



DRAFT SITE ASSESSMENTS REPORT

DECEMBER 2020

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EXECUTIVE SUMMARY

This report summarises the site assessment process and outcomes that have informed the selection of housing site allocations in the MANP and forms an important part of its published evidence base.

There are two main factors that have persuaded the PSG to make allocations. Firstly, the early community engagement work indicated that access to affordable housing would be a key objective. Secondly, the PSG considers it vital that the MANP secures the development management benefits of the plan-led system in a period before the adoption of the new Wiltshire Local Plan.

The assessment process comprises three stages. The first stage generated a schedule of potential development sites through a 'call for sites' exercise. The second stage disqualified sites based on a set of key suitability and availability criteria. The third stage comprised five distinct tests: SA/SEA, AONB impacts, community benefits, community opinion and viability. The PSG has maintained a 'level playing field' with land interests throughout the process. The same call for sites letter was sent to all known land interests at Stage 1.

The updated Housing Needs Assessment on July 2020 has indicated that the town will require between 640 and 780 affordable homes to be built over the next 15 years. Recent schemes and schemes currently at planning may deliver approx. 100 affordable homes to 2036. The site assessment tests indicate that another 80 affordable homes can be allocated on brownfield and greenfield sites around the town in a way that will avoid causing significant negative environmental effects and that will win a majority of local community support.

The final preferred option for allocating sites to reach this objective within the environmental constraints, comprises the following sites:

- A Elcot Lane (50 homes, of which 25 will be affordable homes)
- D West of Salisbury Road (50 homes, of which 25 will be affordable homes)
- E Barton Dene (30 homes, of which 15 will be affordable homes)
- J Cherry Orchard (30 homes, of which 12 will be affordable homes)
- I Kelham Gardens (10 homes, of which 4 will be affordable homes)

1. PURPOSE & BACKGROUND

Purpose

1.1 The Marlborough Area Neighbourhood Plan (MANP) covers the parishes of the town of Marlborough and its immediate neighbours, Mildenhall and Savernake in Wiltshire. This report summarises the site assessment process and outcomes that have informed the selection of housing site allocations in the MANP and forms an important part of its published evidence base. The Project Steering Group (PSG) has been advised throughout this process by officers of Wiltshire Council (WC) and by the planning consultancy, O'NeillHomer.

Background

1.2 The Planning Practice Guidance sets out a methodology for the process as it applies to Local Plans but suggests that it may also be used for neighbourhood plans in a **proportionate way**. **The process begins with a 'call for sites', which are then filtered using various criteria to test the suitability, availability and achievability of the sites.** A sufficient number of sites that pass that test are then selected to fit with a housing target either set by the adopted Local Plan or provided by the local planning authority as an indicative figure to work to. In most cases, the process must dovetail with the parallel Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA), which is one of those tests.

1.3 Making housing site allocations in neighbourhood plans is not obligatory and can often be challenging. There are two main factors that have persuaded the PSG to make allocations. Firstly, the early community engagement work indicated that access to **affordable housing would be a key objective**. **The town's very special historic and landscape character has constrained the supply of housing in recent years.** Although it has a healthy stock of social and affordable rented properties, **the 'Right to Buy' continues to deplete this stock and house prices are still significantly higher than most other parts of Wiltshire.** When scarce brownfield sites do become available, they do not always deliver affordable homes.

1.4 Secondly, the PSG considers it vital that the MANP secures the development management benefits of the plan-led system in a period before the adoption of the new Wiltshire Local Plan. That Plan will cover the period to 2036, whereas the existing Wiltshire Core Strategy only runs to 2026 and the five year supply of housing land in the county may be fragile in the meantime. To secure those benefits, the MANP must allocate two or more housing sites and provide for a total quantum of housing that meets or exceeds the indicative housing figure provided by WC.

1.5 The assessment process comprises three stages. The first stage generated a schedule of **potential development sites through a 'call for sites' exercise**. **The second stage disqualified sites that do not adjoin the defined Marlborough development boundary.** This is justified on the basis that the whole area lies within the North Wessex Downs AONB area and so the landscape is especially sensitive to development.

1.6 The third stage comprises five distinct tests:

- SA/SEA
- AONB
- Community benefits
- Community opinion
- Viability opinion

1.7 For all but the end of Stage 3, Preshute Parish Council was a partner in the project and a larger Barton Dene site was assessed. Its decision to withdraw in July 2020 required a late revision but this has been satisfactorily accommodated. This draft version of the report is published alongside the Pre-Submission Neighbourhood Plan and draft SA report for consultation by the end of 2020. A final version will take into account the representations made on all three documents and will form part of the submission documentation.

2. ENGAGING WITH LAND INTERESTS

2.1 The site assessment process requires the careful handling of engagement with land interests to ensure it is consistent and transparent for those engaged and for the local community and other stakeholders.

2.2 The PSG has maintained this 'level playing field' throughout the process. The same call for sites letter was sent to all known land interests at Stage 1. Depending on the nature of the response, the PSG made a further request for information or for clarification so that it could carry out its Stage 2 assessments. No meetings were held with land interests at these stages.

2.3 Where the PSG decided to discard sites during stages 2 and 3 the PSG informed the land interests of that decision. In some cases, land interests failed to follow up their initial response. For the remaining land interests at Stage 3, one meeting was scheduled with each in June 2020 to discuss the first draft allocation policy and to agree what additional information would be required to complete the policy drafting and to be included in the evidence base. Interests were also invited to provide a view on the likely viability of the draft policy (see §5.26 below). Only one other meeting with the Crown Estate was necessary towards the end of Stage 3 as it became clear that Preshute Parish Council was likely to withdraw from the project. Copies of the Call for Sites letter and of the minutes of all the above meetings are attached in Appendix B and Appendix C respectively.

3. STAGE ONE

3.1 In November/December 2018, the PSG issued a Call for Sites and invited landowners to make land available for future development in or on the edge of Marlborough for housing, additional public car parking, formal sports and recreational facilities, a new medical centre and a new cemetery. The PSG did not consider the Wiltshire Strategic Housing & Economic Land Availability Assessment (SHELAA) of 2017 provided an up to date picture of available land.

3.2 Furthermore, with its key affordable housing objective in mind, the PSG wished to ask landowners to confirm in which of the following three categories they would be interested in making land available:

- Category 1 – providing land at a nominal price to a community-controlled, not-for-profit local housing provider to deliver only genuinely affordable homes (i.e. homes for rent or sale at well below market value)
- Category 2 – committing to delivering more than the adopted Local Plan 40% requirement for affordable homes
- Category 3 – committing to delivering at the adopted Local Plan 40% requirement for affordable homes

3.3 The PSG proposed this categorisation to prioritise for further consideration those suitable housing sites in Category 1 and then 2. It did not expect to consider further any site that did not fall into any of these categories. At Barton Dene, the College proposed that the 50% affordable housing element would comprise a mix of 40% standard affordable homes and 10% homes to be rented by the College at affordable rents to its lower paid employees (thus being a substitute for demand for affordable housing elsewhere in the town).

3.4 A total of 14 sites in the town were put forward or identified for consideration and where the information submitted was not clear, landowners were provided with a further opportunity to confirm on what basis the land is being made available. In some cases, the sites were in the SHELAA but most were not. Two sites – George Lane/Figgins Lane (6) and the Police Station (11) – were identified by the PSG and a third – **St. Peter's School (4B)** – was known to have been put on the market by WC. In addition, the Ramsbury Estate submitted a response identifying a series of sites in its ownership spread around the rural parishes (10).

3.5 Shortly afterwards, the PSG issued a call for sites to landowners in Manton and Mildenhall seeking, respectively, sites to enable the potential relocation of Preshute School and to deliver Category 1 affordable home schemes. However, with WC's advice neither proposal was taken forward by the PSG although, in the case of the Mildenhall sites, not until after the July/August 2019 consultations and SA/SEA assessment had begun. A preliminary assessment of each site is included at Appendix A.

MANP Site Ref	SHELAA Site Ref	Site Name
1A	660	Land off Elcot Lane
1B	660, 661	Further Land off Elcot Lane
1C		Land south of A4, London Road
1D		Land Rear of Salisbury Road
2	565	Barton Dene
3		Pelham Court
4A		Former Resource Centre, Cherry Orchard
4B		St Peter's School, The Parade
4C	23	Land at Kelham Gardens
6		George Lane/Figgins Lane
7		Land adjacent Rawlingswell
8		Land at the Common
10		Various Ramsbury Estate Sites
11	-	Police Station, George Lane
13	23	Land at Kelham Gardens

Table A: Stage 1 Sites

4. STAGE TWO

4.1 In this stage, the PSG considered both the location, purpose and availability of the sites in order to arrive at a candidate list for Stage 3.

4.2 Firstly, the Land at the Common (8) and Land at Kelham Gardens (4C) were identified for potential public or private car parking purposes only. The Common site is now a separate policy proposal in the MANP.

4.3 Secondly, the PSG disqualified the cluster of small rural sites on the Ramsbury Estate as none adjoin the existing settlement boundaries. This is an exclusionary criterion as the National Planning Policy Framework (NPPF) requires housing site allocations to be sustainable in their location, especially when the settlement lies within an AONB. In practice, this requires a sequential approach to be taken, whereby priority is given to promoting new development inside the existing settlement boundary and then on its immediate outside, if there are no or insufficient available sites within the boundary. Only if there are no such candidate sites should those that do not adjoin the boundary be considered and this is clearly not the case here.

4.4 Thirdly, the George Lane/Figgins Lane site (6) was identified by the PSG but was taken no further in the light of the planning consent granted to redevelop the former car showroom for a retail use. The showroom had been vacant for some time but the new proposal – now implemented – indicated that the market still saw the retail and employment potential of the land. It was therefore considered unlikely to become available for development in the plan period, though could be a ‘windfall’ scheme.

4.5 Fourthly, the PSG was not able to engage any further with the landowners of St. Peter's School (4B) or Rawlingswell (7) despite a number of attempts. It appeared that WC was keen to take the school to market in advance of the MANP and saw no need to promote the site through that route. The initial response to the call for sites from the owner of Rawlingswell indicated an interest only in delivering a housing scheme for older people and it was not possible to ascertain which affordable housing category, if any, may apply. For those reasons, the PSG disqualified the sites at this stage, acknowledging that the school, and perhaps Rawlingswell as a future windfall scheme, may deliver affordable homes.

4.6 As a result, a total of 9 town sites qualified for Stage 3 assessment (see Table below noting new site numbers). The land interests had provided an indicative capacity for each site and together the sites could deliver more than 500 new homes. At this stage, WC provided its first advice that the MANP indicative housing figure would be up to 250 homes. The next stage of the assessment was therefore needed to inform the choice of a smaller number of these sites for allocation in the Plan.

New Site Ref	Old Site Ref	Site Name
A	1A	Land off Elcot Lane
B	1B	Further Land off Elcot Lane
C	1C	Land south of A4, London Road
D	1D	Land Rear of Salisbury Road
E	2	Barton Dene
F	3	Pelham Court
I	13	Land at Kelham Gardens
J	4A	Former Resource Centre, Cherry Orchard
-	11	Police Station, George Lane

Table B: Stage 2 sites

5. STAGE THREE

5.1 This third stage of the process combines five assessment exercises: a sustainability appraisal (SA), an assessment of impact on the AONB, a community survey, a review of community benefits and a viability opinion. The first provides an assessment of the technical attributes of the sites using a set of agreed criteria as required by the Regulations. The second considers how the duty to conserve and enhance the special scenic beauty of the

North Wessex Downs AONB should apply to the sites. The third indicates the preferences of the local community of each site for development (bearing in mind that the Plan can only be made following a successful referendum in due course). In which case, the first may be tempered by the second, but only if there is a compelling case to do so. The fourth assesses the value of those sites that have offered a direct community benefit as described above.

