legged Cross

Magpies Football Club, Three Legged Cross  
 Play area at Doorstep Green, Three Legged Cross  
 Ringwood Road amenity greenspace, Three Legged Cross  
 Skate Ramps at Recreation Ground, Three Legged Cross  
 Three Legged Cross First School Hall  
 Three Legged Cross First School MUGA  
 Three Legged Cross First School Playing Fields  
 Three Legged Cross Recreation Ground  
 Three Legged Cross Road amenity greenspace (south of 43 Juniper Close), Three Cross  
 Three Legged Cross Village Hall  
 Woodland adjacent to Sandy Lane  
 Woodland adjacent to Three Legged Cross Recreation Ground  
 Woodland adjacent to Woolsbridge Industrial Estate

## 2.2 Quality of sites in Three Legged Cross

*In the following lists 'n/s' means 'Not scored'.*

### 2.2.1 Active Sports Space

Site	Quality
Magpies Football Club	59.9 %

The Magpies Football Club requires maintenance, the fencing around the outside of the site needs repairing. The pitch has problems around the centre circle and goal mouths, it will suffer without drainage in the winter.

### 2.2.2 Space for Children and Young People

Site	Quality
Juniper Close LEAP, Three Legged Cross	73.0 %
Play area at Doorstep Green, Three Legged Cross	85.2 %
Skate Ramps at Recreation Ground, Three Legged Cross	51.8 %

- The site at Door Step Green is in good condition, but the skate ramps at the recreation ground require improvements. There is graffiti and evidence of misuse apparent across the site; the location of the facility is very secluded which promotes anti social behaviour.

### 2.2.3 Amenity Green Space

Site	Quality
Amenity greenspace at Junction of Joys Road and Three Legged Cross Road	69.2 %
Amenity greenspace at southern end of Juniper Close, Three Legged Cross	75.0 %
Amenity greenspace to the north of 1-15 Joys Road, Three Legged Cross	71.4 %
Amenity greenspace to the west of Church Road, Three Legged Cross	71.4 %
Bay Close amenity greenspace, Three Legged Cross	41.6 %
Church Road amenity greenspace, Three Legged Cross	71.4 %
Fryers Road LAP, Three Legged Cross	64.3 %

Greenlink LAP, Three Legged Cross	66.6 %
Juniper Close amenity greenspace, Three Legged Cross	75.0%
LAP between 27-59 Juniper Close, Three Legged Cross	75.0 %
LAP between 47-51 Church Road, Three Legged Cross	68.8 %
LAP between Three Legged Cross Road and Joys Road, Three Legged Cross	75.0 %
LAP off Church Road, Three Legged Cross	66.6 %
Ringwood Road amenity greenspace, Three Legged Cross	75.0 %
Three Legged Cross Road amenity greenspace (south of 43 Juniper Close)	84.6 %

In general, the management and maintenance of amenity green spaces across the area was found to be good. The following sites offer opportunity for improvement;

- Bay Close amenity greenspace (41.6%), improved maintenance required
- Greenlink LAP (66.6%), newly installed play equipment requires higher maintenance
- Fryers Road LAP (64.3%), improved maintenance required.

#### 2.2.4 Natural & Semi Natural Space and Green Corridors.

Site	Quality
Lower Common heathland, Three Legged Cross	n/s
Woodland adjacent to Sandy Lane	n/s
Woodland adjacent to Three Legged Cross Recreation Ground	n/s
Woodland adjacent to Woolsbridge Industrial Estate	n/s

In general, the management and maintenance of Natural & Semi Natural Green Space across the area were of reasonable condition, although higher maintenance is required to bring them up in quality. No on site scores were included within the audit for these sites.

#### 2.2.5 Recreation Grounds and Public Gardens

Site	Quality
Three Legged Cross Recreation Ground	48.1 %

- Three Legged Cross Recreation Ground requires significant improvement to bring in line with an acceptable quality for competitive sport.

#### 2.2.6 Education Outdoor Sports Facilities

Site	Quality
Three Legged Cross First School MUGA	n/s
Three Legged Cross First School Playing Fields	n/s

The school in Three Legged Cross was not quality assessed. It should have a future role in providing for formal sport and recreation. School sites are generally of better quality, as they are secure and generally have some sort of on a site presence in the form of caretakers or management.

