

2016



Description of Marlborough Area Neighbourhood Plan Parishes

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Marlborough
Area
Neighbourhood
Plan
22nd April 2016
Amended
23rd September 2020

Description of Parishes which constitute the Designated

Marlborough Area Neighbourhood Plan

This information has been provided for the Marlborough Area Neighbourhood Plan Steering Committee to enable the engagement of a Consultant to carry out a Housing Needs Assessment and Housing Survey for the Marlborough Area Neighbourhood Plan (MANP) Designated Area.

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The **Designated Area**, for the purpose of the development of the Marlborough Area Neighbourhood Plan, consists of four parishes:

- The town of Marlborough with Manton and the following three rural parishes
- Preshute
- Savernake
- Mildenhall – known locally as Minal

See maps in appendix.

Marlborough is the geographic, economic and social heart of the area, surrounded by the three parishes which together are ideally suited to work towards a Neighbourhood Plan. The boundaries of the three rural parishes abut that of Marlborough and all four parishes share common landscapes of the Marlborough Downs, the River Kennet and Savernake Forest and all sit entirely within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Any future significant housing developments in or adjoining Marlborough is likely to be located on or overlap with land in these parishes.

Descriptions of Manton Village and Preshute, Savernake and Minal Parishes and are given on pages 13-14.

Major Features of the MANP area

The **River Kennet** rises north of Avebury and flows through part of the North Wessex Downs AONB and Marlborough. It is an important chalk stream that runs through the centre of Marlborough which is built in the river valley and on the slopes of the Marlborough Downs to the north with Savernake Forest as its southerly boundary.



Savernake Forest is a privately owned 4,500 acre forest. There is evidence of human activity from the Bronze and Iron Ages and during the Roman period, continuing through to the present day. First mentioned in AD 934 in written Saxon records, the Forest has been passed down since 1066 through an unbroken line of 31 generations. Sir John Seymour was the guardian of the Forest in the 1500's and it was at the family seat of 'Wolf Hall' that Henry VIII met Jane Seymour who was to become his wife and the mother of Edward VI. The public has access to the Forest, which has SSSI status and its many beautiful walks and drives include the four mile long 'Grand Avenue' of beech trees designed by Capability Brown.



Above – Savernake Forest crowning Marlborough as seen from the northern approach to the town

Conservation areas

Marlborough and Manton, Minal and Preshute Parishes all have conservation areas as shown in the maps in the appendix.

Within the Savernake Parish, Savernake Forest and Tottenham Park are categorised by English Heritage as Grade Two Listed /Registered Historic Park and Garden. (See page 8 for map).

Brief History of the Marlborough Area Neighbourhood Plan Designated Area

Set within the Stonehenge and Avebury World Heritage Site, Marlborough was a focus for human activity as early as the late Neolithic period as evidenced by the Marlborough Mound – a monument contemporary with but smaller than Silbury Hill. Continuity of occupation and activity through the Bronze Age is evidenced in the tumuli on the common. Then, during the Iron Age on Forest Hill an *oppidum* (small town) was of sufficient importance to mint coins and was perhaps a determining factor in the decision of the Roman invaders to locate their major fortress of *Cunetio* nearby at Minal.

Later, a Saxon settlement established around The Green is believed to have expanded towards the west until the Norman Conquest when a castle was built in the west of the present town precinct at the site of the Marlborough Mound. During the later Norman period the regular tenements of the High Street were laid out, although the architecture that we see today is from the 18th and 19th centuries as a great fire in 1653 destroyed almost entirely the medieval structures.

Located at a strategic staging point on the road from Bath to London, during the 18th and early 19th centuries there were many inns, trades and retailers associated with the stagecoach traffic. When the advent of the railways ended this lucrative trade, the establishment of Marlborough College in 1843 on the site of the former castle brought significant new business and employment opportunities for the town which have continued until the present time.