5.2 In some cases, indicative proposals and scheme layouts have been provided, together with confirmation of access and offers of community benefits as part of a scheme.

Sustainability Appraisal

5.3 The SA is being carried out for the PSG by AECOM as a technical support package under the Neighbourhood Plan Support Programme. AECOM has been given the site information provided by the landowners and the relevant site assessment forms in Appendix A. It has appraised the sites using the framework of sustainability objectives agreed with the statutory consultees, in line with the SA/SEA regulations. The Draft and Final SA reports appraising all the MANP policies, and the MANP as a whole, are published separately at the Pre-Submission and Submission stages.

5.4 For this initial purpose, the SA has assessed the sites as shown in Table C below – note that it used its own site numbering. It has used nine sustainability objectives and has determined the potential for the likely positive or adverse effects (prior to determining mitigation measures) and neutral or uncertain effects of development resulting from an allocation in the MANP. The report does not itself give weight to the objectives and does not seek to rank the sites, as this is not the purpose of an appraisal.

Site No.	Air quality	Biodiversity	Climate change	Landscape	Historic Env	Land, soil and water resources	Population and community	Health and wellbeing	Transport
A (1)	Red	Blue	Blue	Red	Red	Blue	Green	Red	Blue
B (2)	Red	Blue	Red	Red	Red	Blue	Green	Red	Blue
C (3)	Red	Red	Blue	Red	Blue	Blue	Green	Blue	Blue
D (4)	Red	Red	Blue	Red	Yellow	Red	Green	Red	Blue
E (5)	Red	Blue	Yellow	Red	Red	Blue	Green	Blue	Green
F (6)	Red	Yellow	Red	Green	Green	Blue	Blue	Green	Green
I (8)	Red	Yellow	Red	Green	Green	Green	Green	Green	Green
J (7)	Red	Blue	Blue	Yellow	Yellow	Red	Green	Green	Blue
- (11)	Red	Yellow	Yellow	Green	Green	Green	Green	Green	Green

Likely positive effect	Likely adverse effect
Neutral effect	Uncertain effect

Table C: Draft SA/SEA site appraisal findings

5.5 The outcome of the SA shows that, without taking account of mitigation measures, the four brownfield sites within the town boundary perform most positively against the SA objectives, with the greenfield sites on the edge of the town having greater potential for adverse effects. All sites have the potential for adverse air quality effects, given the Air Quality Management Area (AQMA) in Marlborough.

5.6 Once the possible mitigation measures are taken into account (assuming the measures are addressed in the allocation policies) then the brownfield sites continue to have the fewest adverse effects, mainly due to their proximity to town centre facilities and position within the landscape on previously developed land in keeping with the existing built form. Their location within the settlement boundary and the sequential approach adopted in the AONB mean that these sites should be considered for selection first.

5.7 However, it acknowledges that Pelham Court (F) will lead to the loss of safeguarded employment land, which is contrary to strategic policy (CS35), for which there is no mitigation measure as the MANP is not proposing to allocate new employment land. The PSG did not wish to argue the case for losing scarce employment land and has therefore disqualified it from further consideration.

5.8 Similarly, the appraisal indicates that, unlike the other edge of town sites, the Further Land at Elcot Lane (B) is too exposed in the open Kennet valley landscape to be capable of effective mitigation. The site lies within a beautiful, unspoilt valley which sits between a section of the Pantawick to Stitchcombe escarpment to the south and the River Kennet Valley to the north. Bearing in mind the fact that there were still more than sufficient sites to select to meet the indicative housing figure, the PSG did not wish to argue the case for allocating this site and has also disqualified it from further consideration.

5.9 From the remainder of the sites, Site E performs most positively against the SA themes once landscape and heritage asset mitigation have been applied with only one adverse effect remaining. Sites A, C and D continue to have some residual minor adverse effects, despite mitigation measures dealing with the adverse biodiversity, landscape and traffic effects, as their edge location means they will always be more remote from the town centre.

5.10 The SA then assessed the three spatial options (1, 2 and 3) of combinations of sites as set out in Section 6. It concluded that Option 1 would perform better than the other two options in sustainability terms. However, with the Preshute decision explained later, a new Option 4 and a new Option 5 had to be formulated and assessed alongside Option 3 as options 1 and 2 had to be discarded. This was done and the SA concluded that Option 4 performed better than Options 3 and 5.

Development in the AONB

5.11 The National Parks & Access to the Countryside Act 1949 requires that “in exercising or performing any functions in relation to, or so as to affect, land’ in ... Areas of Outstanding Natural Beauty, relevant authorities ‘shall have regard’ to their purposes for which these areas are designated”. The NPPF makes clear that the scale and extent of development in these areas should be limited, in view of the importance of conserving and enhancing their landscapes and scenic beauty.

5.12 The North Wessex Downs AONB Management Plan 2019 – 2024 presents objectives and policies that partners can apply to help conserve and enhance this nationally important landscape. The Plan also contains priorities that the North Wessex Downs team intends to lead or carry out with others. The Plan sets out the Vision for the AONB and describes the special qualities that make the landscape unique. One of the key issues for the AONB landscape is the “*intense pressure for development which threatens the character and quality of its landscape and risks merging of small settlements, encroachment by larger settlements and changes to the scale and nature of development boundaries.*” To manage this risk, AONB policy LA06 seeks to “ensure that all development in or affecting the setting

of the AONB conserves and enhances the character, qualities and heritage of the North Wessex Downs landscape.'

5.13 In respect of planning applications, the NPPF §172 requires that proposals for 'major development' in an AONB should be refused unless there are "exceptional circumstances, and where it can be demonstrated that the development is in the public interest". It sets out three criteria by which such circumstances may apply:

- “(a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
- (b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and*
- (c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.”*

5.14 It states that determining “whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.”

5.15 The PSG notes that although these provisions relate to determining planning applications, the same approach is expected of plan makers. It also acknowledges that to meet the 'basic conditions', the MANP must have regard to national policy, whether stated in the NPPF, the Planning Practice Guidance (PPG) or relevant Parliamentary Acts. Those policies are also embraced by Policy CP51 of the Core Strategy, with which the MANP must also be in general conformity. The PSG has therefore engaged with both WC and the North Wessex Downs AONB team to advise on this matter and it has sought additional landscape character evidence from the landowners of the preferred sites that lie in the AONB beyond the current development boundary. Copies of their respective technical reports, including detailed landscape and visual appraisals, are published separately alongside this report.

5.16 The starting point for applying the §172 tests is to determine if the sites are 'major development'. With the change to the Barton Dene proposal, the PSG considers that none of the sites are now large enough to be defined as major development schemes. However, to be cautious, it has reviewed the proposals to demonstrate that the AONB has been taken properly into account in this process as per Core Strategy Policy 51 and the AONB Policy LA06.

5.17 The site assessment work has shown that the Elcot Lane site is mostly contained within the new town edge created by the recent White Horse Road scheme to its immediate south and by the earlier developments on Elcot Lane and Barnfield to its west. The Landscape & Visual Appraisal of July 2020 prepared by Woods on behalf of the Crown Estate concludes:

“the (completed) White Horse Road development demonstrates that where the built form is on lower lying land, and only two stories, the visual impact on the surrounding visual receptors is much less. The north facing, two story properties on the northern edge of the development make a fairly positive contribution to the urban edge. The varied building materials, and staggered building orientation, alongside the belt of tree and hedgerow planting, creates a soft and characterful edge which is only very occasionally visible except for in the immediate vicinity of the Site ... given that the Site is on lower lying ground, and experiences a high level of screening from surrounding built form and vegetation, it is judged that there is potential for the Elcot Lane Site to be a well-integrated

and positive addition to the urban edge of Marlborough, assuming that careful consideration is given to the location, scale, orientation and building materials of the housing and location of species composition of the planting." (Section 3, p14)

5.18 The report makes a series of recommended design considerations for how a future development scheme will be able to avoid a significant adverse impact on the AONB, including through its layout, the retention of existing vegetation on site and the creation of new structural planting.

5.19 In respect of the Land Rear of Salisbury Road site, the land is mostly contained within the contours as a small extension to the much larger adjoining Salisbury Road scheme. It also forms a logical, minor extension to the built-up area at Cherry Orchard. An initial appraisal of the site by the Crown Estate concludes,

"The site has been reduced in scale to provide an option for about 50 homes ... the overall site area extends to 4.8ha to accommodate retained woodland, open space, landscaping and drainage solutions. This takes in to account the site's naturally sloping topography, other constraints such as utilities and allows 2ha for residential uses ... over 50% of the site would be open space, woodland and ecological areas ... the final design and layout would be informed by a detailed landscape and visual impact assessment (LVA) ... the approach could mirror that approved for the existing Salisbury Road site by constraining built development to the well screened lower valley slopes. Homes would be predominantly two storeys in height with no 3 storey dwellings. Extending the woodland planting belt along the southern edges of the site on the higher ground would provide additional screening ..."

5.20 The revised, considerably smaller Barton Dene (E) site is confined to within the town boundary. Although adjoining the development boundary, the scheme will now only be a small addition to the existing arrangement of buildings to the south of the site within the development boundary. The landscape appraisal work provided by the landowner indicated that the original, full extent of the site could be successfully incorporated into the landscape. The owner has been invited to provide appraisal information relating to the new site.

5.21 The three sites are located in different parts of the town with no potential for any combined impacts. Were the §172 tests to be applied, it has been shown that there is a need for housing development to meet local housing needs and especially to deliver new affordable homes in respect of test (a). For test (b), there is no scope for developing outside the AONB as the town and all its surroundings are covered by the designation. There is the potential for windfall housing schemes through to 2036 but they are uncertain as most schemes will be very small and will be using brownfield land, which very often is not able to meet the normal affordable housing requirements. For test (c), it has been shown in the landscape appraisals that it is possible to avoid or moderate their potential for detrimental effects on the environment and landscape, provided the allocation policies set out the mitigation measures.

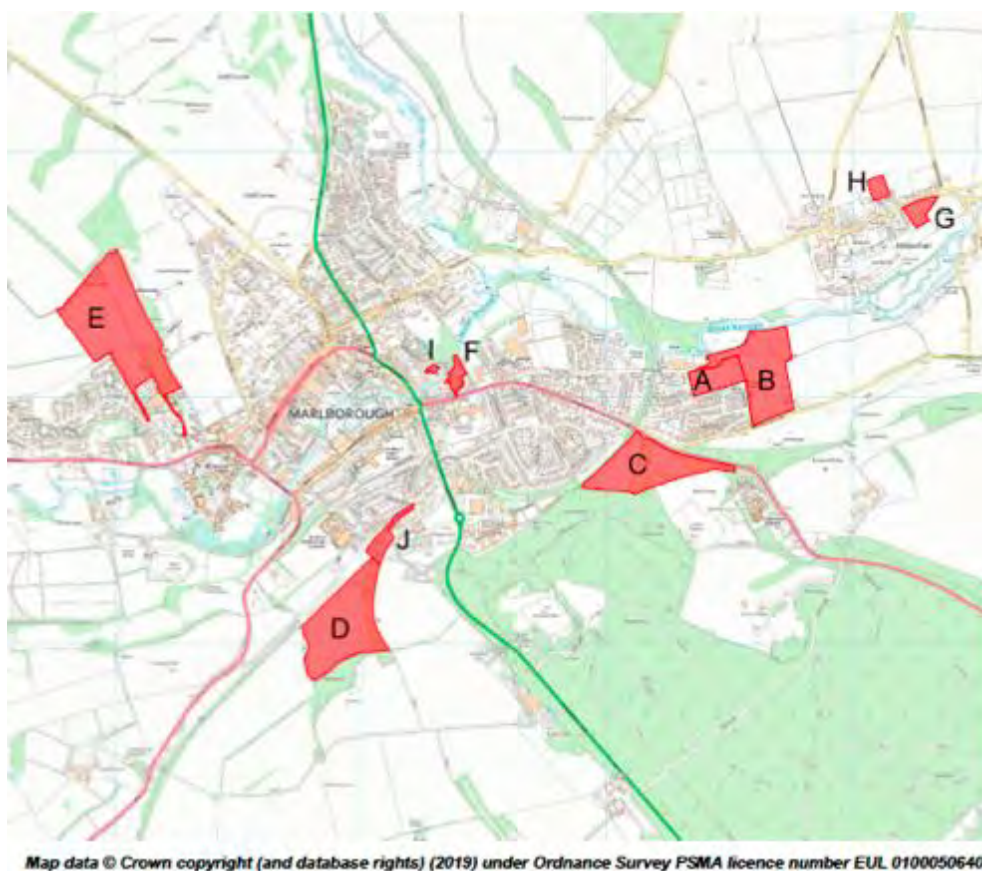
Community Opinion

5.22 An informal consultation took place in July 2019 to identify community opinion on the sites. Although the survey has been effective in terms of the number of local people engaging with the project, it is acknowledged that no survey can provide a definitive view of community opinion. However, experience elsewhere suggests that those people that do engage at this stage of a neighbourhood plan project are also more likely to comment at

the Pre-Submission (Regulation 14) and Pre-Examination Publicity (Regulation 16) stages, as well as to turn out to vote at the referendum. It is therefore a helpful insight and its conclusions must be given some weight in the final selection of sites.

