

**Wantage Neighbourhood Plan – Open Green Spaces – *amended 1 June 2015 at a meeting with members of the WNP Steering Group / additional amendments made in response to Draft Plan comments/ additional amendments made in response to Pre-Submission Comments***

**Aspirations:**

- To preserve and enhance the character and heritage of Wantage as a market town, set in open countryside
- To protect and enhance existing open green spaces within Wantage
- To provide more open green spaces in Wantage town centre (in accordance with national standards - ANGSt)
- To achieve greater linkage/networking of open green spaces
- To achieve greater linkage/networking of open green spaces with open countryside
- To achieve the primary aim of 'conserving and enhancing [the] natural beauty' of the North Wessex Downs Area of Outstanding Natural Beauty (AONB)
- To set out design specifications to ensure that new homes and streets are designed so that they complement and enhance existing buildings and minimise the impact on the surrounding countryside
- protection and enhancement of areas of biodiversity (eg: Letcombe Brook and its corridor, Willow Walk Nature Reserve and Betjeman Park)

**Policies:**

- added provision of open green spaces in Wantage (in accordance with national standards - ANGSt, ie: of at 2 hectares in size, no more than 300 metres from home)
- added provision of open green spaces in the following parts of Wantage, which are currently under-provided (in accordance with national standards - ANGSt):
- West Wantage / Stockham (north of Challow Road and West of Denchworth Road)
- Central Wantage (north and south of Wallingford Street/north and south of Ormond Road)
- Charlton Village
- East Wantage (south of Charlton Road) may become under-provided in the future, if KA's East Site School Playing Field is sold off for development
- all open green spaces to be provided in new developments should be in accordance with national standards - ANGSt
- all open green spaces to be provided in new developments to be well linked/networked to existing open green spaces and to open countryside
- all open green spaces to be provided in new developments to be well managed (inc. adequate funding)
- all open green spaces to be provided in new developments to include areas for biodiversity
- protecting and enhancing sites with BAP habitats and protected species, Letcombe Brook and its corridor, ponds trees, species-rich grasslands, hedgerows, and woodlands

- preserving ecological networks, and the migration and transit of flora and fauna, particularly between urban areas
- promoting the mitigation, preservation, restoration and re-creation of biodiversity habitats, and the protection and recovery of priority species
- retention of all mature trees and those with arboricultural and ecological value, and where trees are removed, the appropriate planting of replacement trees of native species
- prohibit new developments resulting in loss of biodiversity, unless compensated to bring net enhancement overall
- development proposals that would result in a significant net loss in biodiversity will not be accepted
- development proposals which achieve a net biodiversity gain on site will be supported
- sites identified as having particularly high biodiversity potential (eg: Letcombe Brook and its corridor, Willow Walk Nature Reserve and Betjeman Park) will be protected from development
- greater linkage/networking of open green spaces within Wantage, and with open countryside
- aim to encourage formation of 'green corridors'
- resist development that would reduce the green 'gaps' between Wantage and Grove and between Wantage and surrounding villages (eg: Lockinge, Ardington and West Challow)
- footpaths and rights of way should be protected from development
- provision of walkways, and cycle routes to link up open green spaces within Wantage, and with open countryside
- in any new developments, provision should be made to extend the routes for walkers and cyclists, including, where possible, routes linking into the open countryside network, as well as into the existing open green spaces within the town, and to accommodate people of all ages and abilities, including those with push chairs and wheel chairs.
- conservation and enhancement of the natural environment, including designated landscapes (eg: North Wessex Downs AONB), but also the open countryside around Wantage (one of the core principles of the NPPF)
- 'have regard to' the purpose of 'conserving and enhancing [the] natural beauty' of the North Wessex Downs AONB (as required by S.85 of the CRoW Act 2000)
- acknowledgement of status of North Wessex Downs AONB and active support of AONB guidance
- consideration of the North Wessex Downs AONB Management Plan (2009 - 2014) and its objectives, policies and actions, and the AONB status in any land use/environmental decisions (eg: planning policy and planning applications)
- planning permission should be refused for major development in the North Wessex Downs AONB, except in exceptional circumstances and where it can be demonstrated to be in the public interest (ref. para. 116, NPPF)
- great weight should be given to conserving the landscape and scenic beauty of the North Wessex Downs AONB, irrespective of whether the policy in para. 116 of the NPPF is applicable
- improved access to the North Wessex Downs AONB from Wantage