### 3.0 SUMMARY OF ACCESSIBILITY TO OPEN SPACE

#### 3.1 Overall access to open space

Section 5 of the report outlines access standards to different types of open space within the Local Need Area, a summary of the main standards is shown in Table 2:

**Table 2 Access standards for open space**

<b>Typology</b>	<b>Access Standard</b>
Recreation Grounds and Public Gardens	450 metres
Amenity Green Space	450 metres
Natural & Semi Natural Green space	600 metres
Space for Children	450 metres
Space for Young People	450 metres
Active Sports Space	600 Metres
Routeway/Green Corridor	n/a
Cemetery and churchyards	n/a
Allotments	n/a

The accompanying Maps show local access standards for the various typologies (i.e. Space for Children and Young People, Amenity Open Space, Natural and Semi Natural Green Space, Active Sports Space and Recreation Grounds and Public Gardens).

#### 3.2 Access to different types of open space

Table 3 makes observations on access to different types of open space within the catchment area, using the adopted access standards, as shown in the accompanying maps.

**Table 3 Access to open space in the area**

<b>Typology</b>	<b>Provision against access standard</b>
Recreation Grounds and Public Gardens	Gaps in the LNA to the east, but fewer houses
Amenity Green Space	Access standard met in densest part of village; on fringes less so
Natural & Semi Natural Green Space	Access standard met
Space for Children	Access standard probably met for main part of LNA
Space for Young People	As above
Active Sports Space	Access standards met
Routeway/Green Corridor	No standards set
Cemetery and churchyards	No standards set
Allotments	No standards set

## 4.0 FINDINGS FROM SURVEY AND CONSULTATION

### Citizen's Panel

74 people living in Verwood (which includes Three Legged Cross) responded to the Citizen's Panel Survey; for analysis, placed in Northern Sub Area (103 in total). People living in the Northern Sub Area are more frequent (compared to the district as a whole) visitors to: local recreation grounds, recreation cyclepaths, spaces to enjoy nature and wildlife and sports centres and community halls, and less frequent visitors to swimming pools and health and fitness centres.

The types of open space respondents would like to see more of in the Northern Sub Area are space to enjoy nature and wildlife and space for teenagers. The most important attributes of open space are that they should be easy to get to, safe and secure, with a range of facilities. The most important facilities to have in nearby open space areas are: toilets, dog bins and seats.

Two thirds of respondents would like to use open spaces near them more often: more information and if facilities and open space areas were perceived to be safer would be important in encouraging this.

### Most Visited Local Areas of Open Space by residents in Verwood/Three Legged Cross

Residents living in Three Legged Cross are particularly likely to visit Moors Valley Country Park, Potterne Park in Verwood. Other areas often visited include the New Forest nearby, local beaches, Hengistbury Head and Dewlands Common. The overwhelming reasons for visiting these areas are to go for a walk and to visit areas of nature interest and value.