5.23 The timing of the survey meant that the Mildenhall sites (G and H) were part of the consultation (see Map A below) but the Police Station site had been discarded by then. At that time, both the Barton Dene site (E) and the land West of Salisbury Road (D) were assumed to be at their fullest extent (i.e. 130 and 98 homes respectively). The employment land at Pelham Court (F) had not yet been discarded on policy grounds.

5.24 The outcome in respect of judging community views records recognition of sites closer to the town centre (Sites E, F, I and J) as being an advantage with access problems recorded for Sites A and B. Concerns were raised in relation to the impact on wildlife for Sites C and D. Sites were not ranked though the indication is that Sites A to D and F were not as well supported as sites E, I and J. A separate report of the survey is published in the evidence base and it will form part of the Consultation Statement at the submission stage.



Map A: Stage 3 consultation sites

Community Benefits

5.25 As explained in the introduction, the call for sites invited land owners to offer land for more than just housing development, to enable the PSG to ascertain the scope for the MANP to secure other community benefits from land use planning decisions. These benefits have been considered as:

- Category 1 affordable housing
- Category 2 affordable housing
- Category 3 affordable housing

- New public car parking to serve the town centre
- New public open space
- Land for the relocation of the Marlborough Medical Centre

5.26 In this respect, the Barton Dene site (E) performs best as it is a Category 2 affordable housing site and will deliver Land for the relocation of the Marlborough Medical Centre and significant on site public open space. Sites A – D are also all Category 2 sites that will provide new public open spaces. Sites I and J are Category 3 sites. The Cherry Orchard site (J) will include an area of public open space that may connect into the wider green infrastructure network to its south.

Viability Opinion

5.27 The PSG is mindful of the NPPF and PPG requiring the viability of development schemes to be considered at the plan making stage where possible. The PPG advice is that:

“The role for viability assessment is primarily at the plan making stage. Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan.

It is the responsibility of plan makers in collaboration with the local community, developers and other stakeholders, to create realistic, deliverable policies. Drafting of plan policies should be iterative and informed by engagement with developers, landowners, and infrastructure and affordable housing providers.

It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. Policy compliant means development which fully complies with up to date plan policies.”

5.28 Handling viability in neighbourhood plans is challenging. The PPG expected plans to be prepared positively, in a way that is aspirational but deliverable, and they may also “contain policies on the contributions expected from development, but these and any other requirements placed on development should accord with relevant strategic policies and not undermine the deliverability of the neighbourhood plan.”

5.29 The PSG considers that a reasonable approach to take is for it to draft the allocation policies, reflecting the outcome of the Stage 3 tests, and to seek from each relevant land interest conformation that the policy should lead to viable scheme. Provided the allocation policy captures the essential requirements, and land interests factor in all other relevant development plan requirements (either of the MANP or other the Wiltshire Local Plan/Core Strategy), this approach does not require the submission of detailed viability assessments.

5.30 The PSG is pleased that each of the land interests of the proposed allocation sites has given this positive opinion.

6. RECOMMENDATIONS FOR SITE ALLOCATIONS

6.1 Towards the end of Stage 3 there were 6 remaining sites under consideration:

New Site Ref	Old Site Ref	Site Name
A	1A	Land off Elcot Lane
C	1C	Land south of A4, London Road
D	1D	Land Rear of Salisbury Road
E	2	Barton Dene
I	13	Land at Kelham Gardens
J	4A	Former Resource Centre, Cherry Orchard

Table D: Stage 3 sites

6.2 During 2019 it had become clear that future of the Police Station would be resolved before the MANP had reached its final stages and the PSG agreed that it would no longer be considered for allocation. In June 2020 WC confirmed that the developable area of Cherry Orchard had to be reduced by half to take account of a restrictive covenant, thereby reducing its capacity to 15 homes.

6.3 The PSG then formulated three options for determining its preferred sites. It agreed that the two brownfield sites at Kelham and Cherry Orchard should be part of each option as they avoided development encroaching into the countryside. It was estimated that together they would deliver approx. 25 homes (i.e. 10 affordable homes at 40%).

6.4 The options were designed to have a consistent logic. For example, the Stage 3 tests had shown that the essential features and impacts of sites C and D were similar that it would be logical to allocate both. Other combinations were considered but resulted in too few or too many homes. In which case the options were as follows:

	Option 1	Option 2	Option 3
Sites	A, E, I and J	E, I and J	A, C, D, I and J
Housing No.	205	155	248
(Open Market)	105	80	132
(Affordable)	100	75	116
Other Uses	Medical Centre (E) New POS (A E J)	Medical Centre (E) New POS (E J)	New POS (A C D J)

Table E: Initial Site Allocation Options

6.5 Account also had to be taken of the contribution that windfall schemes may have over the plan period. With the expectation that both the Police Station and St. Peter's School sites will be determined separately the PSG considers that perhaps as many as another 100 net additional homes will be built to 2036. Some will be on schemes of fewer than 6 homes and so will not deliver affordable homes; any larger schemes will be on brownfield sites which will often not be viable if expected to deliver 40% affordable homes. It therefore seems sensible to assume that windfall schemes may deliver approx. 30 additional affordable homes.

6.6 The updated Housing Needs Assessment in July 2020 has indicated that the town will require between 640 and 780 affordable homes to be built over the next 15 years if its acute

affordability needs are to be fully addressed. The original assessment focused only on the next five years – hence the PSG setting itself the 100 affordable home target (taking into account the 68 new affordable homes on the Salisbury Road scheme for example) – but this also concluded that approx. 35 new affordable homes per year would be needed. Conventionally, this level of affordable homes would need a total of approx. 1,500 new homes of all tenures to be built to 2036. This would represent growth of approx. one third and is not a practical proposition in a town with such important environmental constraints. Conversely, planning for only 50 homes over the plan period (delivering at most only 20 affordable homes), will have no impact on achieving the primary MANP objective.

6.7 The PSG agreed that its preferred option would be to allocate the Barton Dene (E), Elcot Lane (A), Cherry Orchard (J) and Kelham Gardens sites of Option 1. The option most closely met the affordable housing target from sites within and on the edge of all parts of the town, so the impact would be minimised as far as possible. Option 2 was considered to fall too far short of the target; Option 3 would deliver too many houses in total and would not provide an opportunity to relocate the medical centre. As noted in §5.10 above, the Sustainability Appraisal reviewed this initial preference and concluded that there will be a mix of positive and negative effects.

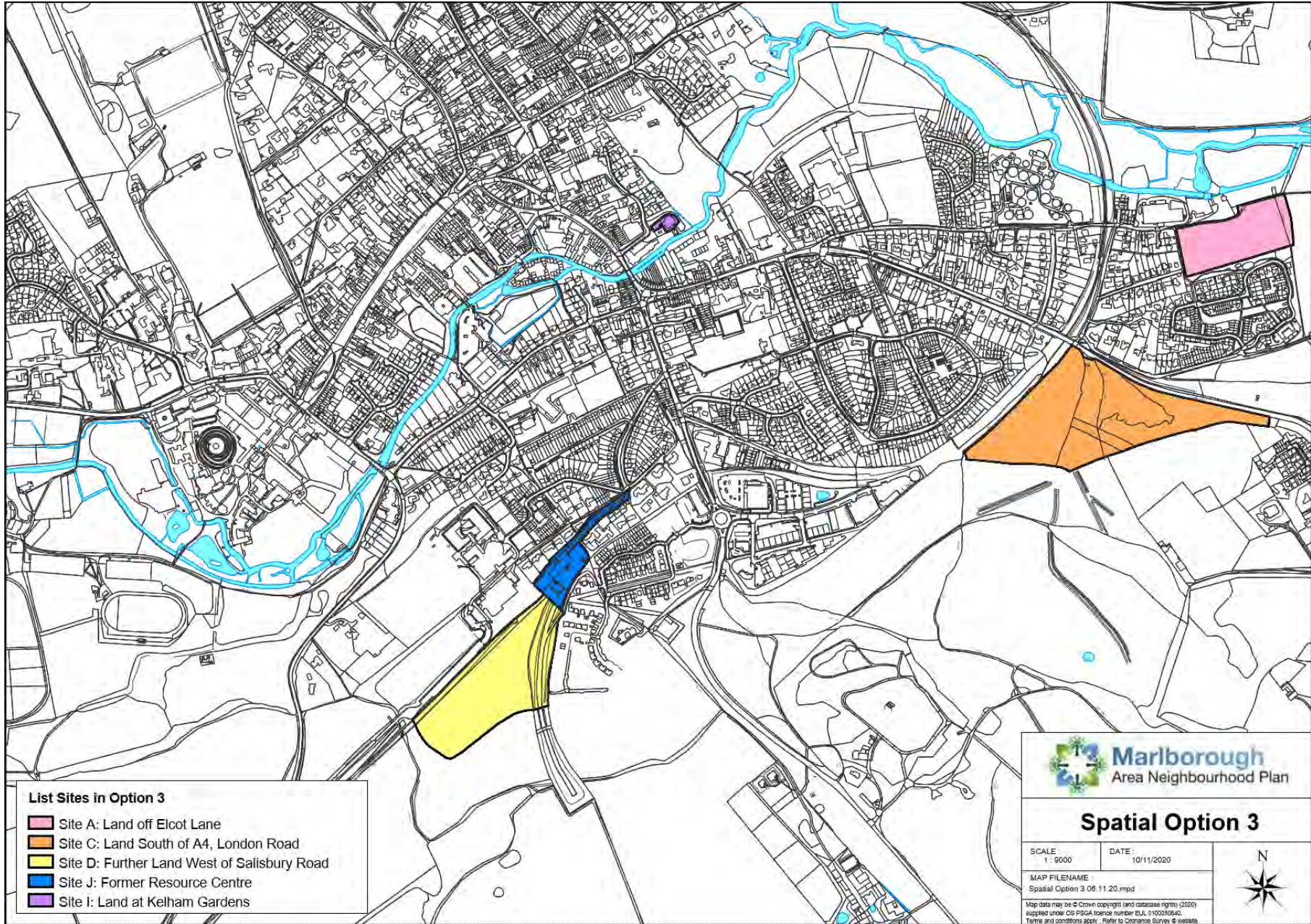
6.8 However, with the decision of Preshute Parish Council to withdraw from the MANP in July 2020, the options had to be revisited. Options 1 and 2 were no longer feasible with the loss of the main part of the Barton Dene site (now lying outside the MANP boundary). With Option 3 also ruled out, new options had to be formulated, taking into account the much smaller Barton Dene site (now 40 homes) and the agreement of the Crown Estate to halve the developable area of the West of Salisbury Road site (now only 50 homes). This was driven by the Sustainability Appraisal of the site which had identified the potential for unmitigable landscape effects of the larger, 100 home site. Additional benefits from that site are its ability to resolve the restrictive covenant at the adjoining Cherry Orchard site, resulting in the original site capacity of 30 homes being reinstated, and its improvement of pedestrian and cycling connectivity between Salisbury Road and the town centre. It is unknown whether these benefits would continue to apply for the site South of the A4.