## Local Green Space (LGS)

The Wantage Neighbourhood Plan identifies and allocates a number of areas to be designated as Local Green Space (LGS), according to NPPF, para.77. These are listed in Table 1 below (with reference to the [Part 1 Wantage Green Infrastructure & Open Space Provision: An Assessment, April 2015 Table and Maps](#)).

The Local Green Space Designation offers potential for enhancing the town's Green Infrastructure.

These spaces, in close proximity to the people they serve, are demonstrably special and hold particular local significance.

All of the Local Green Spaces identified in the Table below were identified by the public as important and needing protection and enhancement in their responses to the Wantage Neighbourhood Plan Questionnaire ('Wantage Neighbourhood Plan: First Report', January 2015).

Some additional Open Green Spaces have been included in the Table on the grounds of their size (ie, they constitute one of only 9 open green spaces in Wantage of 2 ha and above).

The individual reasons for proposing each site are listed in Table 1.

Development of these sites will not be allowed, except in very special circumstances.

### Table 1.

#### Proposed Local Green Spaces (LGS) for Wantage Neighbourhood Plan

Map Ref	Green Space	Reason for protection
1.A.1  <a href="#">Policy 11 a)</a>	Manor Road <a href="#">Memorial Recreation Ground</a> Park 9 (6.8 ha)	Recreation and Biodiversity; tranquillity, walking and sledging.  Iconic open countryside.  One of only 9 open green spaces in Wantage of 2 ha and above
1.A.2  <a href="#">Policy 11 b)</a>	Betjeman Park (5.8 ha)	Biodiversity; character, tranquillity interest, green corridor, walking, Leat of Letcombe Brook - Biodiversity BAP Priority Habitat.  One of only 9 open green spaces in Wantage of 2 ha and above
1.A.5	<del>Wolage Drive – Open Green Space / Playground</del> (0.7 ha)  <b>OUTSIDE NEIGHBOURHOOD PLAN AREA</b>	Recreation; Letcombe Brook - Biodiversity BAP Priority Habitats with Protected Species, green corridor, walking, key element of Wantage town character  Strategic green buffer between Wantage and Grove and strategic green corridor along Letcombe Brook (linking north and south of Mably Way)

Map Ref	Green Space	Reason for protection
1.B.2	<del>KA's Centre Site Sports Field (5.1 ha)</del> Removed at the request of the Town Council	Recreation; Manor Road Spring – tributary of Letcombe Brook - Biodiversity BAP Priority Habitat, green corridor  One of only 9 open green spaces in Wantage of 2 ha and above
1.B.3	<del>KA's Centre Site Sports Field (0.9 ha)</del> Removed at the request of the Town Council	Recreation; key element of town character Green oasis in built-up area of Wantage town centre Used by KA students and general public for picnicking
1.B.4	<del>KA's East Site Sports Field (3.2 ha)</del> Removed at the request of the Town Council	Recreation and Biodiversity; tranquillity Strategic open green space in eastern part of Wantage One of only 9 open green spaces in Wantage of 2 ha and above
1.B.6	<del>Charlton Primary School playing field (0.2 ha)</del> Removed at the request of the Town Council	Recreation; key element of Charlton village character
1.B.9	<del>KA's West Site Sports Field (3.2 ha)</del> Removed at the request of the Town Council	Recreation and biodiversity; tranquillity  One of only 9 open green spaces in Wantage of 2 ha and above
1.C.1 + 1.C.1.a  Policy 11 c)	Wantage Football Club (3.55 ha)	Recreation; Manor Road Spring – tributary of Letcombe Brook - Biodiversity BAP Priority Habitat, green corridor  One of only 9 open green spaces in Wantage of 2 ha and above
1.C.3  Policy 11 d)	Wantage Cricket Club (1.3 ha)	Recreation; character
1.C.5  Policy 11 e)	Tugwell Field Football Pitch (1.26ha) – need to amend the map to exclude the carpark and Silver Band Pavilion  AREA ADDED  Map amended in submission version	Recreation; Home of the Wantage Silver Band and football fields. This site was provided for the town when Garston Lane school was sold for the housing in Garston Lane.