Built Environment - Marlborough

Marlborough has a rich built environment with an attractive and thriving retail centre. It is a vibrant market town with a distinct wide High Street which still maintains a traditional market twice weekly. The High Street is the centre of retail activity in the area with a mix of national chains and independent shops, cafes, teashops, pubs and hotels. The unique and vibrant blend of commercial establishments include clothing, jewellery, art, books, gifts, interior design, furnishings, fabrics and antiques which attract many visitors to the town.

The town centre buildings are a charming mix of architectural styles from cottages to Georgian houses. There are many quaint cobbled alleyways and courtyards leading off of the High Street and an imposing church at each end of the main street.



Above – Marlborough High Street

Open Spaces and Leisure Facilities

Near the town centre is the River Kennet with a water meadow and an attractive riverside walk, a children's playground and the public Priory Garden.

Within 5 minutes' walk it is possible to access the Common and the local golf course. A second large recreation ground with a good variety of play equipment and a skate-park can be found to the south of the town centre. There is also a bowling green and a purpose built youth centre here which is likely to have a change of use in the near future because of lack of local authority funding. There is a local authority run Leisure Centre on the west side of Marlborough.

On the eastern side of Marlborough the public have access to 15 acres of water meadows at Stonebridge Lane which provides nature walks with some access for the disabled. This area is used for environmental projects undertaken by a local voluntary group, scientific research and educational purposes and is a well-used local amenity.

Education

The west end of Marlborough High Street is dominated by Marlborough College, an independent school founded in 1843. The College is established on over 280 acres of an attractive landscape of downland and water-meadows. There are many interesting and historic buildings at the heart of the College, some of which are listed. The Old Castle Inn (now C House) was one of the main coaching inns of the town between 1750 and 1843. The College Chapel in Victorian Gothic style was built in 1886 and next to the chapel is the neo-classical Memorial Hall built in 1925. Recently, an ancient mound within the College grounds, the Marlborough Mound, was scientifically dated at 2,400 years old which makes it contemporary with Silbury Hill.

State education within Marlborough is provided by St Mary's Infants' School, St Peter's Junior School, Preshute Primary School and St John's School and Community College. A new primary school is planned to open in 2017 and will be an amalgamation of St. Mary's and St Peter's Schools. Preshute Primary has outgrown its small village premises and land is currently being sought for a replacement site. St John's School and Community College is an eleven to eighteen years co-educational academy which moved into its present £26.5 million state-of-the-art buildings in 2009. St John's is an academically successful school, there is a great demand for places and the school is currently oversubscribed.

Health facilities

In Marlborough there is one medical practice and three dental surgeries. Situated just outside Marlborough is the Savernake Community Hospital. Originally a Victorian cottage hospital, it has been up-dated and extended and now provides an inpatient ward, a number of outpatient services and is the base for the Marlborough Neighbourhood Team who cares for patients in their own home.



Above – Marlborough Medical Practice

Car Parking

Although there are eight official car parks in Marlborough (providing 638 spaces) at peak times there are parking shortages. There is a limited amount of land available for innovative car parking solutions and, given current and foreseeable public funding constraints, it is feasible that this will remain a problem for the considerable future.

Transport

The main transport routes through Marlborough are the A4 road which runs east/ west from London to Bath and the A346 which runs north/south connecting the south coast ports and the A303 arterial route to the M4 motorway and beyond to the Midlands and the North of the country.

The 2011 Wiltshire Council and Community Area Joint Strategic Assessment highlighted five transport-related issues in the Marlborough Community Area:

- Speeding and pedestrian safety schemes
- Freight and air quality issues on Herd Street / Barn Street
- Accessibility for non-car users from rural locations
- Route maintenance
- Pedestrian and cycle facilities.

In 2016 the major concerns are:-

- Traffic congestion
- Parking problems for residents, workers and visitors to the town
- High levels of air pollution.

Wiltshire Council and the A338/A346 HGV Working Group have agreed a statement of common ground to address these problems. The Council has also requested the Highways Agency to amend relevant signage on the A303 trunk road. The A338/346 Working Party's long term aim is to de-prime the A338/346 in an attempt to reduce the amount of HGV traffic in the town and surrounding villages.