6.9 As it was recommended that the Kelham Gardens and Cherry Orchard sites were part of all options as they are brownfield sites (totalling between 25 and 40 homes), the remaining options are combinations of the new Barton Dene (40 homes), Elcot Lane (50), Rear of Salisbury Road (50) and South of A4 (60) sites. To reflect WC’s advice, it was considered that an option leading to a total of homes greater than original Option 1 (205) would not be reasonable. In which case, only three of these four sites would be required to form a reasonable option.

6.10 The community consultations indicated that Barton Dene and Elcot Lane were more favoured than the other two sites, so it is practical to assume all other options include them. This leaves the two other Crown Estate sites and only one of them is necessary to fit with the goal/advice. In which case the options were as follows:

	Option 3	Option 4	Option 5
Sites	A, C, D, I and J	A, D, E, I and J	A, C, E, I and J
Housing No.	200	180	175 – 190
(Open Market)	104	94	90 – 99
(Affordable)	96	86	85 – 91
Other Uses	New POS (A C D J) Covenant resolved at J	New POS (A D J) Covenant resolved at J Medical Centre (E)	New POS (A C J) Medical Centre (E)

Table F: Final Site Allocation Options



List Sites in Option 3

- Site A: Land off Elcot Lane
- Site C: Land South of A4, London Road
- Site D: Further Land West of Salisbury Road
- Site J: Former Resource Centre
- Site I: Land at Kelham Gardens



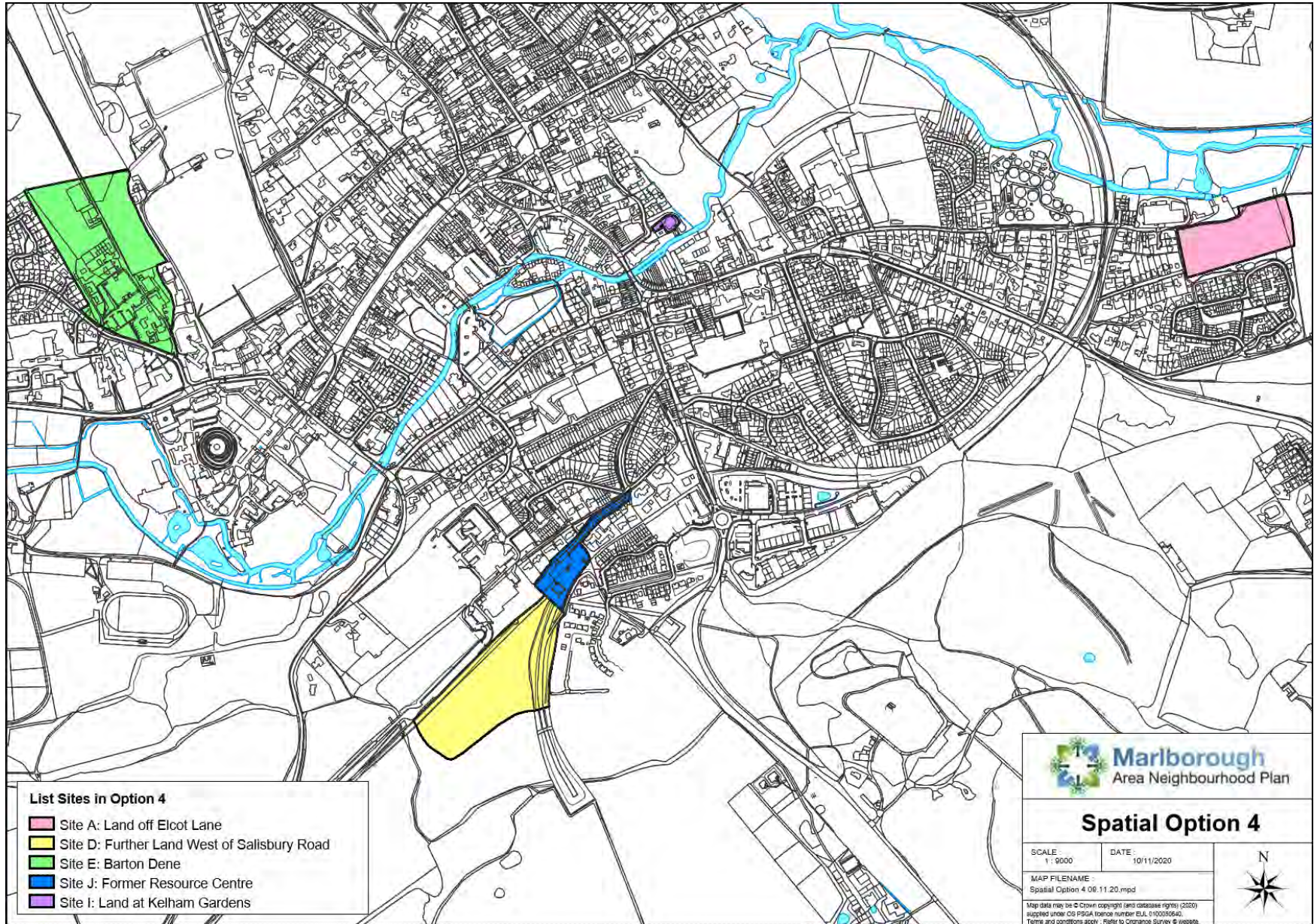
Spatial Option 3

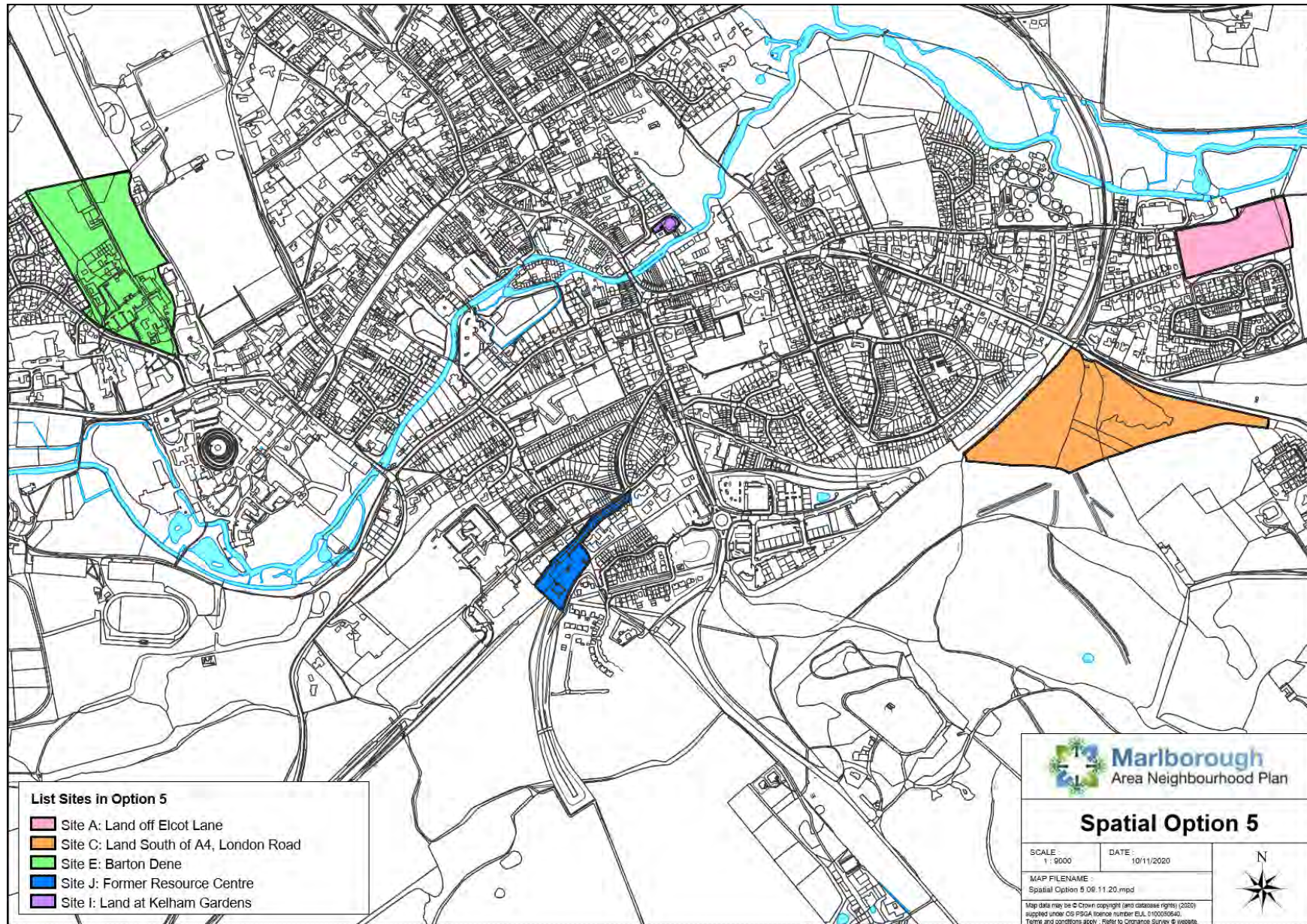
SCALE 1 : 9000 DATE 10/11/2020

MAP FILENAME : Spatial Option 3 06.11.20.mxd

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6.11 The PSG agreed that its preferred option would be to allocate land for 86 affordable homes which would add to the total of 94 affordable homes being delivered at the recent Salisbury Road scheme – considering its reasonably close proximity and relative distance to the town centre – and at other current and future estimated windfall schemes. At 175 affordable homes this scale of provision will go some way to meeting the assessed need. Although still far short, it strikes a reasonable balance with the affordable housing objective. Furthermore, the option will reduce the impacts of development on the AONB arising from housing development and will likely be able to be accommodated within the existing primary school place capacity.

6.12 The final site allocation options will be tested by the SA/SEA before the MANP is finalised for consultation. It is expected to conclude that the new preferred Option 4 performs as well as Option 1, based on the new developable areas of sites D and E and provided the necessary mitigation measures are put in place. It is likely to note too that Option 4 would have a materially lower impact than Option 3 and Option 5 (and the previous Option 1) given its lower total quantum of allocated development (180 homes versus 205 homes).