Map Ref	Green Space	Reason for protection
2.2 Areas added 1.A.8 1.B.5 1.B.5a  Policy 11 f)	Humber Ditch (2.25 ha)  Chestnuts Playground (1.5ha) Charlton School (0.7ha) Nature reserve owned by Charlton School (0.2ha)  AREA EXPANDED TO INCLUDE ALL OF HUMBER BROOK	Walking (dog-walking) and Biodiversity; green corridor, tranquillity, key element of Charlton village character  One of only 9 open green spaces in Wantage of 2 ha and above
2.3  Policy 11 g)	Harcourt Green (0.25 ha)	Walking; tranquillity
2.8	<del>West of Health Centre (2 ha)</del>  OUTSIDE NEIGHBOURHOOD PLAN AREA	Walking; tranquillity  <del>One of only 9 open green spaces in Wantage of 2 ha and above</del>
2.10  Policy 11 h)	Alfred's Well (0.07 ha)	Important geological, ecological and historic interest
2.13 2.5, 2.11, 2.12, 1.A.7, 1.A.11 and unmarked area near crossroads  Policy 11 i)	Open Green Space in Stockham Park (0.4 ha)  Area expanded in pre-submission version in response to comments.	Recreation; walking, interest (access to Wilts and Berk Canal).
3.1—3.5	Allotments (4.7 ha)  ALLOTMENTS DON'T MEET THE CRITERIA	Recreation; Biodiversity  <del>Grove Road Allotment (3.4) acts as a strategic green corridor between Wantage and open countryside to the east of Grove Road/north of Crab Hill site</del>
All areas 4.1-4.2 - 4.5  Policy 11 k)	Letcombe Brook Wildlife Corridor including Willow Walk Nature Reserve (5.84 ha) (4.34 ha) EXCLUDE 4.1 AS OUTSIDE NEIGHBOURHOOD PLAN AREA	Biodiversity – Letcombe Brook, BAP Priority Habitats with Protected Species; green corridor, walking, key element of Wantage town character

Map Ref	Green Space	Reason for protection
4.3 Policy 11 k)	Willow Walk Nature Reserve (2.9 ha)	Biodiversity - Letcombe Brook, BAP Priority Habitats with Protected Species; green corridor, walking, key element of Wantage town character  One of only 9 open green spaces in Wantage of 2 ha and above
4.5 Policy 11 j)	The Wharf (0.1 ha)	Historic interest (Wilts and Berks Canal) and Biodiversity Letcombe Brook - BAP Priority Habitats with Protected Species; green corridor, walking, key element of Wantage town character
5.4	<del>St Katharine's House Care Home (0.8 ha)</del> <b>DOESN'T MEET THE CRITERIA – COVER WITH OTHER POLICIES</b>	Biodiversity (Deciduous Woodland BAP Priority Habitat)
5.5	<del>Land approaching Wantage from the east (farmland east of Larkhill / south of A417), (36 ha)</del> <b>DOESN'T MEET THE CRITERIA</b>	Countryside setting for popular local walk from Wantage to Lockinge/Ardington and Biodiversity; strategic green gap, character and views, visual approach to Wantage (situated within North Wessex Downs AONB)
<del>5.9 – 5.11</del> 5.10	<del>St Mary's Convent (3.2 ha)</del> <b>DOESN'T MEET THE CRITERIA – COVER WITH OTHER POLICIES</b>	Tranquillity and Biodiversity; orchard, historic interest (Roman Villa),
5.18 Policy 11 m)	'Tom's Field' / Parsonage Close, Charlton Village (0.4 ha)	Countryside setting for popular local walk from Charlton Village to Lockinge/Ardington and Biodiversity; strategic green gap, character and views, visual approach to Charlton Village
5.19	<del>Field west of Chain Hill</del> <b>DOESN'T MEET THE CRITERIA – COVER WITH OTHER POLICIES</b>	Countryside setting for Park (Manor Road) and Cemetery and Biodiversity; strategic green gap, character and views, visual approach to Wantage (situated on edge of North Wessex Downs AONB)
<del>7.1 – 7.3</del> Policy 11 n)	<del>Wilts and Berks Canal (3.4 ha)</del> (0.7ha) <b>EXCLUDE 7.2 AND 7.3 AS OUTSIDE NEIGHBOURHOOD PLAN AREA</b>	Historic interest and Biodiversity - Protected Species; walking, wildlife, strategic green corridor