In 2010 Wiltshire Council's report 'Options for an Air Quality Management' designated Marlborough as a blanket Air Quality Management Area based on the residential areas of the town and continued that, 'the UK National Air Quality Objective for the annual mean concentration of nitrogen dioxide of 40 ug/m³ is likely to be exceeded'. Figures showing levels of NO₂ levels at seven sites in Marlborough from 2008 to 2014 show that readings from 5 of the sites exceed the UK National Air Quality Objective. With the increase in traffic locally and nationally air pollution since 2014 is expected to be considerably higher'.

Transport in the MANP is heavily reliant on private vehicles. There is no longer a rail link from Marlborough although at present there are commuter services from Great Bedwyn and Swindon stations. The service from Bedwyn requires a joined-up transport infrastructure and timetables for both rail and bus services as the current

provisions are not meeting local needs. Public bus services during the evenings in rural areas were considered to be in need of improvement in the Marlborough Area Plan in 2012. Since then further cuts have been made to bus services with more cuts proposed in the near future. Inadequate public transport exacerbates rural isolation and many low income groups have to rely on public transport to access services and employment.

Industry and commerce

Marlborough is now mostly a dormitory town. Most of its manufacturing businesses have left the town because of the lack of land needed to facilitate their expansion. Companies such as Garrards and Fringevision left in the 1960's, the Wingrove and Edge Tannery in 1980's and in the later years Hayden's Bakery, Avco Engineering and Microlights. Tenable Screw Company has remained in town and owns land suitable for expansion. Some of the buildings vacated by Avco Engineering have been upgraded and now host a variety of small, individual enterprises.

There is a modern business park on the southern outskirts of the town which accommodates a wide variety of businesses including trade suppliers, commercial offices, a food producer, a supermarket, a vehicle repairer, a filling station and a dental practice. There are small pockets of industry and commerce throughout the town and also along the northern side of the A4 road, west of Marlborough.

The major employers in Marlborough are education establishments - primarily Marlborough College but also St John's School and Community College and the Infant and Primary Schools. Other significant employment opportunities are found within the numerous retail and catering outlets and also in health and care services.

Housing

Marlborough Conservation Area broadly covers Marlborough College, the High Street, the area immediately bordering the High Street to the North and South, Cooper's Meadow (water-meadow), The Green, St Martin's, Herd Street, Kingsbury Street, the Common and Manton. A large part of Minal is also a conservation area and there are conservation areas within the Savernake parish.

<http://www.realitygeo.com/explorer.aspx?cfg=wiltspl>

Marlborough has a reputation for being a wealthy area with the majority of its housing stock consisting of large detached houses but it does have three large areas

of former social housing built from the 1920's to the 1950 's and which are now a mix of privately owned and housing association homes.

In the 1980's significant private housing was built on the west side of Marlborough at Barton Park with further housing added at College Fields more recently. In the last five years St John's Park has been developed on the eastern edge of Marlborough and School Walk on the south. Both of these estates are a mixture of housing types.

Marlborough now has an affordable housing need which is slightly above the UK average, as concluded in the Wiltshire Council & Area Community Joint Strategic Assessment 2013 to 2015 which stated:

'(Marlborough) requires a better mix and range of housing appropriate to the needs and incomes of local residents'.

Furthermore, the Marlborough Area Plan of 2012 reported:

'In recent years there have been an increasing number of planning consents for retirement dwelling developments'.

There is a local perception that the imbalance of local housing stock is as a result of recent planning decisions which do not meet the needs of local people. The perceived lack of affordable housing stock to meet the needs and incomes of local people is further compounded by its landscape setting, as noted in the above 2012 report:

'The town and its wider rural hinterland are highly constrained due to landscape topographic features and designations of AONB and SSSI'.

Consequently, the amount of suitable land for new houses is restricted.