### Summary of Provision

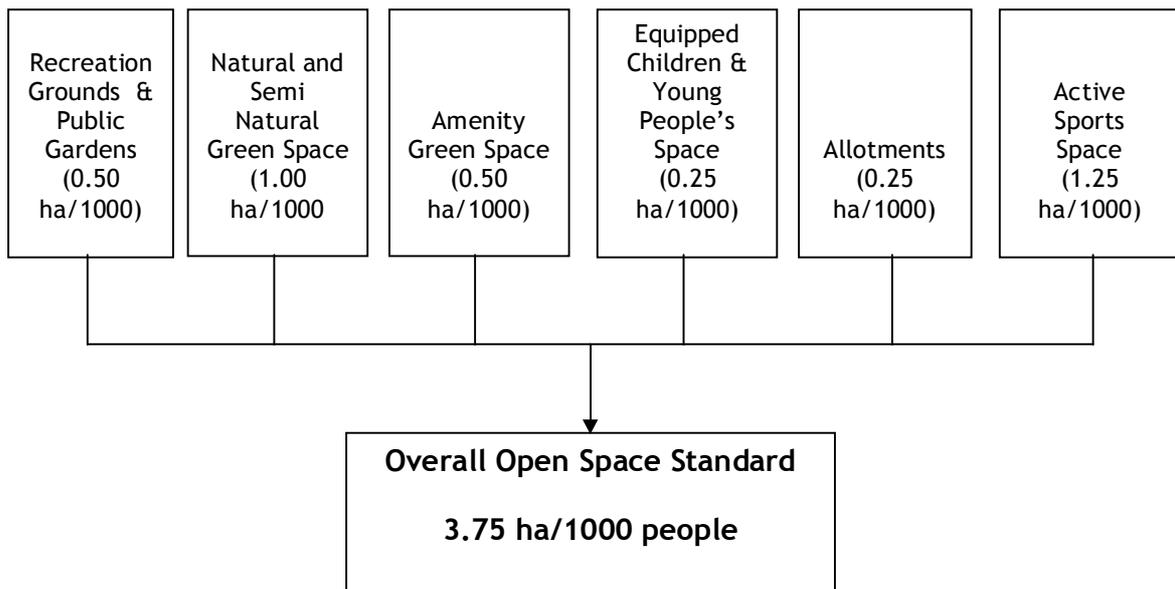
There are two main sports sites:

Magpies Football Club, Three Legged Cross: a grass playing field with 2 football pitches, and Three Legged Cross Recreation Ground, a grass recreation ground with informal pitches and temporary lorry container for storage of nets etc/changing facilities surrounded by mature trees. There is also a skatepark on this site.

## 5.0 QUANTITY OF OPEN SPACE

### 5.1 Quantity standards for open space

Section 5 of the report outlines the quantity standards for open space within the District; a summary of these draft minimum standards is shown below:



## 5.2 Quantities of different types of open space

These standards have been applied at a local level to determine the provision of different types of open space across the adopted minimum standard, this is summarised in table 4 which shows:

- the existing quantity of open space (existing provision);
- the required quantity of open space for the population of the area (required provision);
- the surplus or deficiency of open space (in m<sup>2</sup> and acres);
- Supply against the standard.

**Table 4 Quantities of open space within the area – THREE LEGGED CROSS (Pop. 1490)**

Typology	Existing provision (m <sup>2</sup> )	Required provision (m <sup>2</sup> )	Area of open space above/below the recommended minimum level of provision (m <sup>2</sup> ) / (ha)
<b>Recreation Grounds &amp; Public Gardens</b>	12782	7450	5332m /0.53ha
<b>Natural and Semi Natural Green Space</b>	136460	14900	121560m /12.2ha
<b>Active Sports Space</b>	21866	18625	3241m /0.32ha
<b>Space for Children &amp; Young People</b>	1725	3725	-2000m / -0.2ha
<b>Amenity Green Space</b>	20972	7450	13522m / 1.35ha
<b>Allotments</b>	0	3725	-3725m /-0.37ha

### 5.3 Key Points: Quantitative Provision of Open Space in Three Legged Cross

Three Legged Cross has sufficient open space against the proposed standard, apart from a slight underprovision for space for children and young people.

## 6.0 ISSUES ARISING IN THREE LEGGED CROSS

- Three Legged Cross is a compact little linear settlement. The southern part of the LNA is the best served with the Recreation Ground and the youth facility at the rear, although with poor access. Improving the access by extending the recreation ground at the front to open up the whole site and improve access is welcomed.
- The Lower Common is a popular area for informal recreation.
- Generally there appears to be sufficient play provision for the village, although securing additional use of the school could help to make play/sport opportunities more accessible to children living at that end of the village.
- The football pitch on the heath – Magpies Football Club – is an unusual facility within East Dorset, and is very well used.
- No other issues identified.

# EAST DORSET : THREE LEGGED CROSS

	Local Needs Areas
	Recreation Grounds & Public Gardens
	Country Parks
	Allotments
	Amenity / Informal Green Space
	Other Open Space
	Children & Young People's Space
	Education Outdoor Space
	Natural & Semi-Natural Green Space
	Active Sports Space

