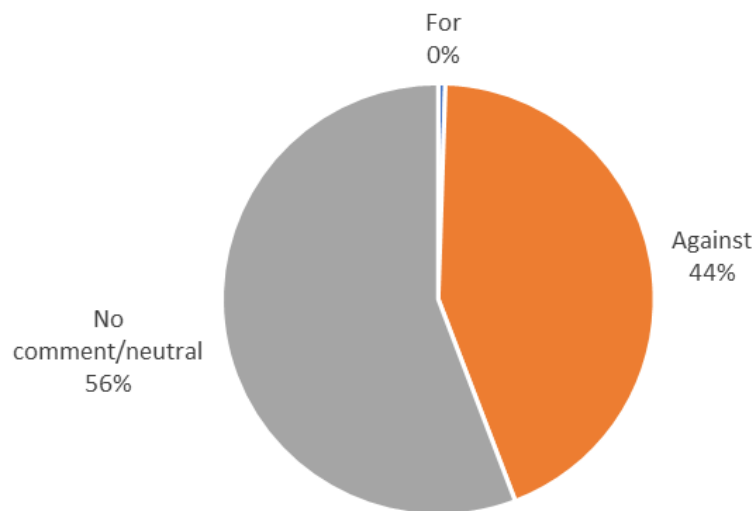


## Regulation 14 Feedback Analysis – Summary

Community engagement, through a series of Consultations, is at the core of Neighbourhood Plans. The Marlborough Area Neighbourhood Plan (MANP) Steering Group has engaged with the community through three consultation periods and, as a result of the feedback from the Regulation 14 Consultation held February/March 2021, some changes have been made to the MANP in order to reflect community feedback. This summary outlines those areas where changes have been made and clarifies some of the complexities around the decisions taken by the Steering Group.

### Removal of Elcot Lane 1 (EL1)

The EL1 site option generated the highest number of responses from the local community. These comments show particularly strong concerns that the proposed new development on the EL1 site will be accessed through the St John's Park estate where there is an existing acute problem of parking shortages. Consultees were concerned that the inevitable increased traffic created by the development of EL1 would lead to further congestion and road safety problems for residents of St John's Park.



The majority of the Steering Group agreed that there are serious parking issues at St John's Park with high levels of on-street parking particularly in White Horse Road. As this is the proposed access route for the new development on EL1 higher traffic flows along an already congested route would potentially create serious safety issues for children crossing to the play area off White Horse Road.

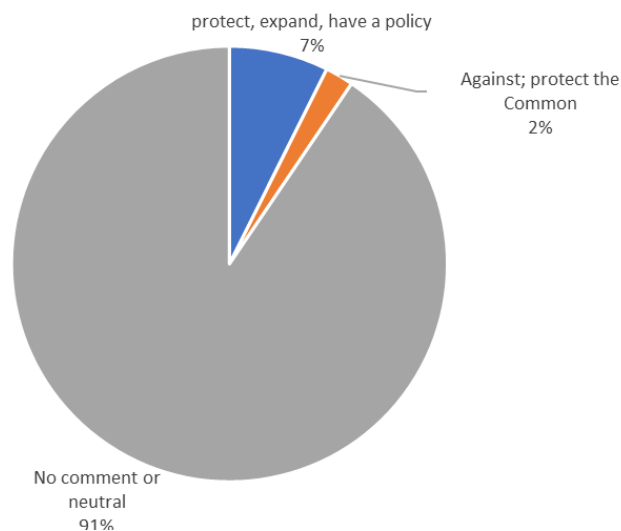
The second significant area of concern registered by consultees was that the proposed development at EL1 is on a green field site in an Area of Outstanding Natural Beauty and is part of a natural buffer that prevents the coalescence of the town of Marlborough with the village of Mildenhall.