Another local concern is that Marlborough is experiencing high levels of inward migration as highlighted in the Wiltshire Council's Core Strategy:

2.13: 'The gradual deterioration of affordability in Wiltshire has left many residents experiencing difficulty gaining access to the housing market, especially given the low household based income of certain areas'.

The Marlborough Community Area covers nineteen parishes. The following information concerns this area and is the latest information available to date.

The Marlborough Community Area Joint Strategic Assessment, previously referred to, provided local data and opinion-based reports which highlighted the following as key points in the delivery of affordable homes in the Marlborough area:-

- Marlborough Community Area has above average levels of social rented accommodation (17.3% of all households, 14.7% in Wiltshire) and demand for affordable housing is high. At the end of the fourth quarter of 2012/13, 772 households on the housing register were seeking affordable housing in Marlborough Community Area, an increase of 155 households in two years.
- The highest demand in the Marlborough Community Area is for one-bedroom affordable homes (470 households) and the next highest is for two-bedroom homes (198 households).
- The emerging Wiltshire Core Strategy (WCS) proposes that at least 40% of all new permitted residential developments of five or more dwellings should be affordable.
- The most desired parish for households on the register in the Marlborough Community Area community area is Marlborough itself, followed by Aldbourne.
- In the 'What matters to you survey' undertaken in the autumn of 2013, 46% of respondents from the Marlborough Community Area said they wanted the council to spend more on affordable housing which incidentally was also voted as one of the top five things that needed improving across Wiltshire.

The average house price in 2015 in Marlborough was £318,450. This was considerably higher than the Wiltshire average of £255,060 and was highest of Wiltshire's 20 community areas.

www.home.co.uk/guides/house_prices_retm?location=marlborough&lastyear=1

According to the 2011 census the population of Marlborough was 8,400. The present population is estimated to be around 9,200 following inward migration as a result of recent completed housing developments between 2011 and the present.

Recently completed are the McCarthy & Stone development of 27 apartments for the over 55's at Granham Hill and the Renaissance Retirement development of 28 luxury apartments for over 55's in Stone Yard, London Road. Under construction at present, off Salisbury Road, is the Redrow Marleberg Grange development of 175 three, four and five bedroom homes (of which 40% should be affordable) including a completed 60 bedrooms hotel.

The aims of the Marlborough Area Neighbourhood Plan Designation Application

The Marlborough Neighbourhood Area Designation Application to Wiltshire Council sets out the following objectives that the parishes of Marlborough, Preshute, Minal and Savernake Parishes seek to achieve together:

- Delivering a thriving economy
- Addressing climate change
- Providing everyone in the Neighbourhood Area with access to a decent home
- Building resilient communities
- Protecting and enhancing the Neighbourhood Area's unique natural, historic and built environment
- Providing adequate infrastructure

Whilst the majority of Marlborough's allocated contribution to Wiltshire Council's strategic housing target for new builds for the period 2006-2026 has already been built or identified and includes a strategic site for which planning consent has been granted west of Salisbury Road between the Marlborough and Savernake parish boundaries. A number of smaller housing development sites are still to be formally allocated and developed.

The Marlborough Area Neighbourhood Plan will seek to ensure that development will be planned to ensure minimal impact on our rich, built, historic and landscape assets with aspirations to:

- Include proper provision for affordable housing.

- Have a positive impact on infrastructure where already planned development is expected to result in an increase in the current estimated population of 9,200 to approximately 10,400 by 2026. Identified infrastructure improvements include the need to ensure adequate medical surgery, educational and childcare capacities and to influence traffic and transport improvements with measures to improve air quality.
- Help retain and improve the important vibrant economy of Marlborough as a retail and business centre.
- Improve access to and protect the beauty of the countryside, its rivers, wildlife and biodiversity.
- Ensure that growing tourism opportunities can be properly accommodated.

