North Bradley, Drynham Lane and Ashton Park West NDP

Local Green Space Topic Paper
October 2024

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Document Version V1.0
Date of Issue 21.10.2024
All maps created using QGIS using open-source aerial imagery

1. Introduction

1.1. The planning policies of the North Bradley, Drynham Park, and Ashton Park West Neighbourhood Development Plan (NDP) should aim to achieve healthy, inclusive and safe places.

1.2. Paragraphs 105 and 106 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 2022[2] 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*

[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

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.

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 designated neighbourhood plan 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 106 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 106 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 106 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 (e.g., 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 landowners, 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 the community questionnaire. A total of 8 sites were identified, as follows:

Reference (nominated LGS)	Green Space
NLGS1 (Area identified in the original NDP)	Trowbridge Town Football Club Field
NLGS2 (Area identified in the original NDP)	Peace Memorial Hall Playing Field
NLGS3 (Area identified in the original NDP)	Pine Walk / Oak Drive Recreation Area
NLGS4 (Area identified in the original NDP)	The Allotments
NLGS5	Land off Southwick Road
NLGS6	St Nicholas's Church Grounds
NLGS7	Land off Ash Drive
NLGS8	Landscaping at White Horse Business Park
NLGS9	The Baptist Church and Cemeetery

Initial Scoping

2.9 An initial scoping exercise was undertaken to assess whether any sites did not meet the LGS criteria. While the PPG acknowledges that LGS sites do not necessarily need to be publicly accessible, it is considered that, to be designated in the NDP, the site does not need to serve a benefit to the community. Sites which have no public access, such as unrestricted access, or accessibility through a public right of way, and for which no evidence has been provided for to demonstrate that they have been, or could be, used by the community it serves have been excluded from further assessment. In this case, all 8 sites that were suggested by the community have been taken forward for assessment, using the NPPF criteria, field and map surveys.

2.10 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.

2.11 All LGS will be subject to public consultation to seek community opinions on the values identified. Landowners of LGS candidate sites 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.

LGS Ref:	NLGS1	Area (ha):	3.24
Site Name:	Trowbridge Town Football Club Field		
Description and Purpose:	Located at the northern end of North Bradley, the field has a four football pitches of varying scales and space for car parking at the entrance to the southeastern corner. There is a sports club with facilities and changing space to the eastern end of the car park. Two covered stands are to the north and western boundaries.		
			
Statutory designation:	N/A		
Site allocation:	N/A		
Planning permission:	No current permissions. Previous planning permissions related to the use of the football pitches including replacement of temporary buildings/facilities, storage units, erection of floodlights and replacing gates/fences.		
Close to the community it serves:	Yes, the field sits in the north of the village, adjacent to the settlement boundary.		
Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife, or other):	Used regularly by the Trowbridge Town Football Club used by villages and residents of Trowbridge and further afield. Its location acts as a buffer between North Bradley and Trowbridge.		
Local in character and not extensive tract:	Yes, the site is a defined parcel of land.		

LGS Management:	Owned by Trowbridge Town Council. Change may arise through the potential for new sporting and recreational buildings and structures ancillary to the existing use of the playing field. Change of use of the land should be resisted.
Conclusion	The site meets the LGS criteria and can be taken forward for designation as Local Green Space.

LGS Ref:	NLGS2	Area (ha):	1.65
Site Name:	Peace Memorial Hall Playing Field		
Description and Purpose:	Located centrally within North Bradley, the playing field contains a football pitch and tennis court with an additional area of open space to the southeast for other activities. The far eastern corner contains a play area with pedestrian access between dwellings off Church Lane. The field lies adjacent to the Peace Memorial Hall at the western boundary which also contains a small area of parking.		
			
Statutory designation:	N/A		
Site allocation:	N/A		
Planning permission:	No current permissions. Previous planning permissions for the rebuilding of, single storey extension to and additional car parking for the Memorial Hall and permission for replacement of play equipment related to the park.		
Close to the community it serves:	Yes, the field sits centrally within the village, accessible via Southwick Road, Church Lane and College Gardens.		
Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife, or other):	The Memorial Hall is used for various clubs, groups, meetings, and classes while the associated recreation field is used for village activities, events, sports, and general recreational use.		
Local in character and not extensive tract:	Yes, 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. Change of use of the land should be resisted.
Conclusion:	The site meets the LGS criteria and can be taken forward for designation as Local Green Space.