**As a result of this community consultation the majority of the Steering Group (29/04/2021) voted to remove EL1 from the MANP.**

With regret, this will result in the loss of 25 affordable homes from the Plan. Although the MANP Housing Needs Assessments provide evidence of the need for more affordable housing for local people. It is difficult to satisfy the initial MANP affordable housing target in its entirety because of constraints around availability of suitable development land as a consequence of topography, the AONB, impact on the existing communities and the withdrawal of Preshute parish from the Plan. More affordable housing should remain as a MANP aspirational target which may be achievable as brown field sites become available in the future.

## **Sports Policy**

As a result of the Regulation 14 consultation, comments from the community, including the Sports Forum, showed there was a need for a specific sports policy to protect the existing facilities, consolidate existing projects and support new appropriate provision to keep abreast of population growth and trends in sporting activity.



**Policy MARL8: Protecting and Improving Sports Facilities has been added to the Plan and is designed to add protection to existing sports facilities in the MANP Area as listed below:.**

- *Marlborough Town Football Club, Elcot Lane, Marlborough, SN8 2BG (Adult Football);*
- *Elcot Lane Village Green, Elcot Lane SN8 2BS ( Youth Football);*
- *Marlborough Rugby Football Club, The Common, Marlborough, SN8 1DL (Adult and Youth Rugby, and Youth Football);*
- *Marlborough Golf Club, The Common, Marlborough, SN8 1DU (Golf);*
- *Marlborough Tennis Club, Port Hill, Marlborough, SN8 1DU (Adult and Youth Tennis);*

- *Marlborough Bowls Club, Salisbury Road, Marlborough, SN8 4AD(Bowls);*
- *Recreation Ground, Salisbury Road, SN8 4AE ( Adult and Youth Football)*
- *St John's Marlborough, Granham Hill, Marlborough, SN8 4AX (Multi Sports);*
- *Marlborough College, Bath Road, Marlborough, SN8 1PA (Multi Sports).*

**In Mildenhall:**

- *Minal Cricket Club and Sports Field, Mildenhall, Marlborough, SN8 2LY (Cricket and Youth Football)*

**In Savernake:**

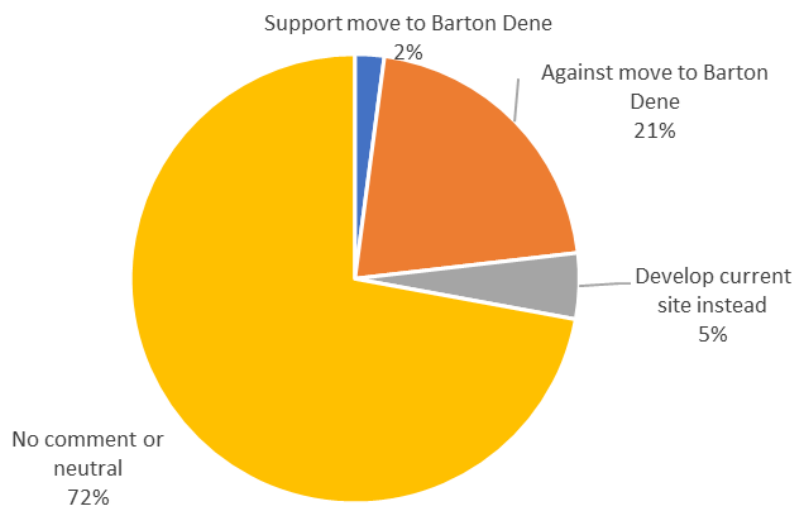
- *Marlborough Sports Club, Savernake Forest, Marlborough, SN8 3HN (Cricket and Youth Football)*

**Medical Centre**

Initial consultations with the community identified the need for improved medical facilities. Following discussions with Marlborough Medical Practice a need to increase the existing space was identified. Two potential sites in George Lane were initially considered – the former Skurray’s Garage and the former Police Station – both were deemed to be unsuitable by the practice.

Subsequently, as a result of the MANP Call for Land, a site was offered at Barton Dene that may have been suitable for a new/additional medical facility. It is the responsibility of the GP practice and the Clinical Commissioning Group to provide medical facilities.