APPENDIX A: SITE ASSESSMENT FORMS

Notes:


- Information derived from published sources and land interests in their response to the Call for Sites
- The sites originally assessed for their potential to relocate Preshute Primary School in Manton are no longer included as that policy idea has not been taken forward
- The sites assessed for their potential to deliver affordable housing only schemes in Mildenhall have been retained to inform future site choices for a possible Rural Exception Site project
- Scoring is based on the potential for positive or negative impacts assuming the site is developed as originally submitted; this analysis is superseded by the Sustainability Appraisal process, which may recommend mitigation measures to avoid or satisfactorily minimise negative effects or to accentuate positive effects
- Green = potential for positive impact; Amber = neutral or uncertain impact; Red = potential for negative impact












	<ul style="list-style-type: none"> - Lies in close proximity to the River Kennett SSSI and Chopping Knife Lane Bank County Wildlife Site (CWS) lies to the south of the road immediately to the south of the site. - Within the River Valleys Landscape Type in the North Wessex Downs AONB. The site has been assessed by Land Management Services Ltd on behalf of the North Wessex Downs AONB in November 2012 in terms of its landscape value (see below), although the SHELAA 2017 has come to a different view (see above).
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<p>Relationship with adjacent settlement The site lies beyond the settlement boundary. It is enclosed by residential development to the west and a new area of housing to the south. The boundaries to the new development are relatively open but have been planted and will soften over time. The eastern boundary is open and extends into the open countryside of the valley to the north and east (Site 661). The northern boundary comprises hedging and the curtilage to an older property set by the river.</p>
<p>Relationship with wider countryside The land is under arable cultivation with an open boundary to the east and forms part of a larger field linking to Site 661</p>
<p>Impact on key landscape character The site lies on the fringes of the Kennet Valley and is perhaps more characteristic of the wider downland, with large open fields under arable cultivation.</p>
<p>Impact on key visual characteristics The site is highly visible in views down the valley from open countryside to the east and from across the valley to the north. Development would extend to the eastern limit of the adjoin area of residential development and would create more of a solid, defined edge to this part of the settlement</p>
<p>Impact on key settlement characteristics Development would expand the settlement further into open countryside and would consolidate the existing recent extension of the town along the Kennet Valley.</p>
<p>Summary of compliance with NPPF Paragraphs 115 and 116 The land is typical of other arable farmland on the fringes of the river valley and the wider downland of the AONB. The site is highly visible from the open countryside to the east. Development would not conserve the special qualities or natural beauty of the AONB</p>
<p>Recommendations Development would be detrimental to the special qualities and natural beauty of the AONB and the site should not be taken forward as part of the SHELAA.</p>

	<ul style="list-style-type: none"> - Lies within the setting of listed buildings - Forms part of the Kennet Valley Landscape Character Area and the River Kennet itself is considered an important landscape feature. The enhancement strategy considers that development could be accommodated in countryside areas adjoining settlements, where they do not adversely affect the attractive, rural and unspoilt character of the river corridor. - None of the land consists of Grade 1 Agricultural Land as defined on the Core Strategy Policies Maps but the site is a Greenfield site. - The site does not lie within a Flood Zone - The site lies within an AQMA - Access to the site is possible via existing Elcot Lane - Nearest bus stop on Chopping Knife Lane (Bus nos. 20, 620, X20 and X22)
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SCORING

Meeting Community Needs	Housing	
	Parking N/A	
	Medical Centre N/A	

Leave blank if not applicable	Sports Pitches N/A	
	Cemetery N/A	
	Preshute School Site N/A	
Environmental Impact	Ecology	
	AONB	
	SSSI	
	Heritage	
	Landscape	
	Agricultural Land Grade	
Environmental Risks	Flooding	
	Air Quality	
	Polluted / Industrial Areas	
Accessibility	Roads	
	Public Transport	
Viability	Economic viability	
Assessment Conclusions	Site is suitable	Y
	Site is available	Y
	Site is achievable	Y
Conclusions	The landowners responded to the Call for Sites letter included in Appendix B making the site, as shown on the 'Site Plan' above, available for 45-50 homes on the basis of 50% of the total number of homes being affordable homes with the possibility of some recreational opportunities.	

The site was offered either as a standalone option or alongside Site 1B Further Land off Elcot Lane, see separate assessment.

A sketch scheme was provided with the submission, see below.



No further information was sought from the landowner at this stage. Responding to the MANP informal consultation in July 2019 the landowner resubmitted the above sketch scheme for the site.

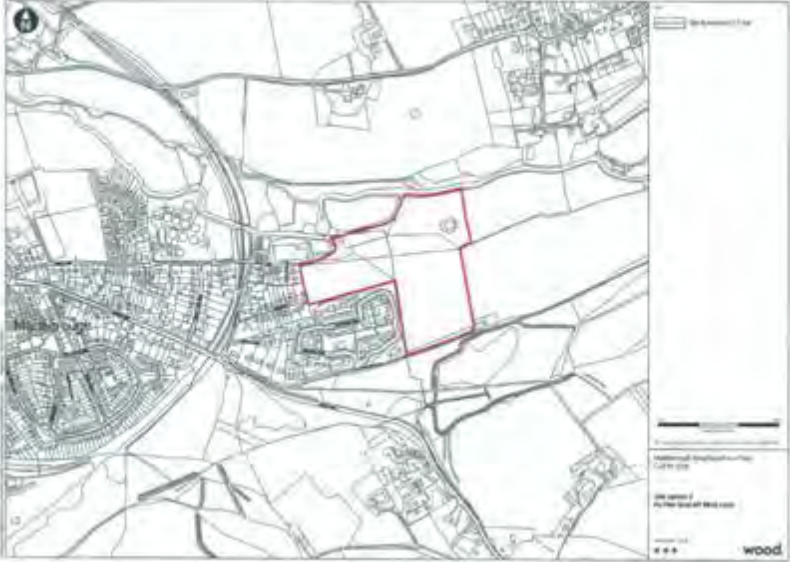
The site continued to be offered on the basis of 45-50 homes (50% affordable) with access via the Crest Scheme to the south.

Wiltshire Council also provided informal site-specific comments on the site which has informed the Sustainability Appraisal.

As the site adjoins the Marlborough settlement boundary it qualified for Stage 3 assessment and was deemed suitable, available and achievable. The site was considered as part of initial Options 1 and 3.

Once the initial preferred option (Option 1) had been chosen further contact was made with the landowner as set out in Appendix C.

Following the decision of Preshute Parish Council to withdraw from the MANP in July 2020 the site was considered as part of final Options 3, 4 and 5.


Site Reference and Name: 1B Further Land off Elcot Lane	
Address / Location	Further Land off Elcot Lane
Site Area; Hectares/Acres	9.5 Ha (4.1 Ha developable area, 2.9 Ha net 102 homes at 35 dph)
Site Plan, showing “red line” boundary	
Photograph of site	Not provided
Planning policy references	<p>CP1 – Settlement Strategy CP14 – Spatial Strategy for Marlborough Community Area CP50 – Biodiversity and Geodiversity CP51 – Landscape CP52 – Green Infrastructure CP55 – Air Quality Management Area CP58 – Ensuring the Conservation of the Historic Environment CP67 – Flood Risk AT24 – Riverside walks in Marlborough and Pewsey</p>
SHLAA / HELAA status	<p>Part of the site:</p> <p>Site Address: Land North of Chopping Knife Lane</p> <p>Total Area: 5.4149ha HMA: East Wiltshire</p> <p>Suitable Area: 5.4149ha (100.0%) Previous Use: Greenfield</p> <p>Suitability Constraints*: N/A</p> <p>All Constraints*: SSSI_2km, AONB, CP55, ALCG1</p> <p>Suitable: Yes. No suitability constraints. Available: Yes</p> <p>Achievable: Yes (Residential) Deliverable: Yes</p> <p>Capacity: 175 Developable: In short-term</p> <p><small>*Note: Constraint abbreviations can be found in the SHLAA Methodology Report in Appendices 1 and 2 on pages 14 and 16.</small></p>


<p>Short description of site, Opportunities, Amount of development possible.</p>	<p>Greenfield Site – The landowner has confirmed that the site could be made available for 90-100 homes and this would be on the basis of 50% of those being affordable homes (51 homes) alongside a new ‘riverside park’ and associated recreational opportunities.</p> <ul style="list-style-type: none"> - Lies outside the settlement boundary but adjoins it. - In close proximity to the River Kennett SSSI and Chopping Knife Lane Bank County Wildlife Site (CWS) lies to the south of the road immediately to the south of the site. - Sits within the River Valleys Landscape Type in the North Wessex Downs AONB. The site has been assessed by Land Management Services Ltd on behalf of the North Wessex Downs AONB in November 2012 in terms of its landscape value (see below):
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<p>Relationship with adjacent settlement The land lies beyond the settlement boundary and is only bordered by residential development on part of the western boundary. The land falls north south across the site towards the Kennet Valley.</p>
<p>Relationship with wider countryside The land is a large open field under arable cultivation set on the southern sides of the Kennet Valley. The field is bordered by managed hedgerows and a country lane to the south, a hedge field boundary to the east and the River Kennet to the north.</p>
<p>Impact on key landscape character The site is typical of the large open fields, perhaps more associated with the Marlborough Downs as opposed to the Kennet Valley. This is a large area of open countryside with characteristic features of the wider AONB.</p>
<p>Impact on key visual characteristics The site is highly visible, in particular from the downland to the south and east (MAR 13) and also from the northern side of the river valley (MAR14). Development would be highly visible and would have a significant impact on the character and quality of these views.</p>
<p>Impact on key settlement characteristics Development would result in a substantial expansion of the settlement into open countryside typical of the wider AONB.</p>
<p>Summary of compliance with NPPF Paragraphs 115 and 116 The existing site contributes to the special character and natural beauty of the AONB. Development would have a significant detrimental impact on the character and scenic beauty of the AONB.</p>
<p>Recommendations Development would be detrimental to special qualities and natural beauty of the AONB and the site should not be taken forward as part of the SHLAA.</p>

	<ul style="list-style-type: none"> - Lies within the setting of listed buildings and a scheduled ancient monument. Potentially rich in historic sites of national importance that testify to the importance of area in the Iron Age and Roman periods. The most recent archaeological investigations at the protected site of ‘Blackfield’ in which lies the Scheduled Monument Cunetio, a Roman fortress and small town, on the edge of Mildenhall (known locally as Minal), identified that the west wall of the fortress lies in the field to the west of Cock a Troop Lane, at the eastern edge of the field in which the site is located. To the south of the site on the north facing escarpment are the substantial earthwork remains of the Iron Age oppidum (proto town) at Forest Hill, also a Scheduled Monument. - The site forms part of the Kennet Valley Landscape Character Area and the River Kennet itself is considered an important landscape feature. Views, from both the north and south, looking down and along the valley where this site is situated, show the village of Minal nestling into the valley of the River Kennet – a landscape that is rural in nature with typical Wiltshire landscape characteristics of open downlands, woods and river valley. The enhancement strategy for the area considers that development could be accommodated in countryside areas adjoining settlements, where they did not adversely affect the attractive, rural and unspoilt character of the river corridor. - None of the land consists of Grade 1 Agricultural Land as defined on the Core Strategy Policies Maps, but the site is a Greenfield Site. - The northern part of the site falls within Flood Zones 2 and 3 and the whole of the site falls within an AQMA.
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	<ul style="list-style-type: none"> - Access to the site is possible via existing Elcot Lane and Chopping Knife Lane. - Nearest bus stop on Chopping Knife Lane (Bus nos. 20, 620, X20 and X22) but some distance from services and amenities of the town centre. 	
SCORING		
Meeting Community Needs Leave blank if not applicable	Housing	
	Parking N/A	
	Medical Centre N/A	
	Sports Pitches	 Riverside Park
	Cemetery N/A	
	Preshute School Site N/A	
Environmental Impact	Ecology	
	AONB	
	SSSI	
	Heritage	
	Landscape	
	Agricultural Land Grade	
Environmental Risks	Flooding	
	Air Quality	
	Polluted / Industrial Areas	
Accessibility	Roads	
	Public Transport	
Viability	Economic viability	