Map Ref	Green Space	Reason for protection
5.17 Policy 11 l)	Horse paddock (south of Grove Road allotments) 1.6 ha  Area added in pre-submission version in response to comments received	Strategic green corridor between Wantage and open countryside to the east of Grove Road/north of Crab Hill development site.
2.7, 2.8 and 2.19 Policy 11 o)	The old (Wilts and Berks) canal corridor, including West of Mably Green (0.8ha), Fawley Close / Bailey Close (west of 'Footpath 13') (0.17ha) and Witan Way, opposite entrance to Fawley Close (0.7ha).  Area added in pre-submission version in response to comments received	Strategic green corridor
2.15 and 2.16 Policy 11 p)	Barwell Greens, North (0.9 ha) and South (0.9 ha)  Area added in pre-submission version in response to comments received	Tranquil green space in a housing development; Recreation; character
1.A.3 and 1.A.4 Policy 11 q)	Hamfield 'Green' (0.1 ha) and Hamfield Playground (0.2ha)  Area added in pre-submission version in response to comments received	Tranquil green space in a housing development; Recreation; character
1.B.6 Policy 11 r)	Land at Charlton Day Centre (0.2 ha)  Area added in pre-submission version in response to comments received	Tranquil green space in a housing development; Recreation; character
2.6 Policy 11 s)	Mably Grove Green  Area added in pre-submission version in response to comments received	Tranquil green space in a housing development; Recreation; character
5.7 Policy 11 t)	The Mead Field (1.3 ha), North of Locks Lane  Area added in pre-submission version in response to comments received	Letcombe Brook corridor: Part of strategic green corridor, important 'borrowed landscape', historic interest (home of John Betjeman)
5.23 Policy 11 u)	Castle's Wood (0.4ha)  Area added in pre-submission version in response to comments received	Strategic green buffer
2.20 Policy 11 v)	Charlton Village Green (0.1 ha)  Area added in pre-submission version in response to comments received	Historic interest; key element of Charlton village character

<b>Map Ref</b>	<b>Green Space</b>	<b>Reason for protection</b>
2.1, 2.21 & 2.22 Policy 11 w)	Land near Foliat Drive (0.9 ha), including North of Foliat Drive (0.6 ha) and Triangle along Foliat Drive (0.05ha) and land on Foliat Close (0.25ha)  Area added in pre-submission version in response to comments received	Tranquil green space in a housing development; Recreation; character
1.A.6 Policy 11 x)	Larkdown Playground (0.2 ha)  Area added in pre-submission version in response to comments received	Recreation; character
1.A.10 Policy 11 y)	Warman's Close Green (0.9ha)  Area added in pre-submission version in response to comments received	Tranquil green space in a housing development; Recreation; character
2.14 Policy 11 z)	Chapel Close Green (0.5 ha)  Area added in pre-submission version in response to comments received	Tranquil green space in a housing development; Recreation; character

~~April 2015~~ ~~June 2015~~ ~~October 2015~~ December 2015