**The land at Barton Dene, designated for the purpose of developing a medical facility, has been retained within the Plan for a specified period of time.**

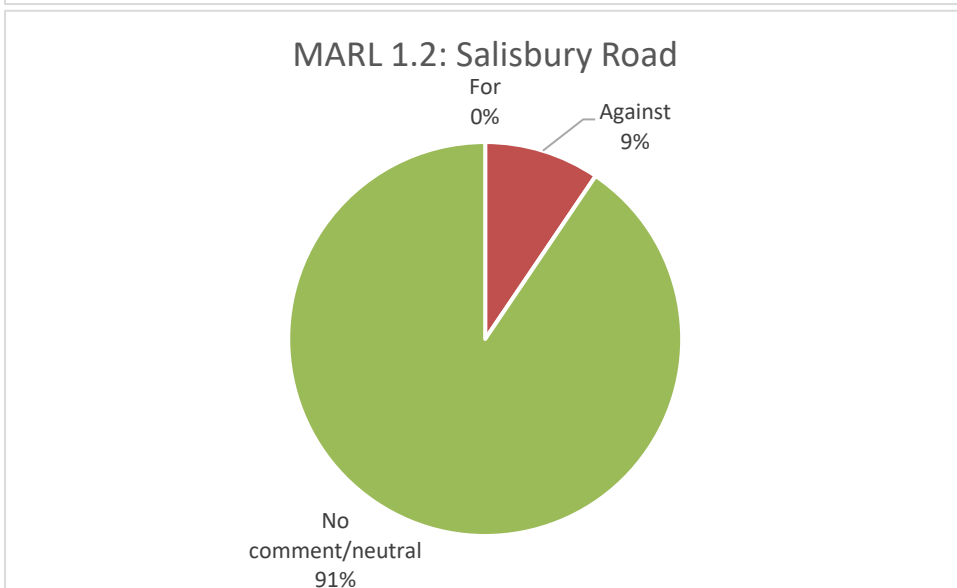
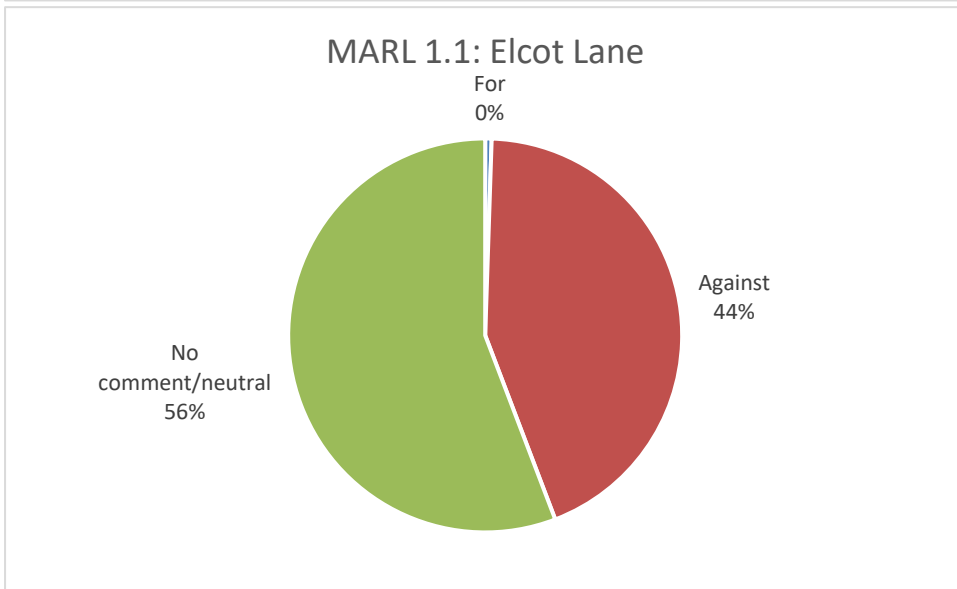
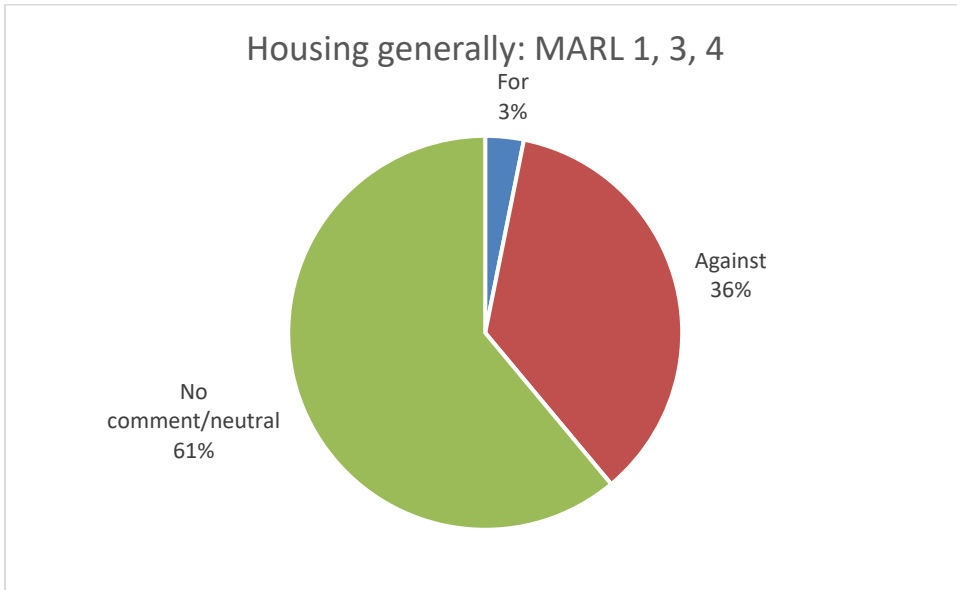


