



**Marlborough**  
Area Neighbourhood Plan

**Regulation 14 Consultation  
Online Event  
Wednesday, 24 February 2021**

**MARLBOROUGH – MANTON – MILDENHALL – SAVERNAKE**

2021 – 2036

**PRE-SUBMISSION PLAN**



Published by Marlborough Town Council, Mildenhall Parish Council and Savernake Parish Council for Pre-Submission consultation under the Neighbourhood Planning (General) Regulations 2012, amended.

November 2020

# REGULATION 14 CONSULTATION

Formal consultation:

18 January – 8 March

Culmination of more than 4 years working with our communities in **Marlborough, Manton, Mildenhall and Savernake**

Local people told us their concerns about local land use and this document (with supporting evidence) proposes policies on how to address them

# WHY IS IT IMPORTANT?

The Marlborough Area Neighbourhood Plan will provide legal protection against unwanted development whilst allowing for appropriate development to meet community needs



The MANP covers Marlborough and Manton, Mildenhall and Savernake

# THE PROCESS

Started in 2015 - Designation of Neighbourhood Area

Long journey focusing on local need

Community consultations across town and parishes

Backed up by evidence

- Housing Needs Analysis
- Car Parking Study
- Benchmarking Report
- Town Character Study
- Support from consultants – specialists in field



# WHAT DOES IT COVER?

There are **21** policies to address concerns raised by local people in terms of land use. Main concerns are:

- Lack of affordable housing
- Lack of car parking spaces
- Lack of medical facilities
- Need for more recreational land
- Protection of our heritage, green and recreational spaces and landscape

Also includes policies on Climate Change, Dark Skies, Valued Community Spaces, Improving Green Infrastructure

# THE 21 POLICIES

These are:

**MARL1** - Delivering Affordable Housing in Marlborough

**MARL2** – Managing Change at George Lane, Marlborough

**MARL3** – Encouraging Affordable Housing in Mildenhall

**MARL4** – Meeting Local Housing Needs

**MARL5** – Supporting a Thriving Town Centre

**MARL6** – Using Scarce Employment Land Efficiently

**MARL7** - Improving Public Parking

**MARL8** – Delivering new Cemetery Land

**MARL9** – Protecting & Supporting Community Facilities

**MARL10** – Enhancing Marlborough Conservation Area

**MARL11** – Enhancing Marlborough Areas of Special Quality

**MARL12** – Enhancing Manton Conservation Area

**MARL13** – Enhancing Mildenhall Conservation Area

**MARL14** – Protecting Local Green Spaces

**MARL15** – Protecting and Improving Green Infrastructure

**MARL16** – Protecting Local Green Spaces

**MARL17** – Protecting Valued Community  
Open Spaces

**MARL18** – Conserving the Scenic Beauty of  
the AONB

**MARL19** – Achieving Dark Skies

**MARL20** – Mitigating Climate Change: New  
Buildings

**MARL21** – Mitigating Climate Change:  
Carbon Sinking



# IDENTIFYING LAND

**Call for Sites** - involved inviting landowners to put forward land for:

**Affordable Housing - Car Parking  
Formal Sports and Recreational Facilities  
New Medical Centre - New Cemetery**

Sites were matched against Plan criteria, environmental constraints and sustainability

Details about the selection stages are set out in the **Draft Site Assessments Report**

# NEW, IMPROVED MEDICAL FACILITIES



Call for sites brought an offer of land from a landowner, linked to a proposed housing development

The Neighbourhood Plan can't provide the facilities – it can only identify the land opportunity

# LAND FOR SPORTS



- Clear demand for more recreational land – sites throughout Neighbourhood Area well used (e.g. cricket ground at Mildenhall)
- Disappointingly, call for sites did not bring forward land specifically for this
- Will work with local clubs to formulate a policy for the Neighbourhood Plan to ensure that the search for the right land continues

# ABOUT HOUSING.....

Balance to be struck between building more houses and protecting our landscape and the rural environment but still delivering affordable housing.....