Wiltshire Council Core Strategy for the Marlborough Area

The following are extracts from Wiltshire Council Core Strategy for the Marlborough area:

‘The strategy for the Marlborough Area

5.74 The strategy for the Marlborough Community Area will be to deliver housing growth appropriate to the scale of the town to help maintain and enhance Marlborough’s role as a service and tourist centre; and help to meet local needs. Development will be planned to ensure minimal impact upon Marlborough’s rich built, historic and landscape assets and to afford protection of the World Heritage Site and its setting. The strategy will respond to the Community Area’s location (in full or part) within a nationally designated landscape. In the Marlborough Community Area this includes the North Wessex Downs Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.

Sustainable and measured growth throughout the plan period will also help to deliver affordable housing in the Community Area and improve access to open market housing. This will help to provide a local workforce for current and new employers moving to the area.

How will the Marlborough Community Area change by 2036?

5.76 A modest and sustainable level of development within the Community Area will have provided for a range of housing appropriate to the local needs and incomes of residents. The Community Area will have continued to benefit from high standards of housing, health, education and culture in the context of a growing economy in the area as a whole. Development will have protected and enhanced the Community Area's rich natural and historic assets including the Avebury element of the Stonehenge and Avebury World Heritage Site. The Kennet and Og Rivers and Savernake Forest will continue to provide social, environmental and economic assets to the area as part of a wider green infrastructure which will be used sustainably'.

Within the Wiltshire Core Strategy (WCS) Marlborough is categorised as a market town with an indicative house building requirement. The parishes of Minal, Preshute and Savernake are classified within the WCS as Small Villages where development is limited to infill.

Descriptions of Manton Village and the Parishes of Preshute, Savernake and Minal

Manton is a small village on the western outskirts of Marlborough. There is evidence that Manton village has medieval origins probably around what is the village playing field. Manton has developed along the High Street and the majority of the village is within the Manton Conservation Area. Sarcen stone is a naturally occurring material in this area and has been frequently used in the building of cottages, houses and walls. Also included in the Conservation Area is the former water mill which is now a residential property.

The village primary school is Preshute Primary School, which feeds into St John's Academy in Marlborough. The village has a public house, 'The Outside Chance'.

The Church of St George is 0.5 miles (0.80 km) west of the village. Manton was transferred to Marlborough civil parish in 1934 and is now within the parish of Marlborough and Manton.

[file:///C:/Users/User/Downloads/manton - approved statement-2%20\(1\).pdf](file:///C:/Users/User/Downloads/manton%20-%20approved%20statement-2%20(1).pdf)

Preshute is a civil parish immediately west and northwest of Marlborough. Unusually for a Wiltshire parish, it does not take its name from any town or village. The population at the 2011 census was 193. The parish is almost entirely downland and farmland stretching from the Ridgeway in the north to the West Woods in the south. The main settlements are Manton House (with Manton Stables, where racehorses are trained) and the hamlet of Clatford. Clatford, 1 mile west of the village of Manton and about 2 miles west of Marlborough, is a rural community made up of Clatford Hall with Clatford Farm with several houses clustered around a crossroads and other houses spread further out. Farmland takes up around 80% of the total area. Sparsely populated, employment is mainly aligned to farming, equestrian and estate management.

Savernake is a civil parish immediately south and southeast of Marlborough. The settlements in the parish are the hamlets of Cadley and Clench Common. Savernake Forest covers the eastern half of the parish. The hamlet of Cadley is an agricultural community in the northwest of the parish at the edge of Savernake Forest, on the A346 between Marlborough and Burbage. Savernake Hospital is the most important building with new housing behind making up Forest Hill, its largest residential area.

Minal (Mildenhall)

Minal is a small, rural parish consisting of the village of Minal and the hamlets of Poulton and Stitchcombe. It is approximately one and a half miles east of Marlborough. Minal covers just over 400 acres and is situated in the Kennet Valley, surrounded by water meadows, woodlands, farm land and part of Savernake Forest. In 2011 the population of Minal was 477.

