

## **Open Spaces in MANP Area – Regulation 15 – Supporting Document 1**

### **MANP Policies 14 and 15 and Valued Spaces with Existing Protection**

This document has been produced as part of the Marlborough Area Neighbourhood Plan (MANP) to support the following policies:-

- **MARL14 – Protecting and Improving Green Infrastructure**
- **MARL15 – Protecting Local Green Spaces**

**The NPPF Criteria for assessing Local Green Spaces (paragraphs 99 and 100) has been applied:**

#### ***National Planning Policy Framework (2019) Guide Lines***

*Para 99 - The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period.*

*Para 100 - 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;*
- c) Local in character and is not an extensive tract of land.*

Using NPPF guidance and additional notes from the Blandford +Neighbourhood Plan Local Green Spaces Study 2019 the following tests have been applied to all the green spaces identified in the Marlborough Neighbourhood Plan Area. This gives evidence that protection is needed from future development as they are valued by the local community for promote social interaction, are safe and accessible, enable and support healthy lifestyles and provide social, recreational and cultural facilities for the community.

## **National Planning Policy Framework (2019) Guide Lines and Blandford +Neighbourhood Plan Local Green Spaces Study (2019):**

### **Test One**

Is the site free of planning permission?

### **Test 2**

Is the site reasonably close to the community it serves?

### **Test 3**

Is the site local in character and not greater than five hectares?

### **Test 4 (Blandford + study)**

Is the site demonstrably special to the local community judged on the following criteria:-

- Beauty – This relates to the visual attractiveness and aesthetic value of the site, and its contribution to the streetscape, landscape, character or setting of a settlement. To qualify, the site should contribute significantly to local character, for example by defining a sense of place, or by helping to define the physical form of a settlement
- Historic significance – This relates to the historic importance a site holds for the local community. This could be because it contributes to the setting of a heritage asset or some other locally valued landmark. It might be because the site holds cultural associations which are of particular significance to the local community. Where the site is already protected by a designation (e.g. AONB), consideration should be given as to whether any additional benefit would result from designation as Local Green Space
- Recreational value – Sites would need to hold local significance for recreation and be important to the community for a particular recreation activity or range of activities. These could be formal or informal activities
- Tranquillity – In order to qualify, the site would need to be viewed by local people as important for the tranquillity it provided, offering a place for reflection and peaceful enjoyment
- Richness of wildlife – A site would need to be locally significant for wildlife in a way that could be demonstrated. It might, for example, be home to species or habitats of principal importance, veteran trees, or locally characteristic plants and animals such as mistletoe. (continued)

Where the site is already protected by a designation (e.g. SSSI), consideration should be given as to whether any additional benefit would result from designation as Local Green Space.

Other reason – Sites might be special and locally significant for reasons other than those identified above. For example, a site might make a particular contribution to defining the individual character of a settlement, or it might be an asset of community

**Key:**

	Policy Marl14	Protecting and Improving Green Infrastructure
	Policy Marl15	Protecting Local Green Spaces