Assessment Conclusions	Site is suitable	N
	Site is available	Y
	Site is achievable	Y
Conclusions	<p>The landowners responded to the Call for Sites letter included in Appendix B making the site, as shown on the 'Site Plan' above, available for 90-100 homes on the basis of 50% of those being affordable homes (51 homes) alongside a new 'riverside park' and associated recreational opportunities.</p> <p>The landowner was contacted, as set out in Appendix B, seeking a sketch scheme for the whole site and confirmation of access point(s). The submission below was provided.</p>  <p>No further information was sought from the landowner at this stage. Responding to the MANP informal consultation in July 2019 the landowner resubmitted the above sketch scheme for the site.</p> <p>The site was being offered, as previously, circa 60-70 homes (50% affordable) on a net developable area of 2ha. Accesses via Elcot Lane (through option A) in combination with Chopping Knife Lane (secondary/emergency access) if required. The provision of a new 'riverside park', part of an extensive network of green infrastructure (one third of the site area being set aside for green space) was highlighted.</p> <p>Wiltshire Council also provided informal site-specific comments which has informed the Sustainability Appraisal.</p> <p>As the site adjoins the Marlborough settlement boundary it qualified for Stage 3 assessment, however it was not found to be suitable as it had performed the least well in both the Sustainability Appraisal and the Community Survey and was therefore excluded from options being considered.</p>	

Site Reference and Name: 1C Land South of A4 London Road	
Address / Location	Land South of A4 London Road
Site Area; Hectares/Acres	6.8 Ha (2.4 Ha developable area, 1.7 Ha net 60 homes at 35dph)
Site Plan, showing “red line” boundary	
Photograph of site	Not provided
Planning policy references	CP1 – Settlement Strategy CP14 – Spatial Strategy for Marlborough Community Area CP50 – Biodiversity and Geodiversity CP51 – Landscape CP52 – Green Infrastructure CP55 – Air Quality Management Area CP58 – Ensuring the Conservation of the Historic Environment
SHLAA / HELAA status	Not included in SHELAA 2017
Short description of site, Opportunities, Amount of development possible.	<p>Greenfield Site – The landowners are prepared to support up to 50% affordable housing provision (30 homes of 60 total).</p> <ul style="list-style-type: none"> - The site lies outside the settlement boundary but adjoins it. - Part of the site forms a County Wildlife Site - Sits within the Wooded Plateau Landscape Type in the North Wessex Downs AONB and occurs in a single area, with a unity of character. - Lies within a SSSI Impact Risk Zone - Lies within the setting of a scheduled ancient monument.

	<ul style="list-style-type: none"> - The site falls within the Savernake Plateau Landscape Character Area and characterised as wooded downlands and the Enhancement Strategy seeks its conservation - None of the land consists of Grade 1 Agricultural Land as defined on the Core Strategy Policies Maps but the site is a Greenfield site. - The site does not lie within a Flood Zone. - Site lies within an AQMA. - Access to the site is possible via existing field access from London Road. - Bus stop located at existing field access (Bus nos. 20, 620, X20 and X22) but some distance from services and amenities of the town centre.
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SCORING

Meeting Community Needs Leave blank if not applicable	Housing	
	Parking N/A	
	Medical Centre N/A	
	Sports Pitches N/A	
	Cemetery N/A	
	Preshute School Site N/A	
Environmental Impact	Ecology	
	AONB	
	SSSI	
	Heritage	
	Landscape	
	Agricultural Land Grade	
Environmental Risks	Flooding	
	Air Quality	

	Polluted / Industrial Areas	●
Accessibility	Roads	●
	Public Transport	●
Viability	Economic viability	●
Assessment Conclusions	Site is suitable	Y
	Site is available	Y
	Site is achievable	Y
Conclusions	<p>The landowners responded to the Call for Sites letter included in Appendix B making the site, as shown on the 'Site Plan' above, available for 60 homes on the basis of 50% of the total number of homes being affordable homes with the possibility of some recreational and ecological opportunities.</p> <p>The landowner was contacted, as set out in Appendix B, seeking clarification of the developable area, confirmation of access and the provision of a sketch scheme. The submission below was provided.</p>	




No further information was sought from the landowner at this stage. Responding to the MANP informal consultation in July 2019 the landowner resubmitted the above sketch scheme for the site.









The site continued to be offered, as previously, 60 homes (50% affordable) on a net developable area of 1.7ha with access via the A4 London Road, including green space for informal recreation and ecological habitats.


Wiltshire Council also provided informal site-specific comments which has informed the Sustainability Appraisal.

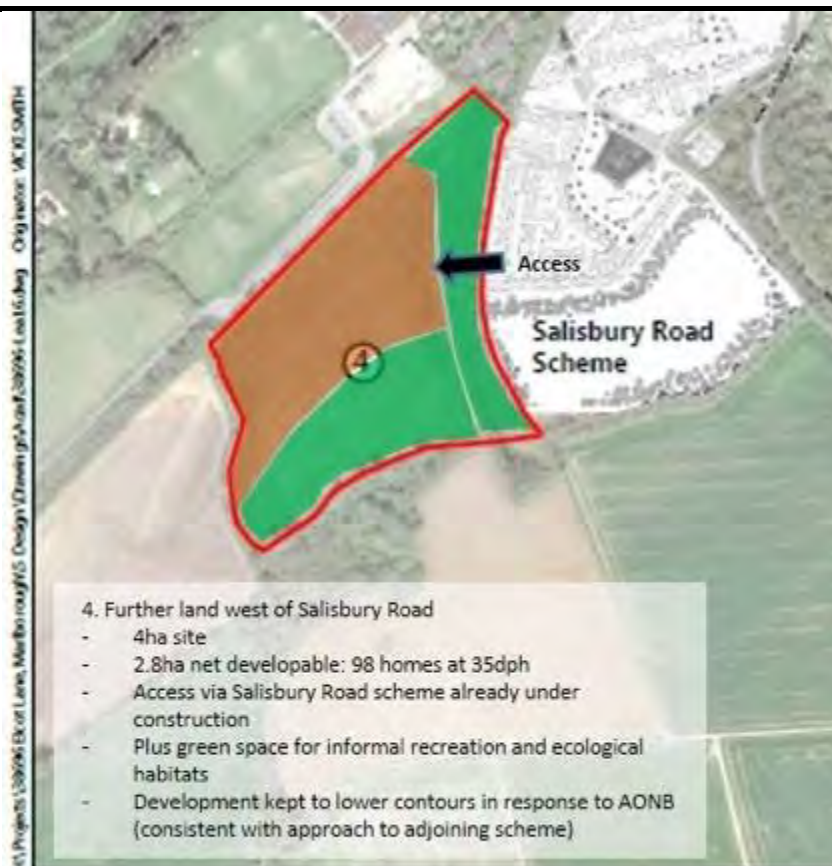
As the site adjoins the Marlborough settlement boundary it qualified for Stage 3 assessment and was deemed suitable, available and achievable. The site was considered as part of initial Option 3.

Following the decision of Preshute Parish Council to withdraw from the MANP in July 2020 the site was considered as part of final Options 3 and 5.

Site Reference and Name: 1D Further land west of Salisbury Road	
Address / Location	Behind current Redrow development site.
Site Area; Hectares/Acres	9.3 Ha (4 Ha developable area, 2.8 Ha net, 98 homes at 35dph)
Site Plan, showing "red line" boundary	
Photograph of site	Not provided
Planning policy references	CP1 – Settlement Strategy CP14 – Spatial Strategy for Marlborough Community Area CP50 – Biodiversity and Geodiversity CP51 – Landscape CP55 – Air Quality Management Area CP67 – Flood Risk CP68 – Water Resources
SHLAA / HELAA status	Not included in SHELAA 2017
Short description of site, Opportunities, Amount of development possible.	<p>Greenfield Site</p> <p>The landowners are prepared to support up to 50% affordable housing provision (49 homes of the 98 total).</p> <ul style="list-style-type: none"> - The site lies outside of the settlement boundary but adjoins a strategic allocation of the Core Strategy at Land off Salisbury Road for 220 homes. - Adjoins a County Wildlife Site - Sits within the Wooded Plateau Landscape Type in the North Wessex Downs AONB and occurs in a single area, with a unity of character. - Lies within a SSSI Impact Risk Zone

	<ul style="list-style-type: none"> - Does not lie within close proximate to heritage assets. - Falls within the Savernake Plateau Landscape Character Area and characterised as wooded downlands and the Enhancement Strategy seeks its conservation - None of the land consists of Grade 1 Agricultural Land as defined on the Core Strategy Policies Maps, but the site is a Greenfield site. - The site does not lie within a Flood Zone but lies within a Source Protection Zone. - Lies within an AQMA. - Access to the site possible - Nearest bus stop on Orchard Road (Bus nos. 20, 42, 48,80 620 X5). 	
SCORING		
Meeting Community Needs Leave blank if not applicable	Housing	
	Parking N/A	
	Medical Centre N/A	
	Sports Pitches N/A	
	Cemetery N/A	
	Preshute School Site N/A	
Environmental Impact	Ecology	
	AONB	
	SSSI	
	Heritage	
	Landscape	
	Agricultural Land Grade	
	Flooding	

Environmental Risks	Air Quality	●
	Polluted / Industrial Areas	●
Accessibility	Roads	●
	Public Transport	●
Viability	Economic viability	●
Assessment Conclusions	Site is suitable	Y
	Site is available	Y
	Site is achievable	Y
Conclusions	<p>The landowners responded to the Call for Sites letter included in Appendix B making the site, as shown on the 'Site Plan' above, available for 100 homes (50% affordable) on a net developable area of 2.8ha, with access via the Salisbury Road scheme which is already under construction, plus green space for informal recreation and ecological habitats.</p> <p>The landowner was contacted, as set out in Appendix B, seeking clarification of the developable area, confirmation of access and the provision of a sketch scheme. The submission below was provided.</p>	
		



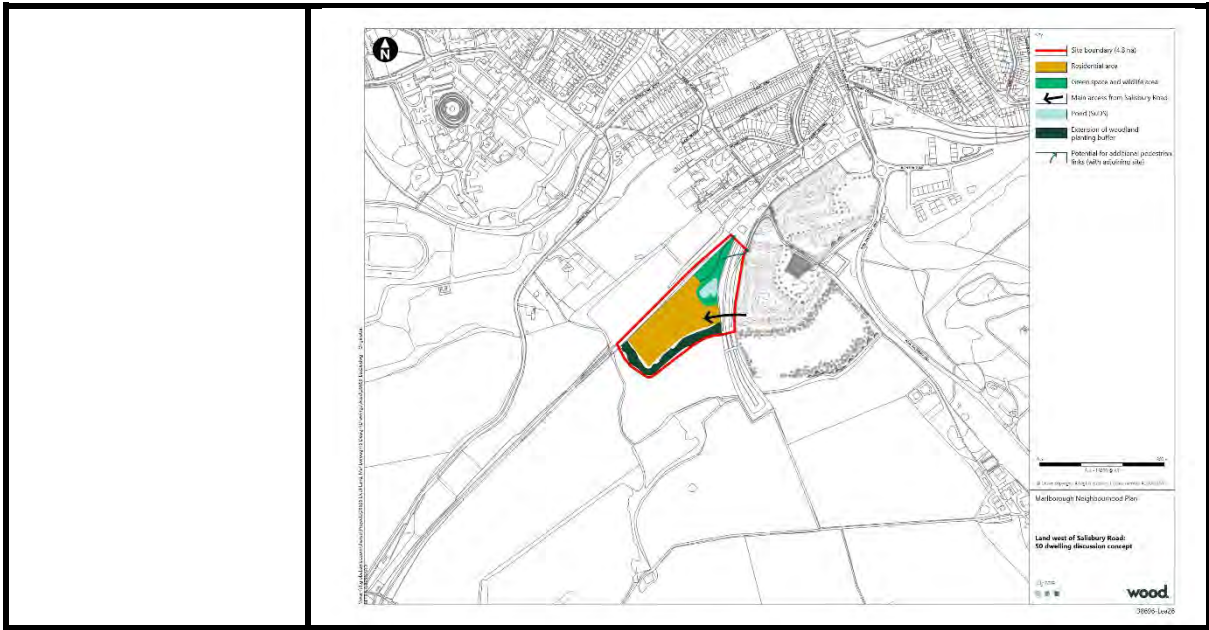
No further information was sought from the landowner at this stage. Responding to the MANP informal consultation in July 2019 the landowner resubmitted the above sketch scheme for the site.