So, proposal is to grow the town by 180 houses up to 2036 of which up to 50% will be affordable homes



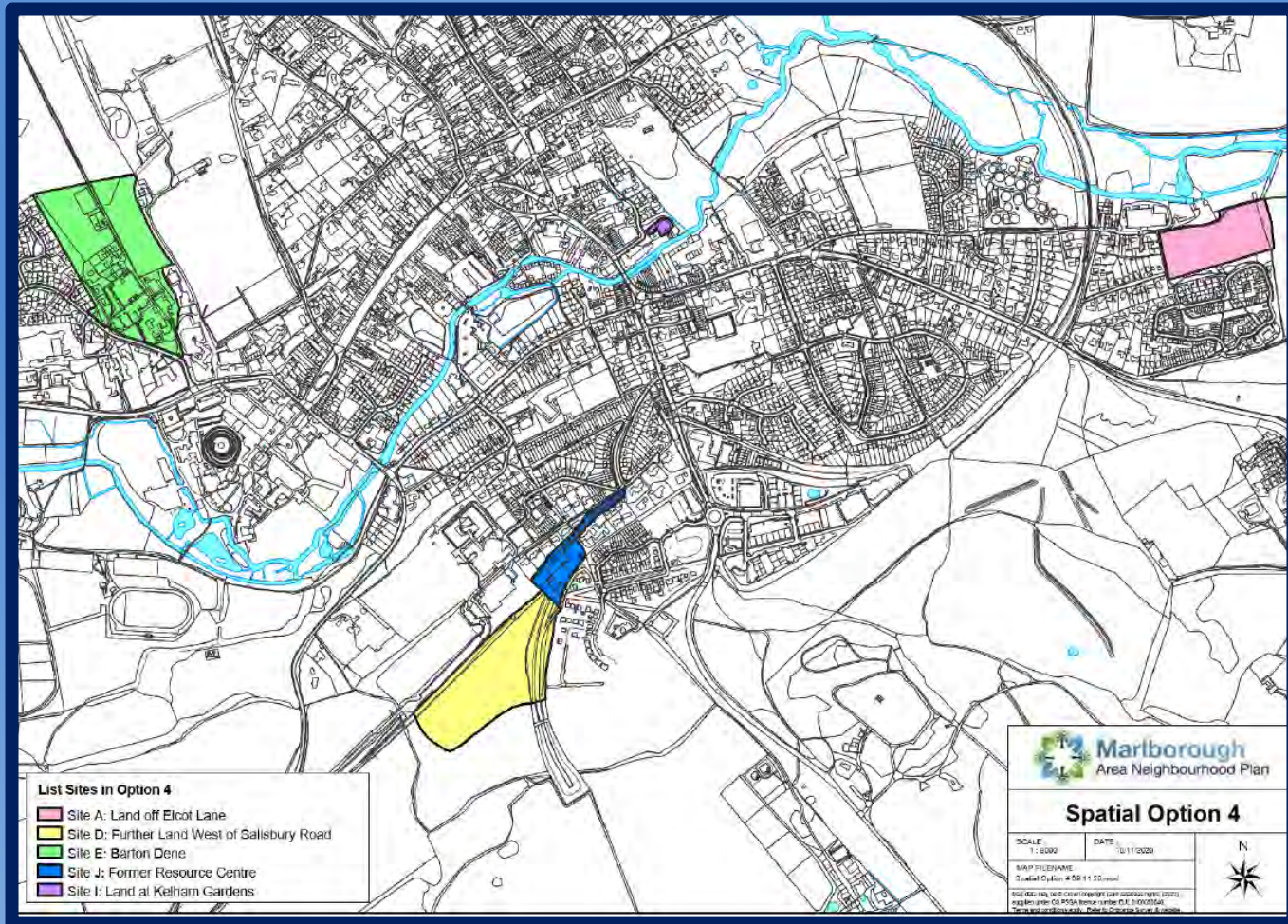
# Affordable Housing Summary

## January 2021

| SITE                         | # Dwellings | Affordable | % Affordable | Status           | Site Type  |
|------------------------------|-------------|------------|--------------|------------------|------------|
| Salisbury Rd.                | 170         | 68         | 40           | In build         | Greenfield |
| Rabley Wood View             | 39          | 16         | 40           | In build         | Greenfield |
| George Lane (police station) | 24          | 10         | 40           | Through planning | Brownfield |
| <b>Total</b>                 | <b>233</b>  | <b>94</b>  | <b>-</b>     | <b>-</b>         | <b>-</b>   |
| <b>NEW (PROPOSED SITES)</b>  |             |            |              |                  |            |
| Barton Dene                  | 40          | 16+4       | 50           | New              | Greenfield |
| Cherry Orchard               | 30          | 12         | 40           | New              | Brownfield |
| Kelham Gardens               | 10          | 4          | 40           | New              | Brownfield |
| Elcot Lane                   | 50          | 25         | 50           | New              | Greenfield |
| Salisbury Road               | 50          | 25         | 50           | New              | Greenfield |
| <b>Total</b>                 | <b>180</b>  | <b>86</b>  | <b>-</b>     |                  |            |
| <b>OVERALL TOTAL</b>         | <b>413</b>  | <b>180</b> | <b>-</b>     | <b>-</b>         | <b>-</b>   |

Annual loss of affordable homes to sell offs: 2-3 pa

# PROPOSED 5 HOUSING SITES: Land off Elcot Lane – Land Rear of Salisbury Road – Land at Barton Dene – Land off Cherry Orchard – Land at Kelham Gardens



# HOW DOES IT FIT WITH THE LOCAL PLAN REVIEW?



Both consultations running alongside each other

Local Plan proposals for Marlborough, Manton, Mildenhall and Savernake are largely in sympathy with Neighbourhood Plan



