



Dilton Marsh Neighbourhood Development Plan

Local Green Space Topic Paper
MARCH 2023

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1. Introduction

- 1.1. The planning policies of the Dilton Marsh Neighbourhood Development Plan (NDP) should aim to achieve healthy, inclusive and safe places.
- 1.2. Paragraphs 101 and 102 of the National Planning Policy Framework (NPPF)¹ allows communities to identify and protect green areas of particular importance to them as Local Green Space (LGS). The power has the effect of imposing similar controls to those that apply within the Green Belt, effectively protecting the site from most development.
- 1.3. Designating land as LGS should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. LGS should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period. Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis.
- 1.4. The LGS designation should only be used where the green space is:
 - a) *in reasonably close proximity to the community it serves;*
 - b) *demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
 - c) *is local in character and is not an extensive tract of land.*
- 1.5. LGS are part of the network of recreational and other spaces defined by Wiltshire Core Strategy Core Policy 52 as 'Green Infrastructure'. The Wiltshire Green Blue Infrastructure (GBI) Strategy adopted in February 2022² provides an overarching strategy for the next eight years, including local green spaces as an integral part of the GBI network.

Wiltshire Green Blue Infrastructure (GBI) Strategy page 29

Our shared long-term vision for Wiltshire's GBI Network...

Wiltshire's multi-functional network of high quality, biodiverse and accessible green and blue infrastructure is widely valued by our communities, businesses and visitors. Managed sustainably through strong leadership and partnerships, the green and blue infrastructure network provides a range of well-being benefits for people, places and nature across Wiltshire.

¹ <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-and-safe-communities>

² <https://www.wiltshire.gov.uk/planning-bio-green-blue-infrastructure>

As a result of working with natural processes to support delivery of multi-functional ecosystem services, Wiltshire is better able to adapt to a changing climate and biodiversity loss has been reversed.

Networks of green and blue spaces and corridors in the countryside and our towns support access to nature and healthy lifestyles and provide high quality landscapes and beautiful places for people to live, work and visit.

- 1.6. Within the Dilton Marsh designated neighbourhood area there are a number of valued green spaces which should be identified and assessed as candidate sites for LGS as part of the NDP process.
- 1.7. The purpose of this LGS report is to summarise how candidate sites were first identified and assessed in accordance with paragraph 102 of the NPPF, including feedback from public consultation.

2. Methodology

2.1 The green area will need to meet the criteria set out in paragraph 102 of the NPPF.

a) in reasonably close proximity to the community it serves;

b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

c) is local in character and is not an extensive tract of land.

2.2 Additionally, the National Planning Practice Guidance states:

"Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented."

2.3 Other designations of land, such as green belt or conservation area status, do not necessarily preclude or support designation as LGS. But it is necessary to consider whether the additional designation is necessary and would serve a useful purpose.

2.4 In applying the NPPF criteria, there is no precise definition of 'close proximity', but it could be interpreted as meaning adjacent or in very easy walking distance. It may depend to some extent on the nature of the facility.

2.5 In considering whether a space is demonstrably special to a local community, it is clearly important to engage with the community and to assess how the community uses a space. It is also important to engage with any owners of the land in question.

2.6 Consideration of whether the green space is local in character and not an extensive tract of land suggests spaces within a locality, rather than, for example, extensive green areas in the countryside around a settlement. There is no minimum area, provided land can meet the criteria at paragraph 102 of the NPPF.

2.7 Some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (eg green areas which are valued because of their wildlife, historic significance and/or beauty). Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with land owners, whose legal rights must be respected.

Identifying LGS

- 2.8 LGS candidate sites were initially suggested by members of the Steering Group and local residents as part of a LGS 'suggested sites' consultation. All sites were assessed using the NPPF criteria using field and map surveys. The proforma at Figure 1 has been completed to assess each LGS candidate site. LGS management objectives are defined to understand how managed change of LGS may arise in accordance with Green Belt policy, for instance recognising at an early stage that a playing field may have aspirations for new ancillary buildings that would be appropriate development, or constitute very special circumstances.
- 2.9 All LGS will be subject to public consultation to seek community opinions on the values identified. Consultation also provided an opportunity for additional candidate LGS sites to be identified and considered using the above methodology.
- 2.10 All landowners of LGS candidate sites will be contacted at an early stage about proposals to designate any part of their land as LGS. Landowners will have opportunities to make representations in respect of proposals in a draft plan.