### **Land for new Preshute Primary School**

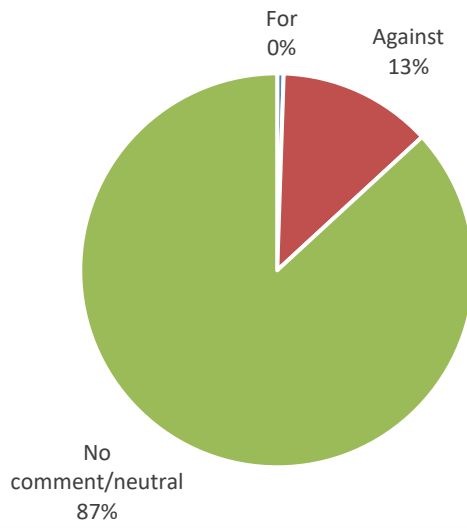
Originally Wiltshire Council requested the MANP Steering Group to identify land for a replacement Preshute Primary School. More recently Wiltshire Council has allocated funding for alterations and improvements at the existing School site in Manton for which planning approval has been granted.

**The request from Wiltshire Council for MANP to identify land for a new Preshute Primary School has been withdrawn.**

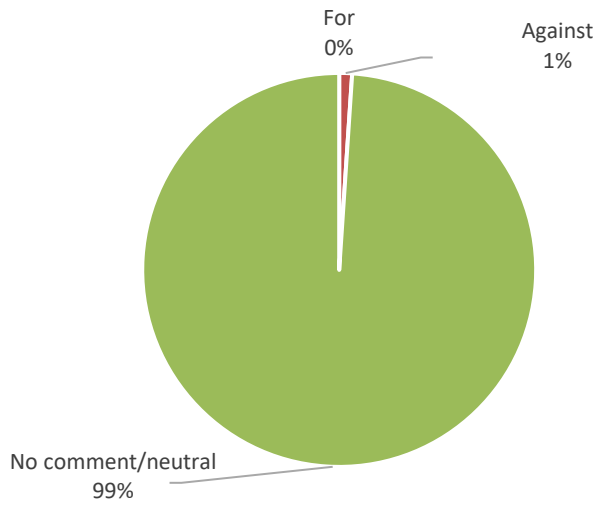
## Summary Graphs – All Feedback



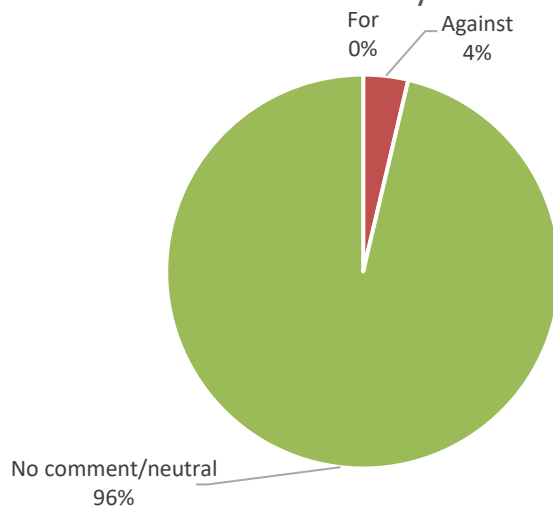
### MARL 1.3: Barton Dene



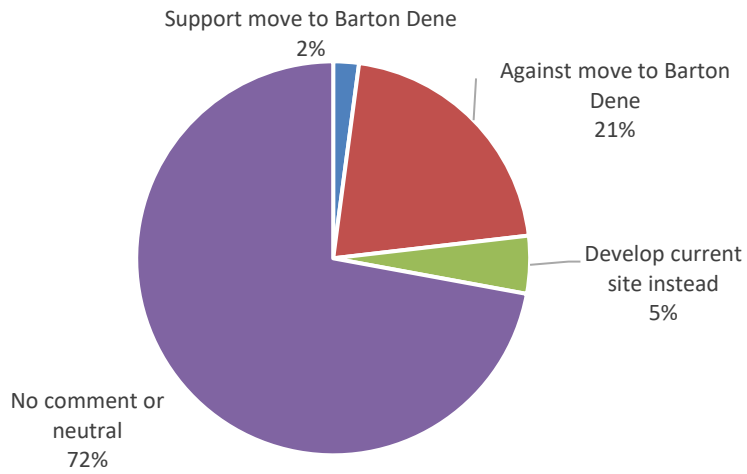