In the village there is the Church of John the Baptist, of Saxon origins but much of the present building dates from the thirteenth century. There is a single village public house the 'Horse Shoe Inn'. The Village School has closed and there are no longer any shops. There is a modern village hall, built in 1988.

Housing is mainly in a ribbon development along the Marlborough to Ramsbury road and around the church and consists of cottages and houses from the 18th and 19th centuries, social and private housing built in the 20th century, farm houses and Durnford Mill.

To the south of the village is a significant archaeological site which was the important Roman fortress town of *Cunetio*.

Compiled by Susanne Harris (SDEH) using information from:-

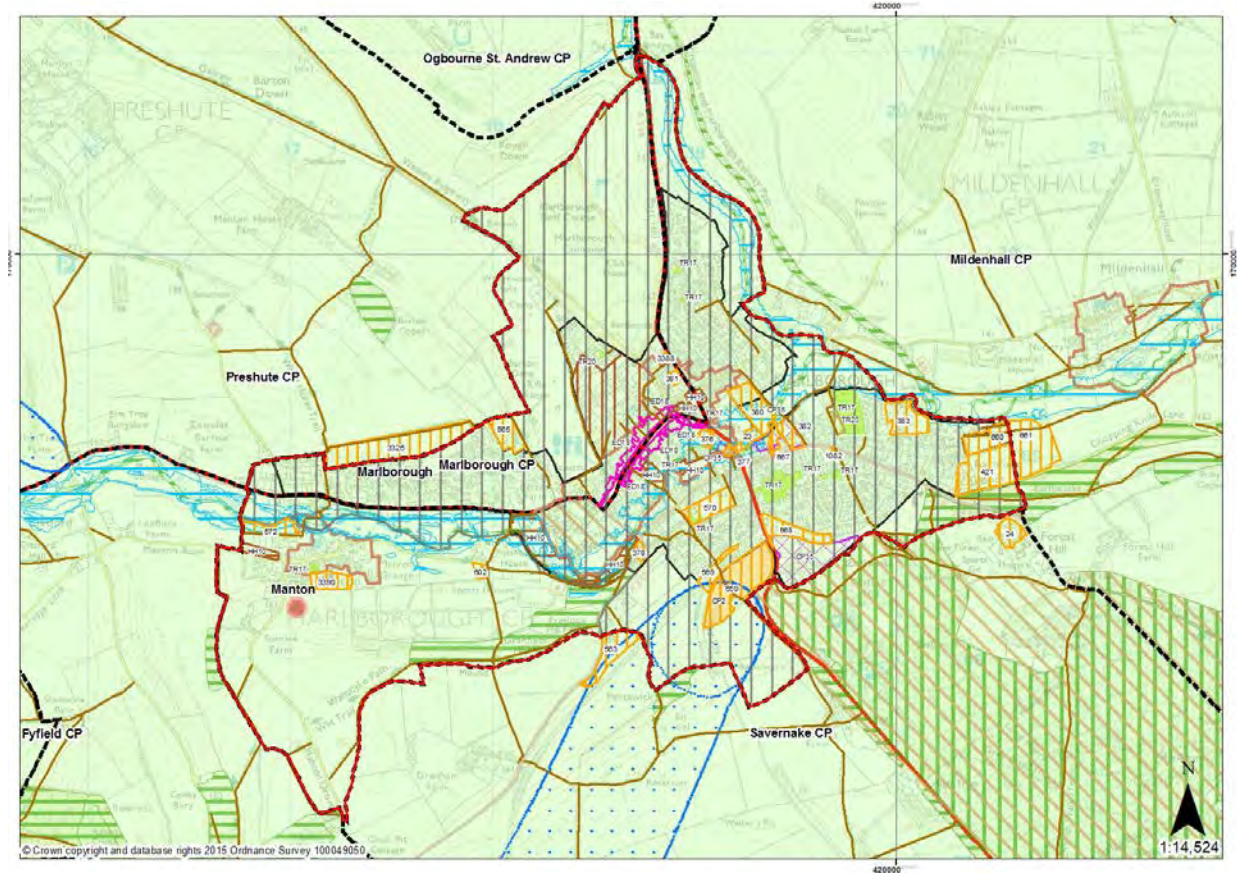
- ❖ Wiltshire Core Strategy adopted 6th January 2015
- ❖ The Marlborough Neighbourhood Area Designation Application
- ❖ The Wiltshire Council & Area Community Joint Strategic Assessment (2013 to 2015)
- ❖ History of Marlborough – Marlborough History Society
- ❖ Marlborough Area Plan - 2012