In discussions with the owner in the light of the Sustainability Appraisal feedback and of other allocation decisions a revised concept scheme has been prepared for 50 homes (50% affordable) on a net developable area of 1.5 ha, with access via the Salisbury Road scheme which is already under construction, plus green space for informal recreation and ecological habitats. Development would be kept to lower contours – consistent with adjoining Salisbury Road scheme – in response to AONB setting.

Wiltshire Council also provided informal site-specific comments which has informed the Sustainability Appraisal.

As the site adjoins the Marlborough settlement boundary it qualified for Stage 3 assessment and was deemed suitable, available and achievable. The site was considered as part of initial Option 3.

A revised site plan was submitted following the decision of Preshute Parish Council to withdraw from the MANP in July 2020 as shown overleaf. The site was considered as part of final Options 3 and 4.





Amount of development possible.	<ul style="list-style-type: none"> - The site falls outside of the settlement boundary but adjoins it. - Forms part of the Open Downland landscape character area of the North Wessex AONB. The site has been assessed by Land Management Services Ltd on behalf of the North Wessex Downs AONB in November 2012 in terms of its landscape value (see below), although the SHELAA 2017 has come to a different view (see above).
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<p>Relationship with adjacent settlement The plot lies outside the settlement boundary, but is enclosed on two sides by development. There is a small area of new residential development on southern fringes. The land is currently an area of informal open space.</p>
<p>Relationship with wider countryside Informal open space – the land links to open countryside to the north and east and is set within a typical shallow dry valley and provides an important transition between residential areas and the countryside.</p>
<p>Impact on key landscape character Loss of area of informal open space which is a community asset. The land appears to be under active management with mown grass paths and coppicing on the boundary.</p>
<p>Impact on key visual characteristics Although development would extend further up the valley, this would not markedly affect the extent or zone of visual impact of development over and above the existing built areas. Development would, however, create more of a solid edge to the settlement linking with the limit of residential development to the west.</p>
<p>Impact on key settlement characteristics Development would form a minor extension of the settlement into open countryside.</p>
<p>Summary of compliance with NPPF Paragraphs 115 and 116 Development would result in the loss of an area of informal open space and would extend into open countryside. This would be visible from a relatively localised area of open countryside to the north.</p>
<p>Recommendations Development would be detrimental to the special qualities and natural beauty of the AONB and the site should not be taken forward as part of the SHLAA.</p>

	<ul style="list-style-type: none"> - The site lies within a SSSI Impact Risk Zone - The entrance to the site lies within the setting of a listed building. - The site forms part of the Marlborough Downs Landscape Character Area, an area of high chalk uplands, defined to the south by the valley of the River Kennet. It is defined as open downland. - None of the land consists of Grade 1 Agricultural Land as defined on the Core Strategy Policies Maps but the site is a Greenfield site. - The site does not lie within a Flood Zone. - Lies in AQMA. - Access to the site is possible via an existing track, although improvements will be necessary. - Nearest bus stop on College Fields (Bus nos. 42, X22).
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SCORING

Meeting Community Needs Leave blank if not applicable	Housing	
	Parking N/A	
	Medical Centre	

	Sports Pitches N/A	
	Cemetery N/A	
	Preshute School Site	
Environmental Impact	Ecology	
	AONB	
	SSSI	
	Heritage	
	Landscape	
	Agricultural Land Grade	
Environmental Risks	Flooding	
	Air Quality	
	Polluted / Industrial Areas	
Accessibility	Roads	
	Public Transport	
Viability	Economic viability	
Assessment Conclusions	Site is suitable	Y
	Site is available	Y
	Site is achievable	Y
Conclusions	<p>The landowners responded to the Call for Sites letter included in Appendix B making the site, as shown on the 'Site Plan' above, available for 130 new homes.</p> <p>The landowner was contacted, as set out in Appendix B, seeking clarification of its position on affordable homes and the provision of a sketch scheme.</p>	

No sketch scheme was submitted; however, the landowner confirmed the affordable housing position at 40% plus a further 20% for its own staff and making land available for a new medical centre (see below). No further information was sought from the landowner at this stage.















Wiltshire Council also provided informal site-specific comments which has informed the Sustainability Appraisal.

As the site adjoins the Marlborough settlement boundary it qualified for Stage 3 assessment and was deemed suitable, available and achievable. The site was considered as part of Options 1 and 2.

Once the initial preferred option (Option 1) had been chosen further contact was made with the landowner as set out in Appendix C.

A revised site plan was submitted following the decision of Preshute Parish Council to withdraw from the MANP in July 2020 as shown overleaf. The site was considered as part of final Options 4 and 5.






Site Reference and Name: 3 Pelham Court	
Address / Location	Land at Pelham Court, London Road, Marlborough, SN8 2AG
Site Area; Hectares/Acres	0.5139 ha
Site Plan, showing "red line" boundary	
Photograph of site	Not provided
Planning policy references	<p>CP1 – Settlement Strategy CP14 – Spatial Strategy for Marlborough Community Area CP35 – Existing employment land CP50 – Biodiversity and Geodiversity CP51 – Landscape CP52 – Green Infrastructure CP55 – Air Quality Management Area CP58 – Ensuring the Conservation of the Historic Environment CP67 – Flood Risk Zone 2 or 3 AT24 – Riverside walks in Marlborough and Pewsey</p>









Community Needs Leave blank if not applicable	Parking N/A	
	Medical Centre N/A	
	Sports Pitches N/A	
	Cemetery N/A	
	Preshute School Site N/A	
Environmental Impact	Ecology	
	AONB	
	SSSI	
	Heritage	
	Landscape	
	Agricultural Land Grade	
Environmental Risks	Flooding (Part of the site in Flood Zone)	
	Air Quality	
	Polluted / Industrial Areas	
Accessibility	Roads	
	Public Transport	
Viability	Economic viability	
Assessment Conclusions	Site is suitable	N (protected employment land)
	Site is available	Y
	Site is achievable	Y

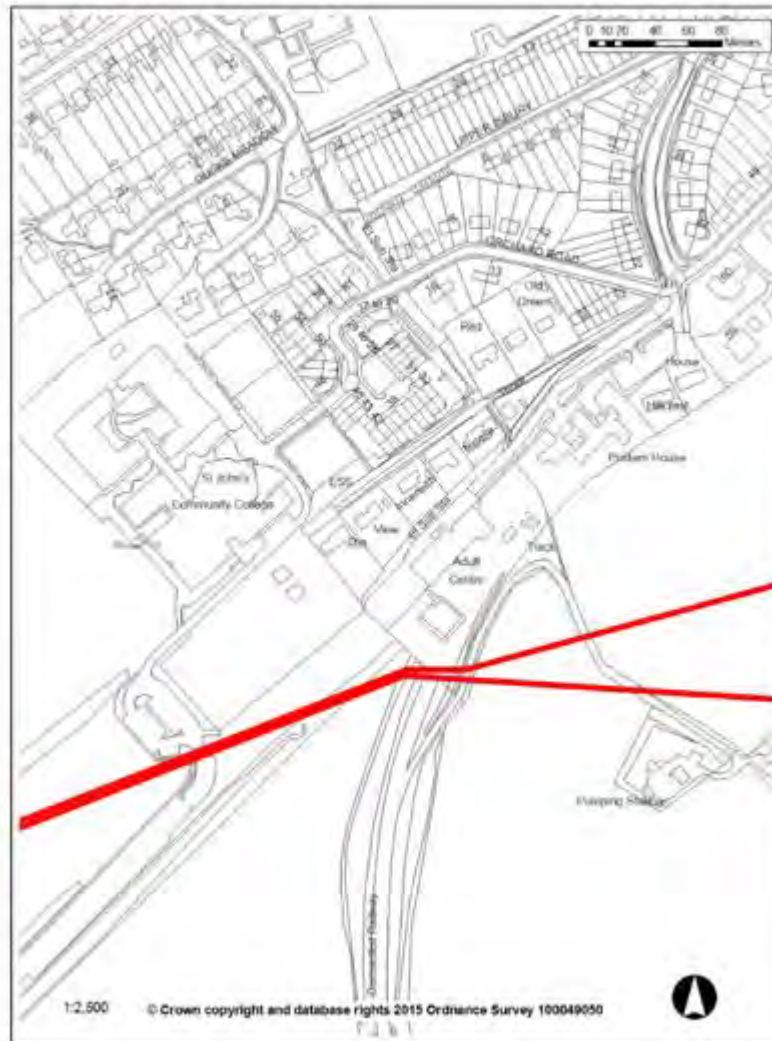
Conclusions	<p>The landowners responded to the Call for Sites letter included in Appendix B making the site, as shown on the 'Site Plan' above, available for residential homes.</p> <p>The landowner was contacted, as set out in Appendix B, seeking clarification of position on affordable housing and the provision of a sketch scheme. The landowner confirmed that 40% of the total dwellings would be made available for affordable housing. No sketch scheme was submitted. No further information was sought from the landowner at this stage.</p> <p>Wiltshire Council also provided informal site-specific comments which has informed the Sustainability Appraisal.</p> <p>As the site lies within the Marlborough settlement boundary it qualified for Stage 3 assessment, however it was not found to be suitable as the site is currently being protected for employment land through the adopted Core Strategy and was therefore excluded from options being considered.</p>
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Short description of site, Opportunities, Amount of development possible.	<ul style="list-style-type: none"> - The site lies within the settlement boundary of Marlborough - Sits within the River Valleys Landscape Type in the North Wessex Downs AONB and the concentration of settlements such as Marlborough, in contrast with the almost uninhabited Open Downland, is one of the defining characteristics of the AONB and these River Valleys provide many opportunities for recreation. - Within a SSSI Impact Risk Zone - There are no heritage assets in close proximity to the site. - The site forms part of the Kennet Valley Landscape Character Area and the River Kennet itself is considered an important landscape feature, however the built-up area of Marlborough does not form part of the enhancement strategy. - None of the land consists of Grade 1 Agricultural Land as defined on the Core Strategy Policies Maps. - Not within a Flood Zone; however, a small part of the site lies within a Source Protection Zone. - Within an Air Quality Management Area. - Access to the site is possible via existing entrance to the site. - Nearest bus stop on Salisbury Road (Bus nos. 19, 22, 80).
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SCORING



Meeting Community Needs Leave blank if not applicable	Housing	
	Parking N/A	
	Medical Centre N/A	
	Sports Pitches N/A	
	Cemetery N/A	
	Preshute School Site N/A	
Environmental Impact	Ecology	
	AONB	
	SSSI	
	Heritage	

	Landscape	
	Agricultural Land Grade	
Environmental Risks	Flooding	
	Air Quality	
	Polluted / Industrial Areas	
Accessibility	Roads	
	Public Transport	
Viability	Economic viability	
Assessment Conclusions	Site is suitable	Y
	Site is available	Y
	Site is achievable	Y
Conclusions	<p>It was established that Wiltshire Council owned the site and that the site would be made available for residential development. The landowner was contacted, as set out in Appendix B, seeking clarification of developable area, confirmation of affordable housing position and the provision of a sketch scheme.</p> <p>The landowner confirmed 40% affordable housing and confirmed that developable area had not yet been established. There is an oil pipeline that crosses the southwest part of the site, see plan, which may limit the number of houses. Access would be along the existing, in front of Postern House. Postern House itself used to be owned by the Health Authority, it may have been owned by the former County Council in the distant past but certainly not this century. In the meantime, the Council is looking to demolish the buildings to mitigate against any accidents. No sketch scheme provided but a copy of pre-application advice provided which was sought to in order for potential purchasers to identify opportunities and constraints of the site and on the prospect of demolition and residential development on the site.</p>	




No further information was sought from the landowner at this stage. Wiltshire Council also provided informal site-specific comments which has informed the Sustainability Appraisal.












