



**Marlborough**  
Area Neighbourhood Plan

# **OPEN SPACES IN MANP PARISHES**

## **STEERING GROUP WORKING DOCUMENTS**

**(covering, MARL15, MARL16, MARL17, MARL18)**

**(January 2021)**

# **CONTENTS**

- 1. Open Spaces in MANP Area**
- 2. Open Space Lists (MARL 15, 16, 17 and 18. Also connectivity between open spaces)**
- 3. Technical information to support MARL18**
- 4. Needs of Local Sports Organisations**
- 5. Chopping Knife Lane (current open space referred to in the draft Site Assessments Report as Further Land off Elcot Lane)**

**(ALL INCLUDED HERE AS SEPARATE DOCUMENTS WITH DIFFERENT PAGE NUMBERS)**

## Open Spaces in MANP Area – Regulation 14

### MANP Policies 16 and 17 and other valued spaces with existing protection

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

- **Open Green Spaces (to protect from inappropriate development) – MANP Policy 16**
- **Valued Community Open Spaces (to protect from inappropriate development) – MANP Policy 17**
- **Valued Green Spaces with Existing Protection.**

***Please note that Valued Green Spaces with Existing Protection are already afforded a high level of protection and are therefore not included in the Marlborough Area Neighbourhood Plan. They are listed below but do not appear on any of the Policy maps.***

This document also:-

- **Updates the Wiltshire Open Spaces and Play Area Study (2014 -2026) by identifying and describing all the present green spaces for the MANP**
- **Describes Open Spaces in accordance with WC's Open Spaces Policy**
- **Applies the NPPF Criteria for assessing Local Green Spaces (paragraphs 99 and 100)**

#### ***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:**

	Protecting Local Green Spaces	Pages 4 to 9
	Protecting Valued Community Open Spaces	Pages 10 to 16
	Valued Spaces with existing protection	Page 17

MRA	Marlborough Recorded Areas
MM	Map Measurement

Policy MARL16: Protecting Local Green Spaces Details

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>Park and recreation ground</p>	MTC	<p>1.6128 Whole area (MRA)</p>	✓	✓	✓	<p><b>Recreational value</b></p> <p>Bowls Club</p>

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>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>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><b>N.B. No planning at present but possible car park extension in the</b></p>	<p>combined Play space (Children)</p>						<p>Youth and Community Centre Children's Play Area Skate Park Mini and full sized football pitches MUGA</p> <p><i>Also is the base for MTC Estate Management resources</i></p>

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
future							
<p><b>3. Victorian Cemetery</b></p> <p>A conservation project situated amongst the mature trees of the Victorian Cemetery, dating from c 1853.</p> <p>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.</p> <p>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.</p>	Churchyards and Cemeteries	MTC	0.9877 (MRA)	✓	✓	✓	<p><b>Beauty</b> Trees, some flora and fauna</p> <p><b>History</b> War graves, communal graves of work house incumbents, memorial stones, foundations of chapel</p> <p><b>Tranquillity</b> Yes</p> <p><b>Wildlife</b> Trees, wildflowers, birds</p>
<p><b>4. Jubilee Field at Manton</b></p> <p>Owned by Marlborough Town Council,</p>	Park and recreation ground	In trust to MTC	0.7301 MRA	✓	✓	✓	<p><b>Beauty</b> Trees, stream</p>



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				Test 1 No Planning	Test 2 Close to Community	Test 3 Less 5 hectares & local in character	Test 4 Special Value to Community
<p>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.</p> <p>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.</p> <p>The field is often used by the local primary school and by parents and children after school. (An upgrade of play equipment is planned).</p>	combined						<p><b>Rec sig</b> Children's playground, Muga, riverside walk to right of way, local school football area</p> <p><b>Tranquillity</b> yes</p>
<p><b>5. Priory Gardens</b></p> <p>A garden with public access, given to the town in 1930, with benches, picnic tables, large lawns and floral displays.</p> <p>With the River Kennet running along its edge - a quiet retreat from the bustle of the High Street.</p>	Amenity Green Space (Public Open Space)	MTC	0.8289 MRA	✓	✓	✓	<p><b>Beauty</b> Large garden with trees (some TPO) and mixed borders of shrubs and flowers</p> <p><b>History</b> Part of Priory House</p> <p><b>Rec sig</b> Riverside walk, Benches and seats , Large grassed area used for concerts</p> <p><b>Tranquillity</b> Yes</p>

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>6. Wye House Gardens and Play Area</b></p> <p>Small play area with equipment, for young children and an enclosed garden and a pond.</p>	Play space (Children)	WC and leased to MTC	0.2308 (MRA)	✓	✓	✓	<p><b>Beauty</b> Kept garden</p> <p><b>Rec sig</b> Children's Play Area</p> <p><b>Tranquillity</b> Pond, trees, seating</p> <p><b>Wildlife</b> Pond life, birds,</p>
<p><b>7. Land at College Fields/Barton Park</b></p>	Public Open Space	WC	1.7616 (MRA)	✓	✓	✓	<p><b>Rec sig</b> Used by dog walkers and</p>

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
A grassed area used for walking and playing informal games (near Betjeman Road)  G11							children – limited recreational use.  MANP recognise that the local community has recreational needs.
<b>8. The Green</b>  Green open space with benches and surrounded by a variety of listed buildings.  An avenue of lime trees dating from 1840.  Area used for dog walking, picnicking, etc.	Amenity Green Space (Public Open Space)	MTC	West 0.2010 East 0.1418 MM	✓	✓	✓	<b>Beauty</b> Green open space, row of lime trees, surrounded by listed buildings <b>History</b> Building foundations underneath, possibly the site of original town
<b>Policy MARL17: Protecting Valued Community Open Spaces</b>							

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
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
5. <b>St John's Park Play Area</b> Small area for young children with play	Play space (Children)		0.2388 MM G20	✓	✓	✓	<b>Recreation</b>

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
equipment							Children's Play Area
<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	✓	✓	✓	<b>Beauty</b> Garden <b>Rec sig</b> Charity Use <b>Tranquillity</b> Yes <b>Wildlife</b> Garden Birds Insects
<p>7. <b>Tinpit - land containing Scheduled Ancient Monument</b></p> <p><b>G25</b></p>	Amenity Green Space (Public Open Space)	<b>MTC</b>	0.1952 MRA	✓	✓ On edge of town	✓	<b>Beauty</b> Views of Rabley Wood

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>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> <p>The dam north of the River Og is extant whereas south of the river it is no longer visible.</p>					but accessible		<p>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>
<p>9. <b>Kennet Place - Waterside Garden</b></p>	Community Space Garden		tbc	✓	✓	✓	<p><b>Beauty</b> Garden in a riverside</p>