Created 22nd April 2016 by SDEH

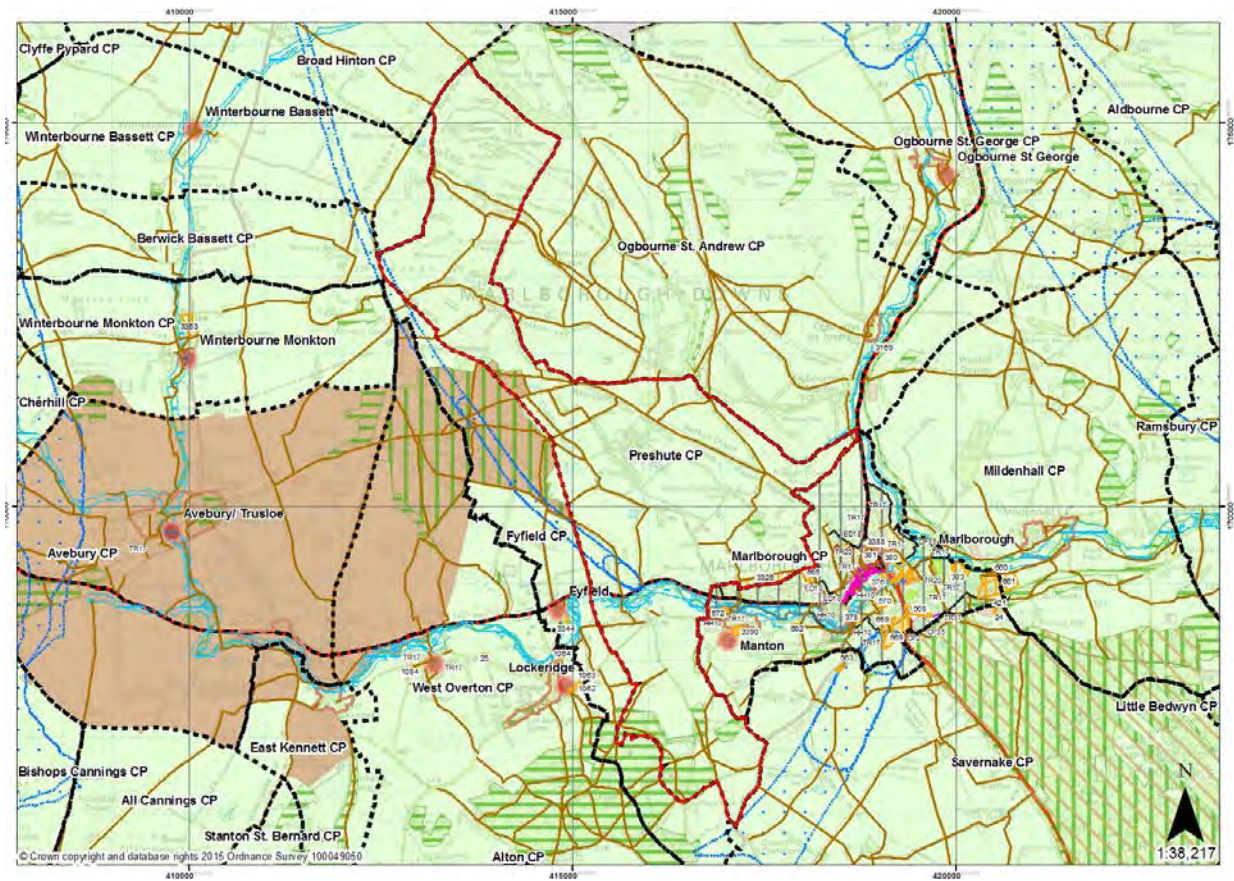
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Appendices