Steering Group has worked closely with WC from the start

Neighbourhood Plan based on community need and site allocations already tested against sustainability and environmental constraints

# HOW TO LEARN MORE



Leaflets delivered to households

YouTube Video



Online Events – Via Zoom  
**27 January - 7pm**  
**24 February - 7pm**

Draft Plan and all supporting evidence at  
[www.marlborough-tc.gov.uk/neighbourhood-plan](http://www.marlborough-tc.gov.uk/neighbourhood-plan)



# NEXT STEPS

**Regulation 14 Consultation ends on 8 March 2021**


**After consultation, all feedback will be considered and the draft Plan reviewed**



**Regulation 15 – The reviewed Plan is then submitted to Wiltshire Council**



**Regulation 16 – Responsibility rests with Wiltshire Council for further consultation and an independent examination**



**Referendum**

# WE NEED YOUR VIEWS



Wide range of statutory consultees (Wiltshire Council, Highways, Environment Agency, Natural England, Historic England, NHS, Utility Companies, etc.)

Local organisations – sports clubs, schools, voluntary groups have all been invited to comment

We want to hear from local residents too

# TAKING PART



**Marlborough**  
Area Neighbourhood Plan

Shaping our area to the year 2036

**CONSULTATION**

Marlborough

Manton

Mildenhall

Savernake



*We need  
your views*

The draft Neighbourhood Plan and supporting documents are available at

**marlborough-tc.gov.uk**

Or call Marlborough Town Council

07593 584099 / 01672 512487 | Consultation ends 8 March

Draft Neighbourhood Plan and supporting documents at:

**[www.marlborough-tc.gov.uk](http://www.marlborough-tc.gov.uk)**

Comments (by email or downloadable feedback form) to:

**[enquiries@marlborough-tc.gov.uk](mailto:enquiries@marlborough-tc.gov.uk)**

Comments by letter can be sent to:

**MANP, c/o Marlborough Town Council  
Council Offices, 5 High Street  
Marlborough, Wiltshire, SN8 1AA**

For further information, call the Town Council on:

**01672 512487 or 07593 584099**

**This consultation ends on 8 March 2021**

# Marlborough Area Neighbourhood Plan



**THANK YOU!**