MRA	Marlborough Recorded Areas
MM	Map Measurement

Policy MARL 15: Protecting Local Green Spaces

Area	Description <sup>1</sup>	Owner	Hectares	NPPF Criteria for assessing Local Green Spaces <sup>2</sup>			
				Test 1 No Planning	Test 2 Close to Community	Test 3 Less 5 hectares & local in character	Test 4 Special Value to Community
<p><b>1. Cooper's Meadow</b></p> <p>Adjacent to Marlborough Town Centre and major car park - an attractive water meadow with a riverside walk with park benches and sheep grazing throughout the summer.</p> <p>Medium sized play area with play equipment for young children. (Recently updated).</p>	<p>Park and recreation ground combined</p> <p><i>Photograph number</i></p>	MTC	<p>Park 0.8835 MRA</p> <p>Play Park 0.0319 MRA</p>	✓	✓	✓	<p><b>Beauty</b></p> <p><b>History</b></p> <p>Water meadow</p> <p><b>Recreation</b></p> <p>Children's play area</p> <p>Riverside park</p> <p>Picnic area</p> <p><b>Tranquillity</b></p> <p>Quiet space in centre of town</p> <p><b>Wildlife</b></p> <p>River and meadow environment</p> <p>bees</p> <p><b>Other</b></p> <p>Sheep grazing</p>
<p><b>2. Salisbury Road Recreation Ground</b></p> <p>To the south east of Marlborough Town Centre, Salisbury Road Recreation ground is a large park with recreational facilities and a full sized football pitch.</p>	<p>Park and recreation ground combined Play space (Children)</p>	MTC	<p>1.6128 Whole area (MRA)</p>	✓	✓	✓	<p><b>Recreational value</b></p> <p>Bowls Club</p> <p>Youth and Community Centre</p> <p>Children's Play Area</p> <p>Skate Park</p> <p>Mini and full sized</p>

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<p>Previous lack of mini football pitches for younger players partially addressed by overlaying or mini pitches across existing adult pitch.</p> <p>Toilets and changing facilities for Marlborough Youth Football Club are accessible at Youth and Community Centre.</p> <p>A wide range of play equipment is available for toddlers and juniors. Some of the equipment is suitable for older children to use as fitness equipment.</p> <p>There is also a bowls club sited within the recreation ground.</p> <p>A rare facility of a skateboard park for older children and teenagers is situated near to the Youth and (continued) Community Centre.</p> <p>N.B. No planning at present but possible car park extension in the future</p>							<p>football pitches MUGA</p> <p><i>Also is the base for MTC Estate Management resources</i></p>

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<b>3. Victorian Cemetery</b>  A conservation project situated amongst the mature trees of the Victorian Cemetery, dating from c 1853.  There are a range of funereal monuments – some elaborate and some simple – showing historic links to local families and businesses and reflecting the use of nearby buildings such as the workhouse and St Luke’s Children’s Hospital.  Rich in history, flora and fauna this example of a Wiltshire Living Churchyard is maintained by a voluntary group – Friends of Victorian Cemetery – which includes Town Councillors and local people.	Churchyards and Cemeteries	MTC	0.9877 (MRA)	✓	✓	✓	<b>Beauty</b> Trees, some flora and fauna <b>History</b> War graves, communal graves of work house incumbents, memorial stones, foundations of chapel <b>Tranquillity</b> Yes <b>Wildlife</b> Trees, wildflowers, birds
<b>4. Jubilee Field at Manton</b>  Owned by Marlborough Town Council, the field is an open space including an informal football pitch and games area and frequently used by dog walkers and people accessing a right of way.	Park and recreation ground combined	In trust to MTC	0.7301 MRA	✓	✓	✓	<b>Beauty</b> Trees, stream <b>Rec sig</b> Children’s playground, Muga, riverside walk to right of way, local school football area

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It has park benches and trees and children are able to access the River Kennet which forms the north boundary. There is a small, enclosed play area consisting of swings, a slide and a climbing frame. The field is often used by the local primary school and by parents and children after school. A recent community led upgrade has provided fitness apparatus for youths and adults.							Youths and adults fitness apparatus <b>Tranquillity</b> yes
<b>5. Priory Gardens</b>  A garden with public access, given to the town in 1930, with benches, picnic tables, large lawns and floral displays.  With the River Kennet running along its edge - a quiet retreat from the bustle of the High Street.	Amenity Green Space (Public Open Space)	MTC	0.8289 MRA	✓	✓	✓	<b>Beauty</b> Large garden with trees (some TPO) and mixed borders of shrubs and flowers <b>History</b> Part of Priory House <b>Rec sig</b> Riverside walk, Benches and seats , Large grassed area used for concerts <b>Tranquillity</b> Yes