LGS Ref:	NLGS3	Area (ha):	0.46
Site Name:	Pine Walk / Oak Drive Recreation Area		
Description and Purpose:	Located at the western end of North Bradley, the open green space adjacent to the residential areas at Pine Walk and Oak Drive. The area contains dense hedgerows to northwest, north, and eastern boundaries to separate urban and rural spaces.		
			
Statutory designation:	N/A		
Site allocation:	N/A		
Planning permission:	No current permissions. Previous planning permissions for residential developments related to the dwellings off Pine Walk, Orchards Way, and Oak Drive.		
Close to the community it serves:	Yes, the field is located adjacent to the settlement boundary and in the immediate vicinity of residents at Pine Walk and Oak Drive.		
Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife, or other):	The field acts as a recreation area for the residents at Pine Walk and Oak Drive. The field occupies a tranquil space with grass and trees offering recreational value and space for reflection for residents.		
Local in character and not extensive tract:	Yes, a defined parcel of land.		
LGS Management:	Parish Council owned land. No changes envisaged		
Conclusion:	The site meets the LGS criteria and can be taken forward for designation as Local Green Space.		

LGS Ref:	NLGS4	Area (ha):	0.12
Site Name:	The Allotments		
Description and Purpose:	Located centrally within North Bradley, the allotments comprise a small parcel of land adjacent to Church Lane and help distinguish the urban and rural areas of the village. The allotments are well used and appreciated by the residents.		
			
Statutory designation:	N/A		
Site allocation:	N/A		
Planning permission:	N/A		
Close to the community it serves:	Yes, located adjacent to the settlement boundary at Church Lane.		
Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife, or other):	The area is used for allotments for the community and is situated on the edge of the residential areas of the village. It is a well-used, tranquil space of value to the residents.		
Local in character and not extensive tract:	Yes, a defined parcel of land.		
LGS Management:	Owned by the Parish Council. No changes envisaged. Land should be retained for use as allotments.		
Conclusion:	The site meets the LGS criteria and can be taken forward for designation as Local Green Space.		

LGS Ref:	NLGS5	Area (ha):	0.58
Site Name:	Land off Southwick Road		
Description and Purpose:	The site is located off Southwick Road to the rear of the properties off St Nicholas's Close and to the front of Willow View. The land zones the southern and western ends of the village and acts as a buffer between the main road and the properties.		
			
Statutory designation:	N/A		
Site allocation:	N/A		
Planning permission:	N/A		
Close to the community it serves:	Yes, the field sits centrally within the village, and to the southwest of the Peace Memorial Hall and playing field.		
Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife, or other):	The area sits alongside Southwick Road which runs through the village. The land is common land with a formal Public Right of Way Path running north-south connecting Southwick Road with Church Lane. Valued for its recreational use and bringing the countryside into the centre of the village.		
Local in character and not extensive tract:	Yes, defined parcels of land.		
LGS Management:	Common Land, managed by the Parish Council. No changes envisaged		
Conclusion:	The site meets the LGS criteria and can be taken forward for designation as Local Green Space.		

LGS Ref:	NLGS6	Area (ha):	0.44
Site Name:	St Nicholas's Church		
Description and Purpose:	The site forms the land related to St Nicholas's Church and the church itself which sits centrally within the green space. It is currently a well-used community facility located off Church Lane.		
			
Statutory designation:	The Church is a Grade II* Listed building, there are associated monuments which are Grade II listed and the walls and gateways to the southern boundary are also Grade II Listed.		
Site allocation:	N/A		
Planning permission:	N/A		
Close to the community it serves:	Yes, the area is located within the settlement boundary, in the immediate vicinity of residents at Church Lane.		
Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife, or other):	Church has historic significance. The area is largely open along Church Road and comprises a large area of open space with grass and trees. The areas is accessible to the residents with a Public Rights of Way Path located along the eastern boundary which offers a tranquil, contained walking route. Church grounds offer space for peaceful reflection for residents.		
Local in character and not extensive tract:	Yes, a defined parcel of land.		
LGS Management:	No changes envisaged. Additional protection applies due to the listed status of the Church.		
Conclusion:	The site meets the LGS criteria and can be taken forward for designation as Local Green Space.		