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

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
Hawkins Meadow  A grassed area used for walking and playing informal games							used by the community
13. <b>Bath Road Triangle</b>  Small piece of land off Bath Road west of College Water Meadow (near Memorial Hall) grassed and with seat	Public Open Space with bench and attractive views of Marlborough College (Memorial Hall, Chapel, Arch, Field House)	MTC	tbc	✓	✓	✓	<b>Beauty History</b> College water meadow and historic buildings
14. <b>Minal – Land North of St John The Baptist Church</b> (with Scheduled Ancient Monument)	Public Open Space	Minal Parish Council	0.5900 MM	✓	✓	✓	<b>Tranquillity History</b> Public access with Right of Way and access to Church from field and Scheduled Ancient Monument (Possibly Ditch and Bank)
15. <b>Maurice Way Green – Parcel 1</b>	Public Open Space	SPC(tbc)	tbc	✓	✓	✓	<b>Recreation</b> Informal recreation area used by the community



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
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>
19. <b>Manton Green</b>	Public Open Space Small grasses area with seat	MTC(tbc)	tbc	✓	✓	✓	<b>History</b> Original centre of village

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

**(Continued)**

<b>List of Green Spaces with existing protection</b>
Common
Elcot Lane Village Green
Stone Bridge Lane Water Meadows
Stone Bridge Lane Nature Reserve
Stone Bridge Lane Allotments
Elcot Lane Allotments
St John's Close Allotments
St Mary's Church Yard, Marlborough
St Peter's and St Paul's Church Yard, Marlborough
St Mary's Church Yard, Minal
Minal Cricket Pitch
Marlborough Cricket Pitch (Behind Savernake Hospital)

## Open Space Lists

### Protecting Valued Community Spaces (MA17)

1. Orchard Road Play Area (between Orchard Road & Upper Churchfields following line of MARL30 footpath).



*Orchard Road Play Area*

2. Small Pieces of Land at St. Margaret's Mead
  - a. East of car park opposite local shop
  - b. West of car park opposite local shop
  - c. Savernake Crescent



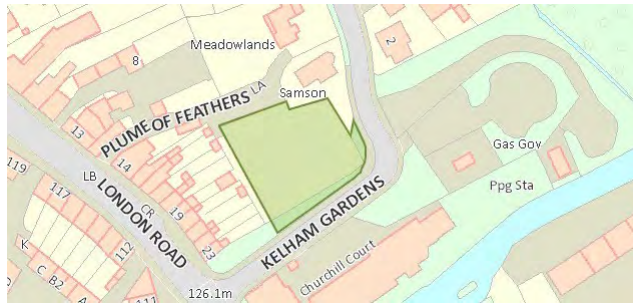
*St. Margaret's Mead*

3. St. John's Park Play Area (adjacent to White Horse Road).



*St. John's Park Play area*

4. Plume of Feathers Garden.



*Plume of Feathers Garden*

5. Tin Pit, land next to the River Og – Scheduled Monument



*Tin Pit*

6. Mildenhall (Minal) Play Area (between Thicketts Road & Old Ford Cottage).



*Mildenhall (Minal) Play Area*

7. Kennet Place Waterside Garden (on corner adjacent to former rope works).



*Kennet Place Waterside Garden*

- 8. Small pieces of Land at College Fields / Barton Park
  - a. Betjeman Road



*Betjeman Road*

- b. MacNeice Drive



*MacNeice Drive*

- c. Hawkins Meadow



*Hawkins Meadow*

- 9. Small piece of Land next to the A4 at Manton (Bath Road Triangle).



*Bath Road Triangle*

- 10. Land North of Minal Church (Monument)



11. Maurice Way Green spaces (to north of Savernake Hospital)
  - a. End of Maurice Way – southern spur.
  - b. End of Maurice Way – northern spur.



*Maurice Way Green spaces*

12. Cadley – Wooded strip of land paralleling the western side of the A346 road through Savernake Forest. Stretching from land opposite Salisbury Road Lodge (Marlborough/Savernake parish boundary) southeast to Leigh Hill (Savernake/Burbage parish boundary)
13. Pound at Manton
14. Manton Green
15. London Road War Memorial

## Policy MARL 16 Protecting Local Green Spaces

### 1. Cooper's Meadow



*Cooper's Meadow*

### 2. Salisbury Road Recreation Ground.



*Salisbury Road Recreation Ground*

### 3. The Victorian Cemetery.



*The Victorian Cemetery*

### 4. Jubilee Field, Manton.



*Manton Jubilee Field*



5. Priory Gardens.



*Priory Gardens*

6. Wye House Garden and Play Area



*Wye House Garden*

7. Land at College Fields / Barton Park.



*College Fields - Barton Park*

8. The Green, Marlborough.



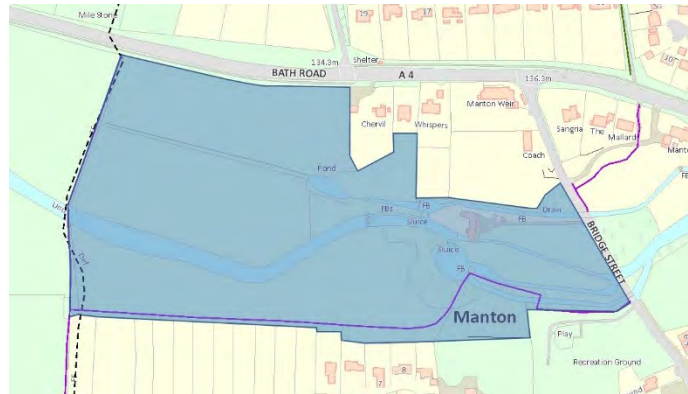
*The Green*

## Policy 18 – Conserving Scenic Beauty of the AONB

### Policy 18 Conserving the Scenic Beauty of the AONB

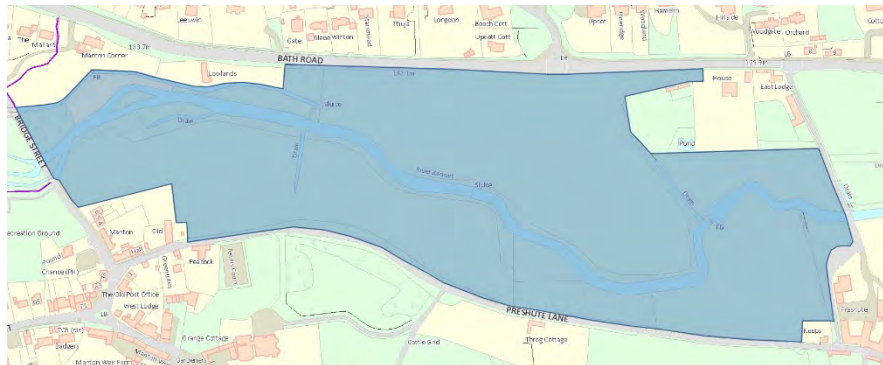
1. Marlborough Downs and The Common
2. Savernake Forest and Plateau
3. Kennet Valley and Og Valley:

#### a. North & South of the River Kennet at Manton.



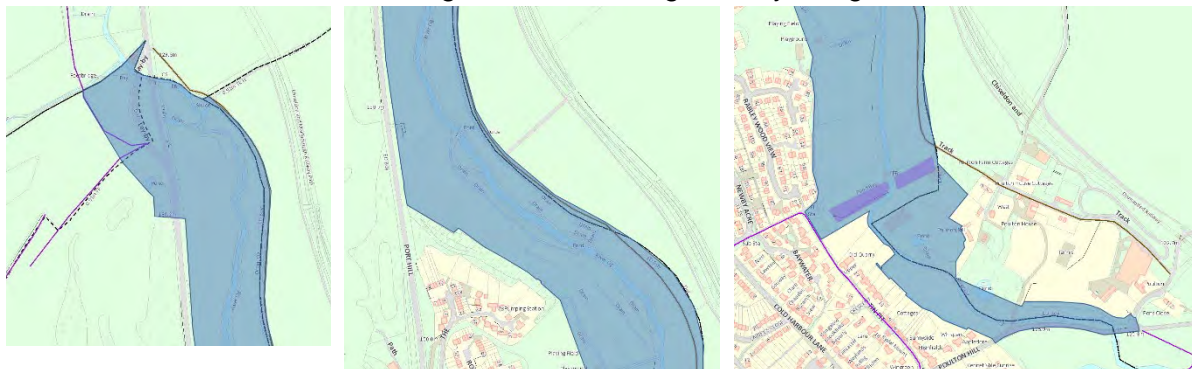
*Water Meadow at Manton*

#### b. North and South of the River Kennet at Preshute Lane.



*Water Meadow at Preshute Lane*

#### c. West of the River Og from Marlborough to Bay Bridges.



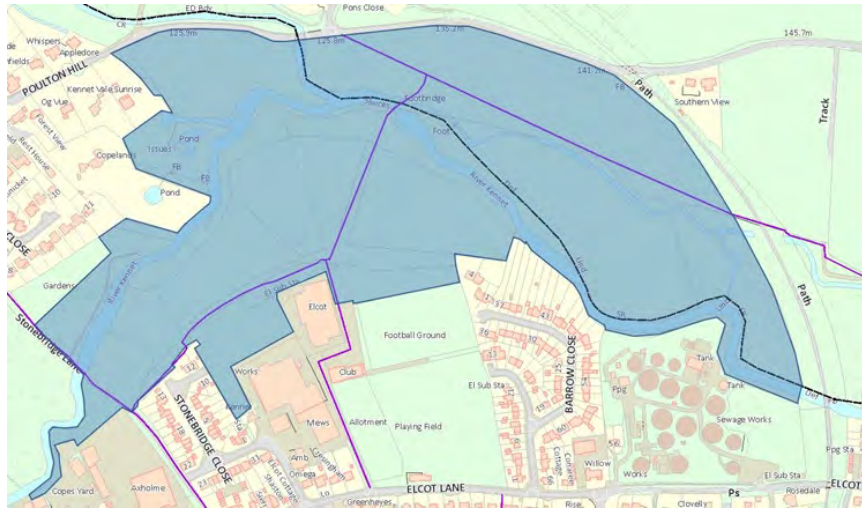
*North*

*Central*

*South*

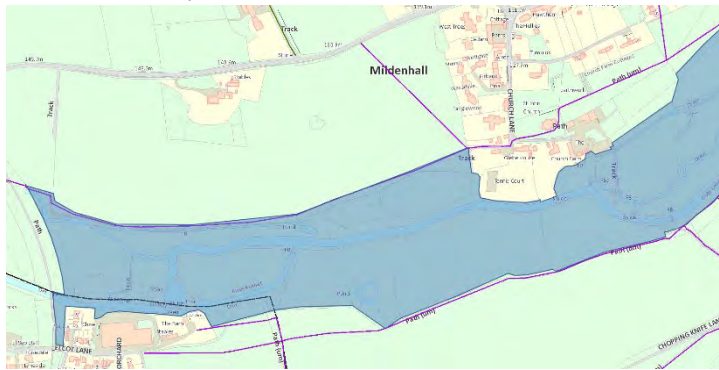
*Og Water Meadows from Bay Bridges to Kennet River*

d. Stonebridge Lane Water Meadows.

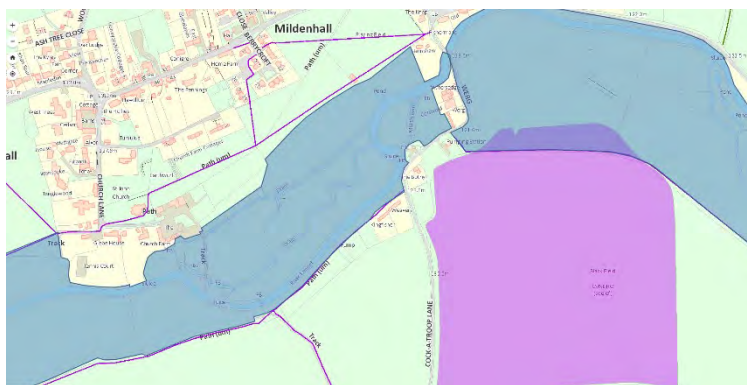


*Water Meadows at Stonebridge Lane*

- e. North and South of the River Kennet between Marlborough and Mildenhall parish boundary at Axford.



*Water Meadow between Marlborough & Mildenhall (West)*

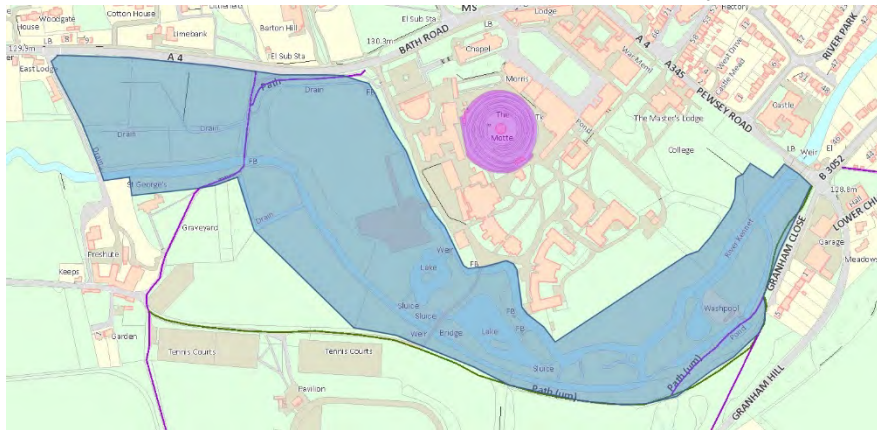


*Water Meadow at Mildenhall (Centre)*



*1Water Meadow between Mildenhall & Stitchcombe (East)*

f. North and South of the River Kennet at Treacle Bolly.