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<b>6. Wye House Gardens and Play Area (Kelham)</b>  Small play area with equipment, for young children and an enclosed garden and a pond.	Play space (Children)	WC and leased to MTC	0.2308 (MRA)	✓	✓	✓	<b>Beauty</b> Kept garden <b>Rec sig</b> Children's Play Area <b>Tranquillity</b> Pond, trees, seating <b>Wildlife</b> Pond life, birds,
<b>7. Land at College Fields/Barton Park</b>  A grassed area used for walking and playing informal games (near Betjeman Road)  G11	Public Open Space	WC	1.7616 (MRA)	✓	✓	✓	<b>Rec sig</b> Used by dog walkers and children – limited recreational use.  MANP recognise that the local community has recreational needs.



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<b>Policy MARL 16: Protecting Valued Community Open Spaces</b>							
1. <b>Orchard Road Play Area</b>  Recently updated small play area with equipment suitable for young children.	Play space (Children)	MTC	0.0192 MRA	✓	✓	✓	<b>Recreation</b> Children's Play Area
2. <b>Land at St Margaret's Mead</b>  Opposite shop – West side	Amenity Green Space (Public Open Space)	MTC	0.0825 MMG17A	✓	✓	✓	<b>Recreation</b>  Open space since estate built in early 1950's
3. <b>Land at St Margaret's Mead</b>  Opposite shop – East side	Amenity Green Space (Public Open Space)	MTC	0.1856 MM G17B	✓	✓	✓	<b>Recreation</b>  Open space since estate built in early 1950's
4. <b>Land at St Margaret's Mead</b>  Savernake Crescent	Amenity Green Space (Public Open Space)	MTC	0.684 MM G17C	✓	✓	✓	<b>Recreation</b>  Open space since estate built in early 1950's

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<p>5. <b>St John's Park Play Area</b></p> <p>Small area for young children with play equipment</p>	Play space (Children)		0.2388 MM G20	✓	✓	✓	<p><b>Recreation</b></p> <p>Children's Play Area</p>
<p>6. <b>Plume of Feather's Lane Garden</b></p> <p>Private garden, owned by Marlborough Town Council. A Mental Well-Being support amenity garden also used by local primary school.</p> <p>Not generally open to the public although sometimes used by local people.</p>	Garden	MTC	0.1137 MRA	✓	✓		<p><b>Beauty</b> Garden</p> <p><b>Rec sig</b> Charity Use</p> <p><b>Tranquillity</b> Yes</p> <p><b>Wildlife</b> Garden Birds Insects</p>

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<p>7. <b>Tinpit - land containing Scheduled Ancient Monument G25</b></p> <p>A green space on the north east of town, with the River Og running through it - there's a path to allow the public to access the river and a <a href="#">scheduled ancient monument</a> adjacent to the site.</p> <p>The monument of the Medieval period was a fish pond used to provide fresh fish for the inhabitants of Marlborough Castle. An earthen dam, sometimes called a bay, was raised across the Og to make a long narrow lake, which extended north to Bay Bridge. <a href="http://www.marlboroughhistorysociety.co.uk">http://www.marlboroughhistorysociety.co.uk</a></p>	Amenity Green Space (Public Open Space)	MTC	0.1952 MRA	✓	✓ On edge of town but accessible	✓	<p><b>Beauty</b> Views of Rabley Wood Water meadow of the river Og</p> <p><b>History</b> Scheduled Monument</p> <p><b>Tranquillity</b> yes</p> <p><b>Wildlife</b> Water meadow environment</p>
<p>8. <b>Mildenhall - Play Area</b></p> <p>Small play area with play equipment for young children</p>	Play Space (Children)	MPC	0.1952 MM G25	✓	✓		<p><b>Recreation</b> Only children's play area in Minal</p>