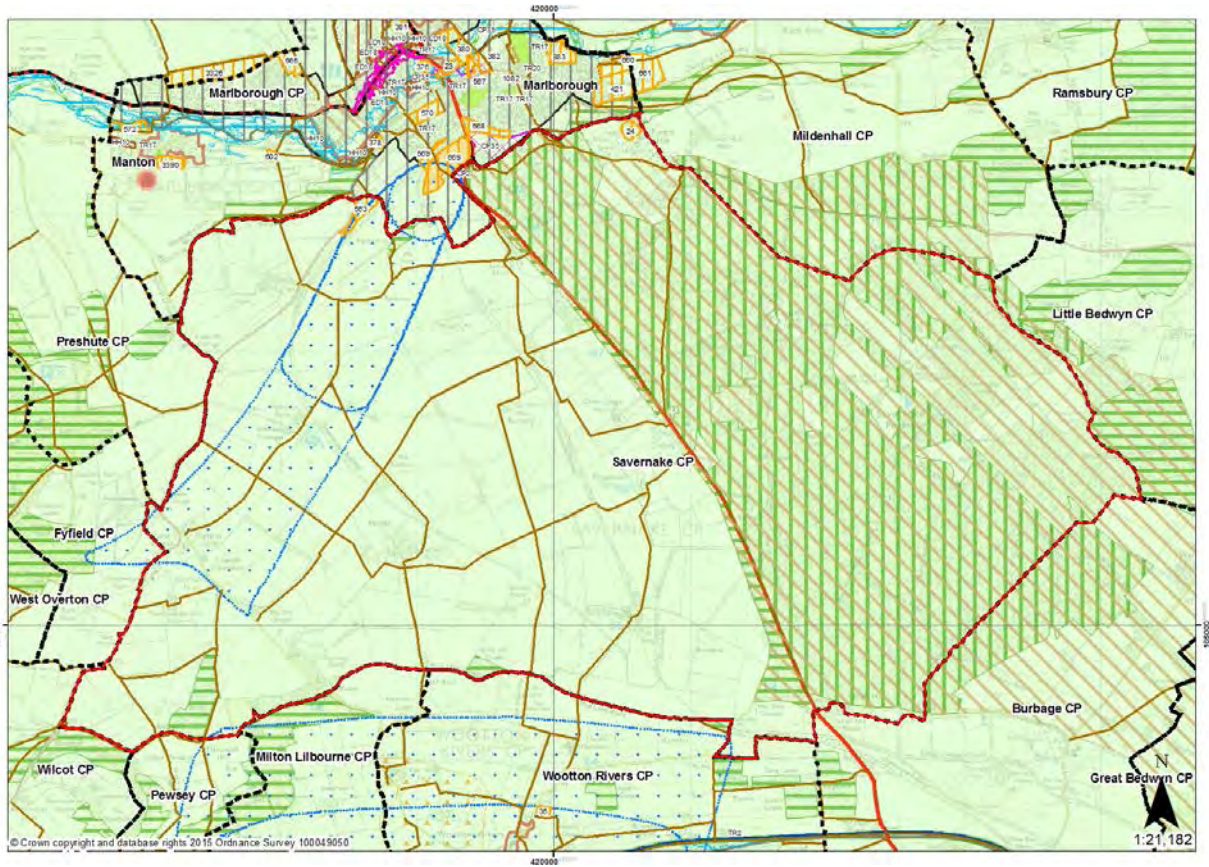
1. Marlborough Parish Map (key follows parish maps)



2. Preshute Parish Map (key follows parish maps)



3. Savernake Parish Map (key follows parish maps)



4. Minal Parish Map (key follows parish maps)