### MARL 1.5: Kelham Gardens



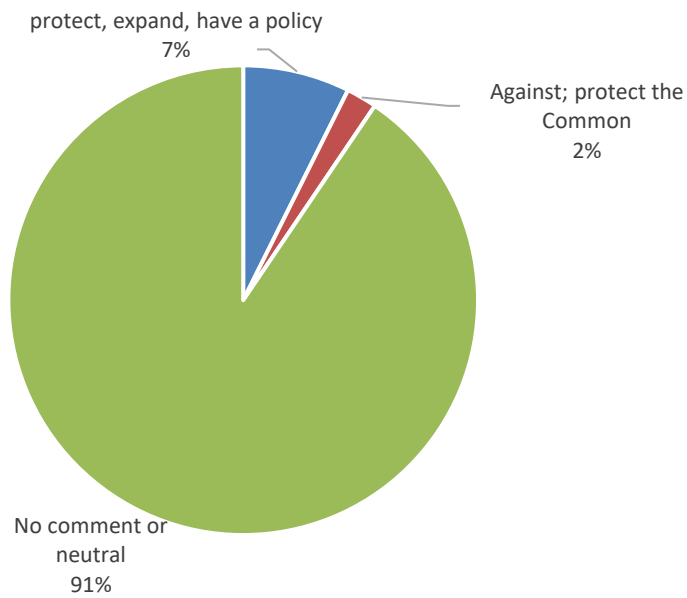
### MARL 1.4: Cherry Orchard



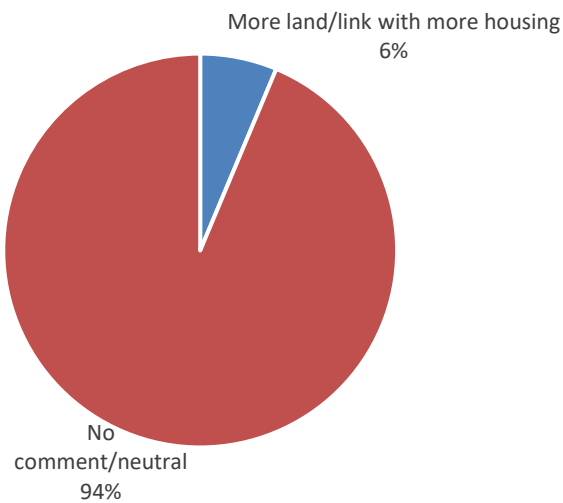
### Medical Centre



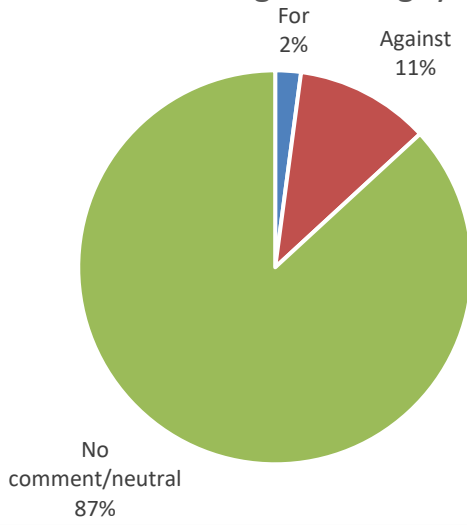
### Sports



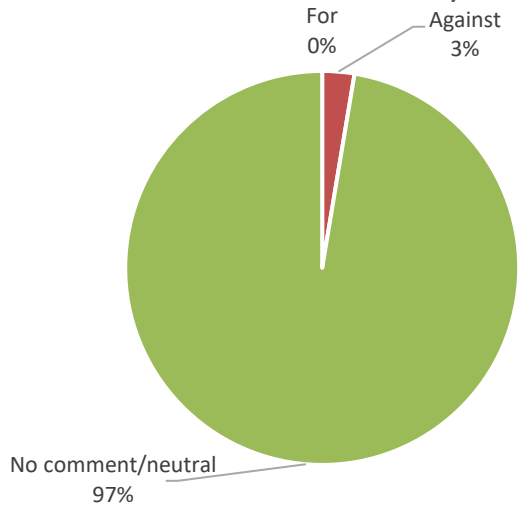
### MARL 6: Employment Land



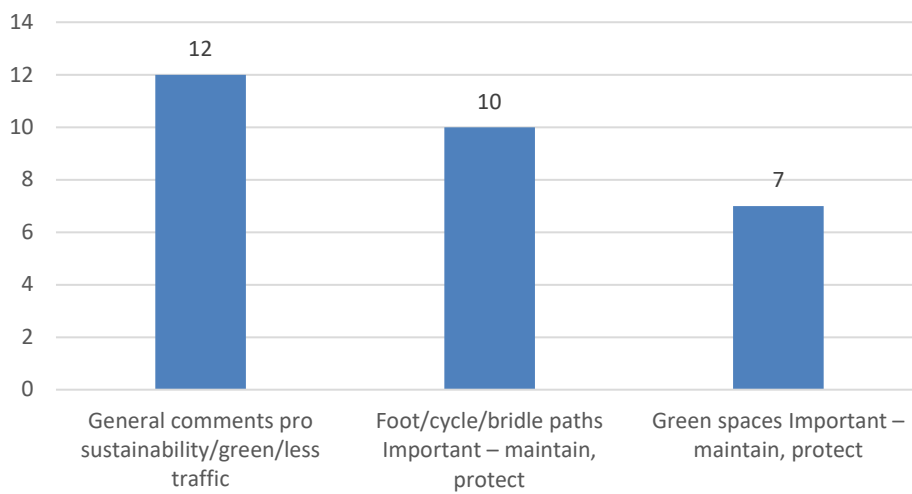
### MARL 7: Parking near Rugby Club



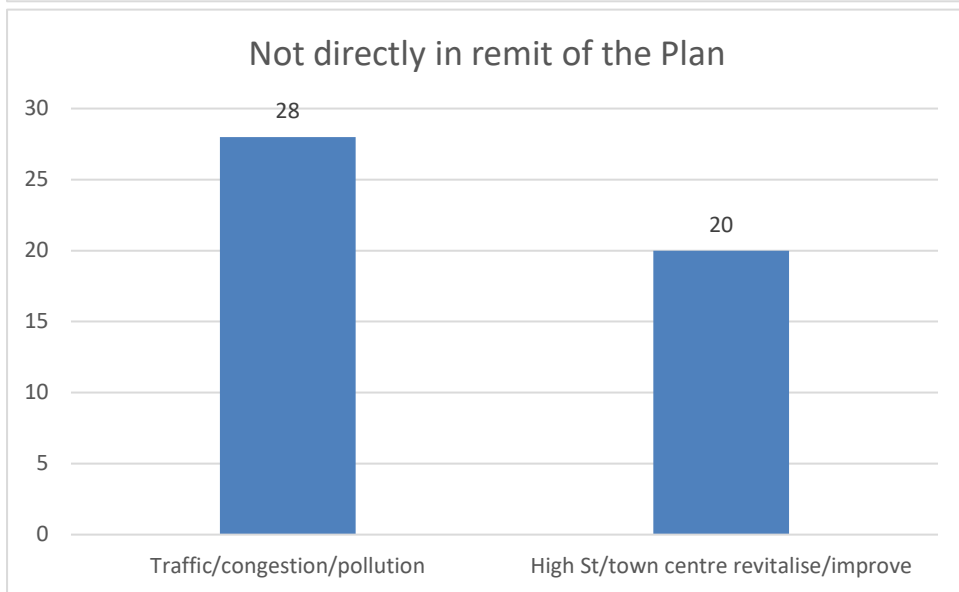