Figure 1 – LGS assessment proforma


LGS Ref:		Area (ha):	
Site Name:			
Description and Purpose:			
INSERT MAP EXTRACT OF SITE			
Statutory designation:			
Site allocation:			
Planning permission:			
Close to the community it serves:			
Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife, or other):			
Local in character and not extensive tract:			
LGS Management:			


3. Assessment

3.1 The following pages provide the assessment of LGS candidate sites.


Site Reference	Name
LGS1	Dilton Marsh Playing Fields and The Firs, Alan Powell Lane
LGS2	Lansdowne Close
LGS3	Chalcot Park (part)
LGS4	Fairwood Road Green
LGS5	Stormore Green

LGS Ref:	LGS1	Area (ha):	2.4
Site Name:	Dilton Marsh Playing Fields and The Firs, Alan Powell Lane		
Description and Purpose:	Western section is in use as playing field (playing pitch and equipped play area). Eastern section is a mature community woodland.		
			
Statutory designation:	Eastern section is covered by Woodland Tree Preservation Order ref W/04/00008/WOOD		
Site allocation:	None		
Planning permission:	None		
Close to the community it serves:	Yes, adjacent to the village and serving a recreational and sporting use.		
Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife, or other):	Focus for community sporting and recreational pursuits since 1984. Footpaths DMAR28 and DMAR29 extend through the site, also linking to wider recreational routes.		
Local in character and not extensive tract:	A defined parcel of land		
LGS Management:	Change may arise through the potential for new sporting and recreational buildings and structures ancillary to the existing use of the playing field. The need of appropriate facilities can be considered under green belt policy.		

LGS Ref:	LGS2	Area (ha):	0.16
Site Name:	Lansdowne Close		
Description and Purpose:	Public open space		
			
Statutory designation:	None		
Site allocation:	None		
Planning permission:	None		
Close to the community it serves:	Within the built-up area of Dilton Marsh and secured as part of planning permission W/00/00926/OUT to meet recreational needs.		
Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife, or other):	Two small parcels of public open space provide an important break in the otherwise developed High Street frontage where there are few opportunities for informal recreational space.		
Local in character and not extensive tract:	Two small parcels of public open space either side of Lansdowne Close.		
LGS Management:	No changes envisaged		

LGS Ref:	LGS3	Area (ha):	12.8
Site Name:	Chalcot Park (part)		
Description and Purpose:	Part of parkland associated with Chalcot House		
			
Statutory designation:	None		
Site allocation:	None		
Planning permission:	None		
Close to the community it serves:	The site abuts the southern edge of Dilton Marsh village and is accessible via Alan Powell Lane (footpath DMAR29), the Playing Field (footpath DMAR28) and Woodland View (footpath DMAR26).		
Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife, or other):	The site is the convergence of three well-used public footpaths extending south from Dilton Marsh leading south and south east respectively towards Chalcot Lane. The land has strong aesthetic qualities as historic parkland with specimen oaks within an attractive enclosed valley setting with a woodland backdrop. The parkland is grazed and the grassland meadows and hedgerows are species rich environments. The high value of the land is further reinforced by splendid views of the Holy Trinity Church tower from rising ground on footpath DMAR26.		

Local in character and not extensive tract:	The 12.8 hectare site forms a small part of the wider Chalcot Park that extended west towards Short Street and south beyond Chalcot Lane (A3098). The site is a well-defined component of a rare example of parkland extending to a village.
LGS Management:	No changes envisaged.

LGS Ref:	LGS4	Area (ha):	0.055
Site Name:	Fairwood Road Green		
Description and Purpose:	Triangular public open space		
			
Statutory designation:	None		
Site allocation:	None		
Planning permission:	None		
Close to the community it serves:	At eastern end of Dilton Marsh village and adjacent to Dilton Marsh Halt.		
Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife, or other):	The triangular green is one of a small number of open green spaces on the High Street. The green provides space for mature trees to thrive that create an attractive entrance to Dilton Marsh for users of the railway station.		
Local in character and not extensive tract:	A small parcel of land with defined boundaries by Fairwood Road to east and west, high street to the south.		
LGS Management:	No changes envisaged.		

LGS Ref:	LGS5	Area (ha):	0.03
Site Name:	Stormore Green		
Description and Purpose:	Public open space at western end of High Street at junction with Clivey and Stormore		
			
Statutory designation:	None		
Site allocation:	None		
Planning permission:	None		
Close to the community it serves:	At the western end of the High Street and accessible to the local community.		
Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife, or other):	The green is one of a small number of open green spaces on the High Street. The green provides space for the siting of the annual Christmas tree and a focal point for carol singing. A bench provides a place to rest. Trees have been planted and dedicated in memorial.		
Local in character and not extensive tract:	A small parcel of land with defined boundaries.		
LGS Management:	No changes envisaged.		