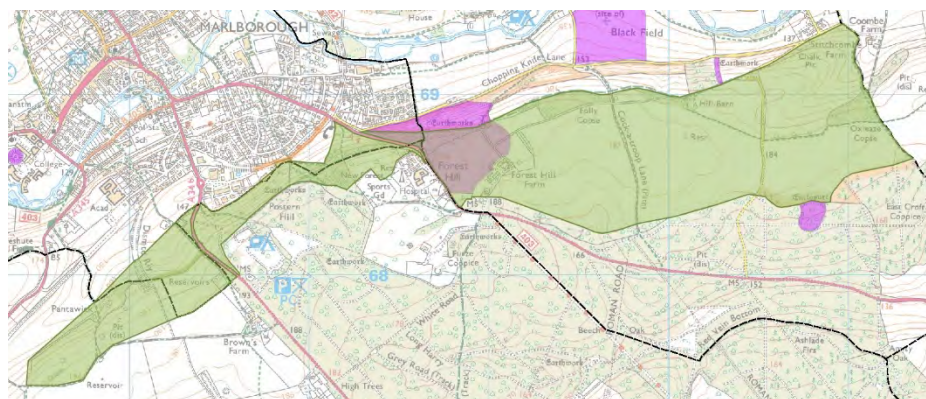


Water Meadow at Treacle Bolly

4. Three Cornered Meadow – Land to south of London Road & to southeast of cycle path



5. Savernake Forest Northern Escarpment – North-West facing continuous escarpment from Pantawick along edge of Savernake Plateau to Mildenhall/Axford parish boundary at Stitchcombe.



N.B. Insert Granham Hill to Manton Grange Escarpment + map.

## Savernake Parish Valued Landscapes.

6. Furze Coppice, Savernake parish. South of A345 at Clench Common)
7. Withy Copse, Savernake parish. North of Martinsell Hill & Square Plantation, bounded by footpaths SAVE31, SAVE30 & PEWS69.
8. Brick Hill Copse, Savernake parish. North of Mud Lane (footpath WRV13).



## Mildenhall Parish Valued Landscapes.

9. Rabley Wood, Mildenhall parish. Next to Rabley Barn.
10. Poulton Spinney, Mildenhall parish. West of Poultry House & Rabley Hill. Southwest of Rabley Wood.
11. Lophorn Copse, Mildenhall parish. West of footpath MILD3.
12. Well Ground Copse, Mildenhall parish. South of Dean Lane (MILD6).
13. Sound Copse, Mildenhall parish. To southeast of Mere Farm, north of footpath MILD6, to west of Mildenhall parish boundary.
14. Thicket Copse, Mildenhall parish. North of Thicketts Road & east of footpath MILD10.
15. Upper Thicket Copse, Mildenhall parish. North of Thicket Copse & east of footpath MILD10.
16. East Croft Coppice, Mildenhall parish. North of London Road A4, west of parish boundary & footpath MILD16.
17. Oxleaze Copse, Mildenhall parish. North of footpath MILD15, west of MILD16.
18. Folly Copse, Mildenhall parish. South of footpath MILD14, west of MILD17 (Cock-a-Troop Lane)

## Land with Existing Protections (part of MA14)

1. Stonebridge Lane Allotments.
2. Elcot Lane Allotments.
3. St John's Close Allotments and Community Space.
4. St Mary's Church Yard.
5. St Peter's Church Yard.
6. St John the Baptist Churchyard, Mildenhall.
7. St George's Churchyard, Preshute.

8. Elcot Lane Village Green.
9. Mildenhall – Cricket Pitch.
10. Savernake – Marlborough Cricket Ground.
11. Marlborough College Sports Fields (between Barton Dene [Marl43] & Hyde Lane [Marl5] / Leaze Road [Marl7].
12. Marlborough College Tennis Courts / Playing Fields South of Treacle Bolly [Marl33] & east of footpath Marl37.
13. St John’s Academy Sports Field to southeast of Granham Hill.
14. Marlborough Town Football Club Pitch at Elcot Lane.

## MA15 – Protecting and Improving Green Infrastructure

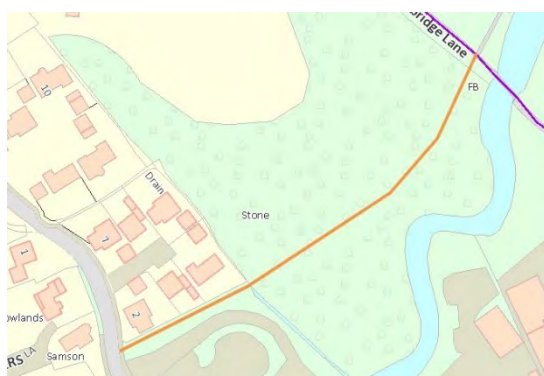
This policy explores the connectivity between our open spaces, in the form of footpaths and cycle ways and identifies where there are missing links that would benefit the community if added. It also explores the important wildlife corridors between our green spaces that are to be protected.

During future developments the MANP recommends that the opportunity should be taken to promote sustainable movement and ecological connectivity through the town and neighbouring parishes to assist in mitigating climate change and provide safer, less polluted walking and cycling routes.

The following possible routes have been identified:

1. River pathway from Stonebridge Lane to Kelham Gardens, south-east of Rawlings Well.

This would enable pedestrians and cyclists to access the town centre from the east of the town (and further afield via the Marlborough to Chiseldon Railway Path) to Wye House away from air pollution and other dangers from traffic on the A4.



2. Extension of the Marlborough to Chiseldon Railway Path from its present termination point at Queensway to Salisbury Road Business Park.

The extension would deliver safe cycling and walking access to business and shops and potentially a safer route for students attending St John's Academy.



3. Path following southern edge of Marlborough to Mildenhall Road.

To facilitate safe walking and cycling between Mildenhall to the centre of Marlborough Town, local schools and other facilities a suitable pathway is needed from the road bridge over the Marlborough to Chiseldon Railway Path west to the river bridge at Poulton. This has a 60 mph speed limit.





## Important Wildlife Corridors

1. River Kennet
2. River Og
3. Western boundary of Marlborough – Line of Beech hedging from Downs Lane south to Bath Road.

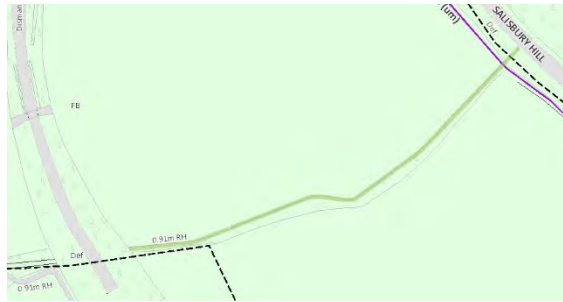


4. Northern boundary of Marlborough - Hedged Bridleway & line of mature mixed woodland running from Manton across the northern edge of Land at College Fields/Barton Park to Barton Dene.



5. Marlborough to Pewsey Bee Road (Granham Hill to Pewsey Road)
6. Marlborough to Beckhampton Bee Road (Bath Road at Manton)
7. Banks next to cycle path (Chiseldon & Marlborough Railway Path)
  - a. London Road via Stone Bridge Lane to Poulton Hill (Marlborough to Mildenhall Road)
  - b. Poulton Hill to Mildenhall Parish boundary.

- 8. Tree line from “Marlborough Railway Tunnel County Wildlife Site Bat Habitat” to Savernake Forest (Salisbury Hill).



- 9. Banks next to Marlborough to Mildenhall footpath MILD25.


- 10. Tree Sparrow Corridor to the north of Frees Avenue (Rockley Road) to Preshute parish boundary.