LGS Ref:	NLGS7	Area (ha):	0.068
Site Name:	Land off Ash Drive		
Description and Purpose:	Verges off the residential area of Ash Drive which sits centrally within the built up area of the village. The area is used for the enjoyment of the residents and to reduce amount of development.		
			
Statutory designation:	N/A		
Site allocation:	N/A		
Planning permission:	N/A		
Close to the community it serves:	Yes, the land sits centrally within the village, immediately adjacent to the community at Ash Drive.		
Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife, or other):	The areas demonstrates small green spaces of recreational value within a predominantly built up area. The verges are enjoyed by residents and, the southern parcel of land, zones Ash Drive and Elm Close. The verges provide a sense of enclosure and safety for residents.		
Local in character and not extensive tract:	Yes, defined parcels of land.		
LGS Management:	No changes envisaged.		
Conclusion:	The site meets the LGS criteria and can be taken forward for designation as Local Green Space.		

LGS Ref:	NLGS8	Area (ha):	2.4
Site Name:	Landscaping at White Horse Business Park		
Description and Purpose:	Verges and mature landscaping features which provide the setting of the Business Park and ensure an important green landscape to an urbanised area. Many large and mature trees, drainage features and dotted sculptures (standing stones) along the roadside. These green spaces contribute significantly to the landscape character.		



Statutory designation:	N/A
Site allocation:	N/A
Planning permission:	W/85/00502/OUT – form part of the landscaping for the business park originally approved in 1985.

Close to the community it serves:	Yes, the land sits within the designated neighbourhood area, close to North Bradley village and Drynham Lane/ Ashton Park West. It also serves as an important green space for the users of the business park.
Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife, or other):	The areas contribute significantly to the landscape character of the area, providing recreational value and a respite from the employment uses which are enclosed by the green space. It forms part of the green infrastructure network of the area, and wildlife corridors.
Local in character and not extensive tract:	Yes, defined parcels of land.
LGS Management:	Development on these areas should be resisted.
Conclusion:	The site meets the LGS criteria and can be taken forward for designation as Local Green Space.

LGS Ref:	NLGS9	Area (ha):	0.89
Site Name:	Baptist Church and Cemetery		
Description and Purpose:	Baptist church and land to the rear of the church. Historic cemetery accessed via a ProW to the southeastern boundary of the church.		
			
Statutory designation:	N/A		
Site allocation:	N/A		
Planning permission:	N/A		
Close to the community it serves:	Yes, the site is located partially within the settlement boundary and immediately adjacent to the community it serves.		
Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife, or other):	Site has community value as a well-used church which holds regular services as well as space for community and private events. Cemetery has historic significance and occupies a tranquil space with grass and trees offering recreational value and space for reflection for residents.		
Local in character and not extensive tract:	Yes, defined parcels of land.		
LGS Management:	No changes envisaged. Land is owned by the Baptist Church.		
Conclusion:	The site meets the LGS criteria and can be taken forward for designation as Local Green Space.		

4. Conclusion

4.1 Following the assessment, the four sites designated as LGS within the made NDP are recommended to be carried forward. The additional 5 sites assessed are also recommended to be designated as LGS. A total of 9 areas are therefore recommended for designation in the neighbourhood plan, as follows:

- LGS1: Trowbridge Town Football Club Field
- LGS2: Peace Memorial Hall Playing Field
- LGS3: Pine Walk / Oak Drive Recreation Area
- LGS4: The Allotments
- LGS5: Land off Southwick Road
- LGS6: St Nicholas's Church Grounds
- LGS7: Land off Ash Drive
- LGS8: The landscaping at White Horse Business Park
- LGS9: Baptist Church and Cemetery

4.2 The Local Green Spaces are shown on the map overleaf.


LGS1: Trowbridge Town Football Club
LGS8: Landscaping at White Horse Business Park
LGS9: Baptist Church and Cemetery
LGS3: Pine Walk/ Oak Drive Recreation Area
LGS7: Land off Ash Drive
LGS2: Peace Memorial Hall Playing Field
LGS5: Land off Southwick Road
LGS4: The Allotments
LGS6: St Nicholas's Church Grounds
Key
Existing Local Green Spaces as designated by the made NDP
Proposed new Local Green Spaces
Local Green Space Designations
0
100
200
300
400 m