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<p>9. <b>Waterfront Garden Kennet Place</b></p> <p>A community garden on the bank of the River Kennet. Developed and maintained by volunteers and enjoyed by local people and visitors.</p>	<p>Community Space Garden</p> <p>Constructed and cared for by local residents for use and valued by the community</p>		tbc	✓	✓	✓	<b>Beauty</b> Garden in a riverside setting
<p>10. <b>Land at College Fields/Barton Park</b></p> <p>Bensen Close</p> <p>A grassed area used for walking and playing informal games</p>	<p>Public Open Space</p>		tbc	✓	✓	✓	<b>Recreation</b> Informal recreation area used by the community
<p>11. <b>Land at College Fields/Barton Park</b></p> <p>Macneice Drive</p> <p>A grassed area used for walking and playing informal games</p>	<p>Public Open Space</p>		tbc	✓	✓	✓	<b>Recreation</b> Informal recreation area used by the community

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<p>12. <b>Land at College Fields/Barton Park</b></p> <p>Hawkins Meadow</p> <p>A grassed area used for walking and playing informal games</p>	Public Open Space		tbc	✓	✓	✓	<p><b>Recreation</b></p> <p>Informal recreation area used by the community</p>
<p>13. <b>Bath Road Triangle</b></p> <p>Small piece of land off Bath Road west of College Water Meadow (near Memorial Hall) grassed and with seat</p>	Public Open Space with bench and attractive views of Marlborough College (Memorial Hall, Chapel, Arch, Field House)	MTC	tbc	✓	✓	✓	<p><b>Beauty</b></p> <p><b>History</b></p> <p>College water meadow and historic buildings</p>
<p>14. <b>Minal – Land North of St John The Baptist Church</b></p> <p>(with Scheduled Ancient Monument)</p>	Public Open Space	Minal Parish Council	0.5900 MM	✓	✓	✓	<p><b>Tranquillity</b></p> <p><b>History</b></p> <p>Public access with Right of Way and access to Church from field and Scheduled Ancient Monument (Possibly Ditch and Bank)</p>

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15. <b>Maurice Way Green – Parcel 1</b>	Public Open Space	SPC tbc	tbc	✓	✓	✓	<b>Recreation</b> Informal recreation area used by the community
16. <b>Maurice Way Green – Parcel 2</b>	Public Open Space	SPC tbc	tbc	✓	✓	✓	<b>Recreation</b> Informal recreation area used by the community
17. <b>Land at Cadley</b> On the western side of the A346 from Cadley Garage to Dobie and Wyatt's	Open Space Adjacent to Savernake Forest and setting for cottages and significant house	SPC tbc	tbc	✓	✓		<b>History</b> Informal recreation area used by the community
18. <b>The Pound, Manton</b> Rough grassed area with historic significance status (used for penning escaped animals while awaiting collection by their owners) Located between Odd Fellows Arms Public house garden and carpark and Jubilee Field Play area. <b>Map no. G12 but not marked up or measured</b>	Anomaly - Map does not match with Kennet District Council Conservation Area Map which shows this as to the side of 'Emily's Cottage'	MTC tbc	tbc	✓	✓	✓	<b>History</b>

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19. <b>Manton Green</b>  Map no. G12 but not marked up or measured (LB)	Public Open Space Small grasses area with seat and notice board. Good views of original centre of village with associated cottages and community buildings	MTC	tbc	✓	✓	✓	<b>History</b> Original centre of village <b>Tranquillity</b> A small quiet oasis
20. <b>War Memorial, London Road</b>	1st World War Memorial with garden	MTC	tbc	✓	✓	✓	<b>History</b> Contributes to the setting significant older buildings including previous farmhouse

<b>List of Green Spaces with existing protection</b>
Common
The Green - Herd Street
Elcot Lane Village Green
Elcot Lane Allotments
St John's Close Allotments
Stone Bridge Lane Allotments
St Mary's Church Yard, Marlborough
St Peter's and St Paul's Church Yard, Marlborough
St John the Baptist Church Yard, Minal
St George's Church Yard, Preshute (in Civil Parish of Marlborough)