*Rockley Road Tree Sparrow Corridor*

Notes:

- 1) All public rights of way, notified tracks, & position measurements have been determined using the Wiltshire Council Planning Explorer:  
<http://wiltscouncil.maps.arcgis.com/apps/webappviewer/index.html?id=74a353612a934bd48fee1f2bc564cdd8>
- 2) All designated rights of way have been determined using the Wiltshire Council Rights-of-Way Explorer:  
<http://wiltscouncil.maps.arcgis.com/apps/webappviewer/index.html?id=43d5a86a545046b2b59fd7dd49d89d22>

To re-centre both apps from County Hall to Marlborough, click on the bookmarks icon , scroll down to Marlborough & click on the displayed link.

- 3) Lists within this document are not exhaustive.
- 4) Boundaries & borders shown in this document are approximate.
- 5) Land identified as “Water Meadow” covers areas greater than the water meadows themselves. Professional advice regarding water meadow habitat should be referred to for any detailed assessment.
- 6) Land identified as the Northern Escarpment to the Savernake Forest is approximate & will be more extensive than that shown.



**Marlborough**  
Area Neighbourhood Plan

# Marlborough Area Neighbourhood Plan

## Technical information to support Policy 18: Conserving the Scenic Beauty of the AONB

*MANP policy MARL 18: Conserving the Scenic Beauty of the AONB seeks to prevent harmful development proposals outside the defined Marlborough development boundary including:*

*the Northwest facing escarpment from Pantawick along the edge of the plateau to the Mildenhall and Axford parish boundary at Stitchcombe including Three Cornered Meadow*

*the North facing escarpment from Granham Hill to the settlement boundary at West Manton.*

The north-west and north facing escarpment, from Pantawick in the west to the Mildenhall and Axford parish boundary at Stitchcombe in the east, defines the edge of the Savernake plateau and Forest and provides a natural and historic southern landscape setting for Marlborough and Mildenhall. This land which rises steeply above the River Kennet Valley is a continuous green elevated sweep forming a natural divide between the developed settlements of Marlborough and Mildenhall and the ancient Savernake Forest. This escarpment is within the North Wessex Downs Area of Outstanding Nature Beauty adjoining the World Heritage Site of Avebury and other historic sites. Although the whole escarpment is afforded protection through its AONB status (see appendix 1), one section has already been offered for possible development involving land known locally as Three Cornered Meadow. This meadow is part of the section of the escarpment that runs from the A346 in the west at Postern Hill to the A4 in the east and provides a natural buffer between Savernake Forest and the southern edge of the built environment of Marlborough.

A second north facing escarpment, from Granham Hill (A345 Pewsey Road) to the settlement boundary at West Manton, is also part of the North Wessex Downs AONB and closer to the wider setting of the Avebury World Heritage Site. At its eastern end the escarpment is the southern landscape setting for the Marlborough College grounds with the Marlborough Mound which is an important archaeological monument together with listed buildings and gardens.

Both escarpments are important parts of the green infrastructure of the MANP area and provide public access to a biodiverse and historic landscape and recreational opportunities from its many footpaths, bridleways and rights of way. The Pantawick to Stitchcombe escarpment is about 2.5 miles in length and the escarpment from Granham Hill to the Settlement boundary at West Manton is just over a mile.

This report seeks to provide technical evidence to support the MANP Policy MARL18 to prevent undesirable development on valued green spaces and preserve both escarpments from

development that will damage the landscape settings of Marlborough, the villages of Mildenhall and Manton, Savernake Forest, Marlborough College and the wider landscape setting of the World Heritage Site of Avebury.

The main problem encountered by development on the North Wessex Downs AONB is illustrated by the current Marleberg Grange development, to the west of the A346 at Postern Hill, on the lower flank of the Pantawick to Stitchcombe escarpment at this location. Planning guidance keeps the roof line below the 160m AOD Contour and the existing 20 metre wide southern tree belt protects views from the north, north- west and west viewpoints. The land on the edge of the escarpment from Pantawick to Stitchcombe, specifically east of the A346, is narrower and steeper than that at the Marleberg Grange development and as a result is more visible in the AONB landscape from the north, north- west and east of Marlborough. The land on which the Salisbury Road Business Park is built, to the north of the escarpment, has been lowered during development and the roof lines of the buildings are more in line with the 150m AOB Contour and as such the development does not encroach on the escarpment and is not visible from the northern aspects of the town.

This report will present technical evidence arising from:

- the Wiltshire Council Strategic Planning Report for Marleberg Grange (<https://unidoc.wiltshire.gov.uk/UniDoc/Document/File/MTUvMDIwMjYvT1VULDY5MzU4NQ==>)
- the North Wessex Downs AONB 2019–2024 Management Plan
- comments and guidance from other stakeholders
- Stonehenge and Avebury WHS Management Plan 2015 (part 2)
- Wiltshire Council Core Strategy

In the **Wiltshire Council Report to the Strategic Planning Committee dated 10<sup>th</sup> February 2016 - Land West of Salisbury Road, Marlborough (Marleberg Grange) Wiltshire** - paragraph 9.1 Principle of Development (Page 9) sets out the intention to:

Create development that relates well to the town, ensuring minimal impact upon Marlborough's rich built, historic and landscape assets (WCS, p248).

Within the same document (page 11) under Landscaping & Visual Impact the following is recorded:

The supporting text to Core Policy 51 highlights that when determining proposals in AONBs great weight will have to be given to conserving the landscape and scenic beauty in accordance with paragraphs 115 and 116 of the NPPF. The NPPF states that AONBs have the highest status of protection in relation to landscape and scenic beauty and the presumption in favour of sustainable development does not apply within these areas'. Paragraph 116 outlines that 'planning permission should be refused for major developments in these areas except in exceptional circumstances and where it can be demonstrated they are in the public interest.

The document continues 'The Council's Landscape and Design Officer carried out a detailed assessment of the proposed development and originally objected to the application'. It was noted

that 'the application proposes the introduction of built development which is located too far up the southern slope of the application site's western field. The resulting landscape and visual effects are considered to generate unacceptable and unnecessary harm to landscape character and visual receptors within the nationally designated North Wessex Downs AONB'.

Insert map of both escarpments showing 150m AOD Contour.

The North Wessex Downs AONB Unit also objected to the original plans for the proposed development on the grounds that 'it would fail to conserve and enhance the natural beauty of this nationally protected landscape, contrary to the purposes for which the area is designated and the statutory duty of regard placed upon the local planning authority under s. 85 of the Countryside and Rights of Way Act 2000'. This view was also shared by Natural England who considered that 'the proposed development would have a significant adverse effect on the AONB'. ...

In response to these objections a section of the proposed development on the land that rises to the south in the west of the site was removed to ensure that it did not exceed the 160m AOD contour, this being the elevation 'at which glimpsed or partial views of buildings could otherwise have been possible from a number of viewpoints'.

In the same Wiltshire Council report for Marleberg Grange (page 12) it states:

Based on the information submitted it is considered that a suitably worded planning condition stating that built development must not exceed 'the existing 160m AOD contour' in line with the submitted 'Vertical and horizontal landscape parameters plan' (Fig. 7) & 'Land Use and Building Height Parameters Plan' (Fig. 8) should prove effective in minimising and controlling the visual impacts of the proposed development within any subsequent detailed 'Reserved Matters' application proposal. This combined with the addition of the 20 metre wide southern tree belt and other ecological parameters will both constrain and restrict built development further south.