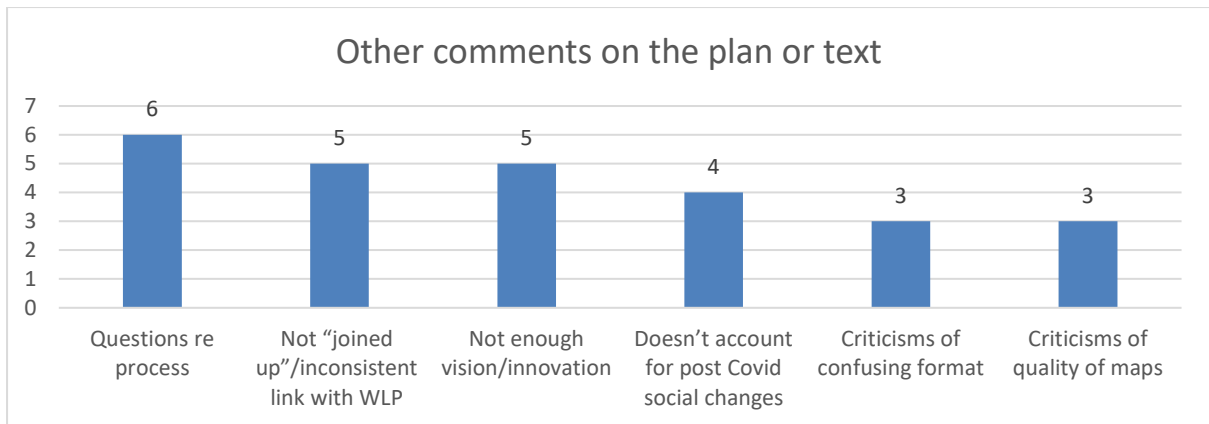
### MARL 8: Cemetery



### Policies MARL9-20







The Marlborough Area Neighbourhood Plan has been amended with these changes and the latest version is available on the Marlborough Town Council website.

**The Marlborough Area Neighbourhood Plan Steering Committee  
July 23<sup>rd</sup> 2021**