These revisions and additions to the application proposal should give the Council the necessary comfort and control to ensure that development will not result in harm to wider landscape character or be visible from important visual receptors. The revised masterplan layout (Fig. 3) also increases the stand-off to Savernake Forest, which better conserves the visual and physical setting to the forest and removes the urban influence of new built form on the higher land from longer distance visual receptors i.e. Marlborough Common (north), from further afield (north-west) and also from the college road junction (west).

The **AONB** Unit's response is detailed in page 13:

The AONB unit accepts that the revised proposals would reduce the likely impact compared with the earlier submission, however they feel that "the landscape justification for the revised proposals remains fundamentally flawed because it implies that localised impact on landscape character and special qualities is not significant if (as is claimed) development does not compromise the wider landscape. Every part of the AONB enjoys the same protected status. Inevitably, development of the allocated site will result in major negative impact on the designated landscape. The objective should be to confine this visual impact to as small a part of the AONB as possible. The key to this is heights, and specifically the contours above which development will or will not be visible from a wider area". It is

therefore recommended that any development and associated lighting should not extend beyond the 150m AOD contour line as development above is “very likely to give rise to unacceptable impacts on the wider protected landscape”.

The AONB Unit submitted this strong objection to the Marleberg Grange development:

‘ .... extending the proposed built development edge south of the 150m contour will adversely affect the rural elevated character of the AONB southern valley slopes and setting to the forest and undermine the enclosed and otherwise self contained nature of this allocated development site’.

In page 18 of the same report to the Strategic Planning Committee **Historic England** responded:

Historic England identified the key heritage assets which the development (Marleberg Grange) may affect within their consultation response which included the Marlborough town centre and the Conservation Area, Tottenham House and Savernake Forest (a Grade II\* registered Historic Park and Garden). Historic England concluded that “the impacts of this development on the registered Park of Savernake Forest will have some impact on its setting, this is borne out by the proximity of the development to the edge of the Forest and how this is read in distant views from the hills on the north side of the town. The impact will be particularly exaggerated at night when the night glow from the additional lights in this part of the landscape will impact upon the dark skies that surround the Park and contribute to its rural setting.”

The green infrastructure and rich natural environment of the area is of great value. The Kennet Local Plan is still influential today and has been adopted into the Wiltshire Core Strategy which is now part of the developing Wiltshire Local Plan. The Kennet Local Plan Marlborough Central Area Map shows part of the escarpment in question to be:

- An area of minimum change and Landscape Setting (NR 10)
- Site of Special Scientific Interest (NR2)
- Area of High Ecological Value (NR3)

The Pantawick to Stitchcombe escarpment is also part of the landscape setting of Savernake Forest and therefore the setting of the registered Historic Park and Garden of Tottenham House.

**The European Landscape Convention** promotes landscape protection. It states:

The principal pressure on the landscape arising from new development is erosion of the separate identity, character, visual and functional amenity of settlements and their setting, and impacts on the open countryside. Another challenge is to allow for appropriate development while having full regard to the conservation and enhancement objectives of the most highly valued landscapes including the Areas of Outstanding Natural Beauty..... and Avebury World Heritage Site (WHS).

Whilst not within the specific World Heritage Site of Avebury, areas of the North Wessex Downs including both escarpments are part of the continuous and indivisible landscape of the WHS. It can be seen from as far away as Overton Hill (five miles away) and Oldbury Castle (nine miles away). Any development here would infringe on the long view from those sites and continue the built environment of Marlborough into an area that can be seen for many miles and from local vista views within the town itself.

**The Wiltshire Council Core Strategy** - strategic Objective 5 - encourages the protection and enhancement of the natural, historic and built environment.

Ecological Constraints Notes from Wiltshire Council's Economic Development and Planning Department includes:

Land south of London Road (Three Cornered Meadow) would likely not be developable, since it lies mainly within Postern Hill Chalk County Wildlife Site and loss of this local wildlife site would be contrary to Wiltshire core Policy 50.

To summarise, this report presents strong evidence that any development on the escarpments will cause loss of community amenity value and visual harm to:

- Savernake Forest
- the Historic Park and Garden of Tottenham House
- the landscape setting of Marlborough College including the Marlborough Mound, Park and Garden of special historic value and listed buildings
- the Marlborough and Manton Conservation Areas
- the small village status of Manton and Mildenhall
- the environmentally sensitive areas of SSSI, Minimum Change and High Ecological Value
- the County Wildlife Site status, historic and archaeological sites
- the wider North Wessex Downs Area of Natural Beauty and the landscape setting of Avebury WHS.

Consequently, it is proposed that the Marlborough Area Neighbourhood Plan Policy MARL 18 should state that:

**No built development should exceed the 150 metre AOD contour on both the north and northwest facing escarpment from Pantawick in the west to the Mildenhall and Axford parish boundary at Stitchcombe in the east and the north facing escarpment from Granham Hill in the east to the settlement boundary at West Manton in the west.**



## Appendix

### National Planning Policy Framework - policy on AONBs

115. Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.

116. Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:

- the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and
- any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.



**Marlborough**  
Area Neighbourhood Plan

# Marlborough Area Neighbourhood Plan

## Needs of Local Sports Organisations

**Aim:** To establish the needs of local Sports organisations with the intention of consolidating and improve local sports facilities – identifying opportunities for co-location or new location of facilities.

### **Introduction**

Sports and physical activities play an important role in the promotion of physical and mental health and social well-being of the whole community. National and Local Government policies encourage participation in physical activity to promote healthy lifestyle choices for all ages.

To this end the Revised National Planning Policy Framework, 2018 (section 91 Promoting Healthy and Safe Communities) states:

Planning policies and decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

Section 92 continues: ‘to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
- c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs’.

Feedback from the Marlborough Area Neighbourhood Plan Consultation Events and individual consultations with local sports organisations have contributed to the identification of needs highlighted within this report. Consideration is also given to the Wiltshire Playing Pitches Strategy (WPPS).

## **Feedback from Public Consultation Events**

Five public consultation events were held at Marlborough, Manton Fest (Music Festival in Preshute Parish), Manton Village, Minal Parish and Savernake Parish which constitute the area covered in the Marlborough Area Neighbourhood Plan (MANP). Comments recorded from these events included concerns that sporting facilities in the MANP area were not adequate or diverse enough for present needs.

## **MANP Consultations with Sports Organisations and Identified Needs**

As with many towns and villages, sporting facilities in the MANP Area have developed piecemeal over many decades and are presently situated on fragmented sites that include schools, Marlborough Town Football Club, The Common, The Recreation Ground, Elcot Lane Village Green, Savernake Cricket Pitch and Minal Sports Ground.

The feedback received from individual sports organisations are considered below and are grouped under the locations that host their activities.

### ***The Common***

**Marlborough Golf Club** has its club house and part of its golf course sited on The Common which is owned by Marlborough Town Council. The remainder of the golf course is sited on land owned by the Golf Club.

**Marlborough Tennis Club** has recently re-located to a new site adjacent to Port Hill with six all-weather courts, 4 with lighting and a small pavilion. They are sharing club house facilities with Marlborough Golf Club to whom they are adjacent and from whom they lease the land where their courts are situated. In the future they may be looking to share and upgrade facilities at the Golf Club.

**Marlborough Rugby Club (MRC)** has had disjointed facilities over the decades with playing pitches, changing rooms and meeting spaces in different locations. Before acquiring their present facilities where the Club could 'play, change and entertain all in one place' (Marlborough Rugby Club website) the Club played matches on the Common and used ex Grammar School facilities at Elcot Lane for training and as a club house. The Club eventually gained permission to build a club house next to the Common in 1990 and achieved this in 2000.

As the Rugby Club has recently gained promotion there is a demand for higher specification facilities. The Club currently (at the time of writing) has 14 teams which includes 2 senior teams, 6 junior teams from under 18's to under 12's and 6 mini teams from under 11's to under 6's with approximately 300 children playing rugby alongside the adult teams.

They now consider their facilities to be inadequate as:

- parking is limited
- changing and showering facilities are insufficient

- the land between the Club House and the pitches is separated by Free's Avenue (a child has been seriously injured in a Road Traffic Collision)
- rules around using common land means that equipment cannot be permanent
- pitches cannot be enclosed and therefore there are dog fouling issues.

#### Identified Needs for MRC

The pitches are in a poor condition, there is no flood lighting and changing rooms are inadequate. The club has improved its league position and this requires better facilities.

- Would like a stadium in or near Marlborough - conference and club house
- Willing to share facilities with other groups, e.g. Marlborough Cricket Club

**Marlborough Youth Football Club (MYFC)** is the newest of the two football clubs within the town and was formed in 2009. It has three sections:

1. Mixed Team (boys and girls)
2. Angels Team (all girls)
3. Walking Football Team.

They have around 460 children playing football with 14 teams ranging from under 5's to under 18's. They currently play on pitches that are fragmented across numerous venues. Some of the pitches are on the Common adjacent to the Rugby Club pitches. Other pitches and training grounds include Elcot Lane Village Green, Salisbury Road Recreation Ground, Marlborough College (Astro Turf pitch for winter training) the College Water Meadow Pitch. More recently MYFC are using two pitches at Marlborough Cricket Club Grounds and another pitch at Minal Cricket Ground.

They have similar problems to the Rugby Club with:

- road safety issues when using the Common pitches
- they have no club house of their own
- pitches and training grounds are spread across many sites
- changing, toilet and showering facilities are insufficient or non-existent on some sites
- rules around using common land means that equipment cannot be permanent
- pitches cannot be enclosed and therefore there are dog fouling issues.

#### Identified Needs for MYFC

- To establish either a single site venue for the whole club with clubhouse, changing facilities, parking, kitchen, storage etc or a double venue site, split between the junior and senior sections with amenities as above. They would wish to have a pitch for each age group size between U5 and U18. This does not allow for training. The pitches would require 5 acres.

### ***Other sites within the town***

**Marlborough Town Football Club (MTFC)**, founded in 1871, has been playing at its Elcot Lane ground since 1904. The facilities consist of a large football pitch and a substantial club house with showers, changing facilities, an entertainment facility including a bar and a large hall and a car park. It is adjacent to a water meadow, the Elcot Lane Village Green and Barrow Close residential area. MTFC has one large pitch and a narrow area of ground for training.

MTFC had 5 teams as follows at the time of writing:-

1. First Team – adult males – Wiltshire Senior League - Premier Division
2. Reserves – adult males – Swindon and District Football League – Division 4
3. Athletico – Swindon Sunday League – Division 4
4. Ladies – Wiltshire County Women and Girls – Premier Division
5. Under 17/18's – Youth Football League – Division 3.

MTFC have difficulties in the following areas:-

- Following the formation of the MYFC there are few young players feeding into the MTFC teams
- To satisfy their existing needs and attract younger players MTFC wish to create additional playing facilities

Identified Needs for MTFC

- Use of additional land to provide training area and additional pitch

**Elcot Lane Village Green** is a former school playing field with Village Green Status and is owned by Marlborough Town Council including a small pavilion which has been adapted into a boxing club. The field is used on a regular basis by MYFC for training purposes and the junior football pitch is used by MYFC for matches at the weekends. The Village Green is an unenclosed space and is accessed by the general public for recreation and walking and as an informal Multiple Use Games Area (MUGA).

The **Recreation Ground** has a full sized football pitch which has recently been marked as 2 mini pitches and is used by MYFC. The local Youth and Community Centre is located on this site and the Council has recently given permission for teams to use the changing and toilet facilities there.

A small piece of land is available for development for other leisure activities.

**Marlborough Cricket Club (MCC)** has its main pitch in Savernake Forest on Forest Hill, east of Marlborough. They share a club house with **Marlborough Hockey Club** who now plays at Marlborough College. MCC also uses Minal Cricket Pitch for training. They would like to re-develop their club house and other indoor facilities to provide female changing facilities and disabled access to facilitate a wider variety of users. They also would like to build an indoor training facility at the ground.

## Identified Needs for MCC

- Ability to lease privately owned piece of ground adjacent to the existing pitches and club facilities

## Marlborough Hockey Club

Although the Hockey Club shares the clubhouse with MCC at Savernake they do not use it as they play on pitches at Marlborough College.

## Minal Cricket Club

Minal village has a large playing field, owned by the Gale Trust, which until recently was used by the Minal Cricket Club whose membership numbers have declined. Following local concern about the future of the sports field a new committee has been formed with the aim of retaining this valuable 14 acre field for sport and recreation in the future. The field is used by Marlborough Cricket Club for training.

The Wiltshire Playing Pitches Strategy Action Plan (part 1) Strategic Recommendation 2 states:

- ✚ In that, in the short term, Planning Policies should be developed for the conservation and maintenance of playing pitches which should then be included in the Local Development Plan

## St John's School (Excalibur Academy)

Within the school grounds are located two football pitches and two rugby pitches. The School also has a large multi-sports hall. These facilities are hired to local clubs within the community.

Planning permission is being sought for two outdoor weather games courts and an additional sports hall with changing rooms. These facilities will be available to local sports groups and community groups for out of school hours. This will be in daylight hours only as the facilities are located close to a sensitive ecology site.

## The College

A number of local sporting organisations utilise facilities owned by Marlborough College who have stated that their facilities are at full capacity. With the recent opening of an additional Girls' Boarding House there is now a requirement for the College to provide further sporting facilities which may result in external sports clubs needing to seek alternative grounds in the future and thereby cause additional pressure on existing sports grounds in the town and neighbouring villages.

They are looking to extend the Health Club to include the Gym as well as the Swimming Pool and may build a 3G all weather sports facility at some time but not in the near future.

### **Report Update 9<sup>th</sup> September 2020**

Following the Marlborough Area Neighbourhood Plan initial public consultations and discussions with local sports clubs the call for land to local landowners was not fruitful in identifying suitable land for improving local sports facilities. The co-operation between clubs and other organisations in sharing facilities is, at present, the only way forward.



## MARLBOROUGH AREA NEIGHBOURHOOD PLAN

### **Chopping Knife Lane - MANP Site 2 – Further Land off Elcot Lane**

In 2018 the Marlborough Area Neighbourhood Plan Steering Group's 'call for land' resulted in land being offered for future development. The Crown Estate offered MANP Site 2 – further land off Elcot Lane.

**This report emphasises the reasons why this land should not be used for development as part of the current Neighbourhood Plan or at any time in the future.**

As with all the land that surrounds the MANP area of Marlborough, Manton, Savernake and Mildenhall (known locally as Minal), Site 2 is in the North Wessex Downs Area of Outstanding Nature Beauty. The views, from both the north and south, looking down and along the valley where this site is situated, show the village of Mildenhall nestling into the valley of the River Kennet and a landscape that is rural in nature with typical Wiltshire landscape characteristics of open downlands, woods and river valley. This area is rich in historic sites of national importance that testify to the importance of area in the Iron Age and Roman periods.

[See map \(will link to Pre-sub map\)](#)

Site 2 is adjacent to St John's Park which was built on the site of St John's School's former Lower School buildings. That site was sold to provide some of the funding for the new school built at Granham Hill. The school playing fields on the eastern side were deemed to be a brown field site. This allowed the built environment to project out into a beautiful, unspoilt valley which sits between a section of the Pantawick to Stitchcombe escarpment to the south and the River Kennet Valley to the north.

The AECOM Assessment (commissioned for MANP) reporting on housing sites for allocation through the MANP states that:

- the site is within 60 metres of the River Kennet Site of Special Scientific Interest (SSSI)
- next to the County Wildlife Sites (CWSs) to the north and south
- the site is within a SSSI Impact Risk Zone (IRZ) for residential development which may lead to adverse effects on the designated biodiversity sites
- it is a greenfield site
- trees and hedgerows along the site boundaries hold biodiversity of value
- a Priority Habitat Deciduous Woodland is situated 120 metres south of the site
- the site forms part of the Kennet Valley Landscape Character Area and the River Kennet



The report also states:

The site is a large open field located beyond the settlement boundary, bound to the west only by existing residential development. Development would therefore result in substantial expansion of the settlement into the open countryside, impacting upon the wider characteristics of the AONB.

A preliminary Landscape Sensitivity Assessment (2012) has been carried out for all Wiltshire Strategic Housing Land Availability Assessment (SHLAA) sites with the AONB. The Assessment states that 'the site is highly visible, in particular from the downland to the south and east and also from the northern side of the river valley. Development would therefore be 'highly visible, having substantial impact on the character and quality of these views'.

The assessment concludes that 'development would be detrimental to special qualities and natural beauty of the AONB and should not be taken forward as part of the SHLAA'.

This area is of considerable historic value both nationally and locally. To the east of the field containing Site 2, on the edge of the village of Minal, is the protected site of 'Blackfield' in which lies the Scheduled Monument Cunetio, a Roman fortress and small town. The most recent archaeological investigations also identified that the west wall of the fortress lies in the field to the west of Cock a Troop Lane, at the eastern edge of the field in which Site 2 is located. To the south of Site 2 on the north facing escarpment are the substantial earthwork remains of the Iron Age *oppidum* (proto town) at Forest Hill, also a Scheduled Monument.

The Wiltshire Core Strategy, Policy 51, states that:

There is a need to protect the distinct character and identity of the villages and settlements in Wiltshire' and 'Developments on the edge of towns and villages will be broadly controlled in line with Core Policy (Delivery Strategy). However, the principal pressure on the landscape arising from new development is erosion of the separate identity, character, visual and functional amenity of settlements and their setting and impacts on the open countryside'.

Site 2 is in the parish of Mildenhall and abuts the boundary with Marlborough. Any development on this site will set a precedent and not only will the outstanding valley be lost but the unique identity of the small village of Mildenhall will be lost too. Once development begins in this area it is likely to be the beginning of a cumulative development of a number of possible sites for housing.

In the Wiltshire Council Strategic Environment Assessment for the Marlborough Area Neighbourhood Plan (2019) it is stated that the plan could have:

- a significant amount of development within the AONB the effects of which could be considered likely to be long-term and irreversible
- cumulative effects are considered likely to be significant.... and biodiversity, landscape and heritage assets are considered most likely to be affected.

It is obvious that any further development in this area will result in the encroachment of the built environment of Marlborough on the small village of Mildenhall.

If Site 2 is developed for housing it would be easy for the Marlborough settlement boundary to be moved to accommodate its inclusion. This would produce homes that are built too far away from the services and amenities of Marlborough for pedestrian access, resulting in reliance on the car for transport and thereby exacerbating the existing air quality problem within the town. The evidence within the previously mentioned AECOM Assessment highlights that building on Site 2 will produce a development that is inappropriately positioned as:

- the site is too distant from the services and facilities focused in the centre of the town, including the medical facilities that are approximately 1.4 km from the site
- the site has poor access to schools being over 1.1 km from the nearest primary school and 1.6 km from the secondary school
- the site is 1.3 km from the Marlborough Recreation Ground which includes the skate park
- the town's Leisure Centre and Swimming Pool (and Marlborough College sporting and other facilities that are made available to community groups) are at the western end of the town and 2.6 km away.

The Common, to the north of the town, provides facilities for a wide range of sporting and recreational Activities. Marlborough Rugby Club and Marlborough Youth Football Club (MYFC) have playing pitches here for a wide range of age groups. Other sporting and recreation opportunities include the golf and tennis clubs. Park runs take place here on a regular basis and it is a popular area for dog walking and model aeroplane flying. There is also a small play area for children. The Common is 3 km from Site 2.

The village of Mildenhall, to the east of the site, has a cricket/football pitch which is well used by MYFC and Marlborough Cricket Club and this recreational facility is 1.75 km from Site 2. Marlborough Cricket Club's Ground and Club House is on the edge of the Savernake Estate near to the hospital and is 1.75 km from Site 2. Although both these recreational facilities are closer in distance to Site 2 than those located in the west of the town it is unlikely that either would be accessed on foot because, from Site 2, the cricket ground involves a steep climb and a dangerous crossing over the A4 and the Mildenhall sports field would be accessed either by unpaved and narrow lanes or an alternative route which includes a right of way footpath across a field.

A major issue of the development of this site is one of accessibility during development and for potential residents. It can only be accessed from Chopping Knife Lane which is a single vehicle track bounded on the south side by the Chopping Knife Lane Bank County Wildlife Site and by mature hedgerows on the north side which are valuable and ecologically sensitive areas. The Lane is also a frequently used route into the wider countryside for cyclists, runners and walkers as the narrow lane naturally slows down any traffic that uses what was originally a cart track.

**In conclusion, this report highlights the importance of protecting this much valued area of outstanding scenic landscape that includes sensitive ecological and bio-diverse environments and nationally important historical sites. It is also important to maintain the distinct characters of the historic and busy market town of Marlborough with its larger housing developments, business centre and main transport routes and the small village of Mildenhall with its modest areas of residential development sprinkled with thatched cottages, bungalows and larger rural houses and its own distinct village identity.**