As the site lies within the Marlborough settlement boundary it qualified for Stage 3 assessment and was deemed suitable, available and achievable. The site was considered a constant across all options using the sequential approach. Further contact was made with the landowner as set out in Appendix C.


Site Reference and Name: 4B St Peter's School	
Address / Location	St Peter's School. The Parade, Marlborough
Site Area; Hectares/Acres	0.4677 ha
Site Plan, showing "red line" boundary	
Photograph of site	
Planning policy references	<p>CP1 – Settlement Strategy</p> <p>CP14 – Spatial Strategy for Marlborough Community Area</p> <p>CP49 – Protection of rural services and community facilities</p> <p>CP50 – Biodiversity and Geodiversity</p> <p>CP51 – Landscape</p> <p>CP52 – Green Infrastructure</p> <p>CP55 – Air Quality Management Area</p> <p>CP58 – Ensuring the Conservation of the Historic Environment</p> <p>CP67 – Flood Risk</p> <p>AT24 – Riverside walks in Marlborough and Pewsey</p>

Community Needs Leave blank if not applicable	Parking N/A	
	Medical Centre N/A	
	Sports Pitches N/A	
	Cemetery N/A	
	Preshute School Site N/A	
Environmental Impact	Ecology	
	AONB	
	SSSI	
	Heritage	
	Landscape	
	Agricultural Land Grade	
Environmental Risks	Flooding (Site in Flood Zone)	
	Air Quality	
	Polluted / Industrial Areas	
Accessibility	Roads	
	Public Transport	
Viability	Economic viability (N/A)	
Assessment Conclusions	Site is suitable	Y
	Site is available	N
	Site is achievable	?
	The land was for sale at the time of the assessment and as the process went forward contracts were exchanged by the landowner (WC).	

Conclusions	<p>The landowner was contacted, as set out in Appendix B, seeking clarification of the developable area, position on affordable housing and a sketch scheme for the whole site.</p> <p>No response/commitment was received from the landowner, and a scheme has since been submitted as part of planning application yet to be determined, detailed below.</p> <p>19/10631/FUL – Conversion of former school building to form a 23 bedroom hotel with restaurant and bar, conversion and extension of outbuildings to accommodate an ancillary gym/spa and to form a dwelling, and the construction of 7 new-build dwellings at rear, together with parking and associated works.</p>
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Site Reference and Name: 4C Kelham Gardens		
Address / Location	Land at Kelham Gardens (surrounding former utilities site)	
Site Area; Hectares/Acres	Unknown	
Site Plan, showing approximate “red line” boundary		
Photograph of site	Not provided	
Planning policy references	N/A	
SHLAA / HELAA status	N/A	
Short description of site, Opportunities, Amount of development possible.	Brownfield Site – The area that surrounds the former gas utilities site. The site was highlighted as to be released for disposal in the near future.	
SCORING		
Meeting Community Needs Leave blank if not applicable	Housing N/A	
	Parking	●
	Medical Centre N/A	
	Sports Pitches N/A	
	Cemetery N/A	
	Preshute School Site N/A	










Environmental Impact	Ecology	
	AONB	
	SSSI	
	Heritage	
	Landscape	
	Agricultural Land Grade	
Environmental Risks	Flooding (Majority of the site in Flood Zone but less vulnerable development use)	
	Air Quality	
	Polluted / Industrial Areas	
Accessibility	Roads	
	Public Transport N/A	
Viability	Economic viability	
Assessment Conclusions	Site is suitable (for car parking)	Y
	Site is available	N
	Site is achievable N/A	
Conclusions	Feasibility studies had shown that the site may be suitable for parking, however the site could also potentially be linked with Site 13. The site was subsequently sold by the landowner (WC) and no longer available.	

Site Reference and Name: 5 Mildenhall land adj. Playing Field	
Address / Location	Land to the east of the existing housing estate at Berrycroft, Mildenhall
Site Area; Hectares/Acres	0.997 ha (0.6 ha net developable area 21 homes at 35dph (8 would be social housing))
Site Plan, showing “red line” boundary	
Photograph of site	Not provided
Planning policy references	<p>CP1 – Settlement Strategy CP14 – Spatial Strategy for Marlborough Community Area CP50 – Biodiversity and Geodiversity CP51 – Landscape CP58 – Ensuring the Conservation of the Historic Environment</p>
SHLAA / HELAA status	Not assessed in SHELAA 2017

<p>Short description of site, Opportunities, Amount of development possible.</p>	<p>Development including affordable homes would be considered on the site. A total of 21 homes (8 affordable).</p> <ul style="list-style-type: none"> - The site lies in the village of Mildenhall in open countryside. - The site lies within a SSSI Impact Risk Zone - Forms part of the Open Downland landscape character area of the North Wessex AONB. - Adjoins the Conservation Area forming part of its setting. - The site forms part of the Marlborough Downs Landscape Character Area, an area of high chalk uplands, defined to the south by the valley of the River Kennet. It is defined as open downland. - None of the land consists of Grade 1 Agricultural Land as defined on the Core Strategy Policies Maps but the site is a Greenfield site. - The site does not lie within a Flood Zone or in an AQMA. - Access to the site is possible via existing main road. - Nearest Bus stop opposite the road (Bus nos. 48, 48A).
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SCORING


<p>Meeting Community Needs</p> <p>Leave blank if not applicable</p>	Housing	
	Parking N/A	
	Medical Centre N/A	
	Sports Pitches N/A	
	Cemetery N/A	
	Preshute School Site N/A	
<p>Environmental Impact</p>	Ecology	
	AONB	
	SSSI	
	Heritage	














	Landscape	
	Agricultural Land Grade	
Environmental Risks	Flooding	
	Air Quality	
	Polluted / Industrial Areas	
Accessibility	Roads	
	Public Transport	
Viability	Economic viability	
Assessment Conclusions	Site is suitable	N
	Site is available	Y
	Site is achievable	Y
Conclusions	<p>The landowners responded to the Call for Sites letter included in Appendix B making the site, as shown on the 'Site Plan' above, available.</p> <p>The landowner was contacted, as set out in Appendix B, seeking clarification of the developable area, confirmation of access and the provision of a sketch scheme.</p> <p>The landowner responded making 0.997 ha (2.463 acres) available at a density of 35 to the hectare on a net developable area of 0.6 ha would give 21 units of which 8 would be social housing. The remainder of the site would be green space. The layout would be serviced from a sweeping road with open space to form an appropriate village feel. A sketch scheme was provided, see below.</p>	
		

	<p>Wiltshire Council also provided informal site-specific comments which has informed the Sustainability Appraisal.</p>
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	<p>As the site adjoins the Mildenhall built up area it qualified for Stage 3 assessment, however it was not found to be suitable given its poor performance against the Sustainability Framework and objections from Wiltshire Council and was therefore excluded from options being considered.</p>
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Site Reference and Name: George Lane	
Address / Location	George Lane/Figgins Lane/Former Skurrys Showroom
Site Area; Hectares/Acres	0.6 ha
Site Plan, showing “red line” boundary	
Photograph of site	Not provided
Planning policy references	<p>CP1 – Settlement Strategy CP14 – Spatial Strategy for Marlborough Community Area CP35 – Existing employment land CP49 – Protection of rural services and community facilities CP50 – Biodiversity and Geodiversity CP51 – Landscape CP52 – Green Infrastructure CP55 – Air Quality Management Area CP58 – Ensuring the Conservation of the Historic Environment CP67 – Flood Risk AT24 – Riverside walks in Marlborough and Pewsey</p>
SHLAA / HELAA status	Not included in SHLAA 2017
Short description of site, Opportunities,	The site was identified with potential to achieve:

<p>Amount of development possible.</p>	<ul style="list-style-type: none"> • Comprehensive redevelopment plan to deliver new residential (and possible BI(a)(b) business) • Enable the relocation of the surgery (and pharmacy?) • Improve the appearance of George Lane • Enhance the setting to the river and Conservation Area • Maintain access routes between Figgins Lane and town centre <p>Site details:</p> <ul style="list-style-type: none"> • Approx. total area 0.6 Ha gross (0.4 Ha BI/Sui Generis + 0.15 Ha DI(a) + 0.05 (AI or sui generis)) • Main car showroom site on George Lane frontage is vacant - site recently sold based on established sui generis use • Travis Perkins operates remaining BI units, except 1 unit ('Mobility Centre') • GP surgery occupies rear of site with private car park - wants to move to larger site in town • The pharmacy occupies the George Lane frontage and was consented separately (change of use from dwelling) and operates independently from the surgery - it will therefore probably be considered a separate AI or sui generis use but shares the surgery car park • The adjoining Figgins Car Park is important to town centre (approx. 100 spaces) and has two access routes to town centre (via Figgins Lane and Hilliers Yard/Waitrose) • New primary school on Ducks Meadow on opposite side of George Lane (with secondary school further up road) • George Lane (B3052) forms part of town road network leading to A4 and A345 to west (avoiding town centre) - entirely residential in use and character (two storey) except large Police Station • George Lane very busy (parking on one side of road) and pedestrian crossing at Figgins Lane very disruptive • Access to all uses from Figgins Lane but separate exit from BI units on to George Lane • The site lies inside the settlement boundary and adjoins a County Wildlife Site. It also forms part of the Green Infrastructure Corridor on the River Kennet and adjoins the Conservation Area forming part of its setting. The site already adjoins public car parking and is within 5 metres of the River Kennet Riverside Walk. • Its northern fringe lies within Flood Zone 2/3. • The site forms part of the Kennet Valley Landscape Character Area and the River Kennet itself is considered an important landscape feature, however the built-up area of Marlborough does not form part of the enhancement strategy. It also sits within the River Valleys Landscape Type in the North Wessex Downs AONB and the concentration of settlements such as Marlborough, in contrast with the almost uninhabited Open Downland, is one of the defining characteristics of the AONB and these River Valleys provide many opportunities for recreation. • The site lies within a SSSI Impact Risk Zone and Air Quality Management Area. • Nearest Bus Stop immediately opposite (Bus nos. 620, X5). 	
<p>SCORING</p>		
<p>Meeting Community Needs</p>	<p>Housing</p>	
	<p>Parking N/A</p>	












Leave blank if not applicable	Medical Centre	
	Sports Pitches N/A	
	Cemetery N/A	
	Preshute School Site N/A	
Environmental Impact	Ecology	
	AONB	
	SSSI	
	Heritage	
	Landscape	
	Agricultural Land Grade	
Environmental Risks	Flooding	
	Air Quality	
	Polluted / Industrial Areas	
Accessibility	Roads	
	Public Transport	
Viability	Economic viability	
Assessment Conclusions	Site is suitable	Y
	Site is available	N
	Site is achievable	?
Conclusions	The site had not been made available, but the Steering Group had identified the site as a potential opportunity site to achieve multiple objectives. However, events overtook the idea and part of the site is now operating as a veterinary surgery and pet's retail store and no longer available.	




Site Reference and Name: 7 Land adj Rawlings Well	
Address / Location	Land adjacent Rawlings Well
Site Area; Hectares/Acres	2.8 ha
Site Plan, showing "red line" boundary	
Photograph of site	Not provided
Planning policy references	<p>CP1 – Settlement Strategy CP14 – Spatial Strategy for Marlborough Community Area CP50 – Biodiversity and Geodiversity CP51 – Landscape CP52 – Green Infrastructure CP55 – Air Quality Management Area CP58 – Ensuring the Conservation of the Historic Environment CP67 – Flood Risk AT24 – Riverside walks in Marlborough and Pewsey</p>

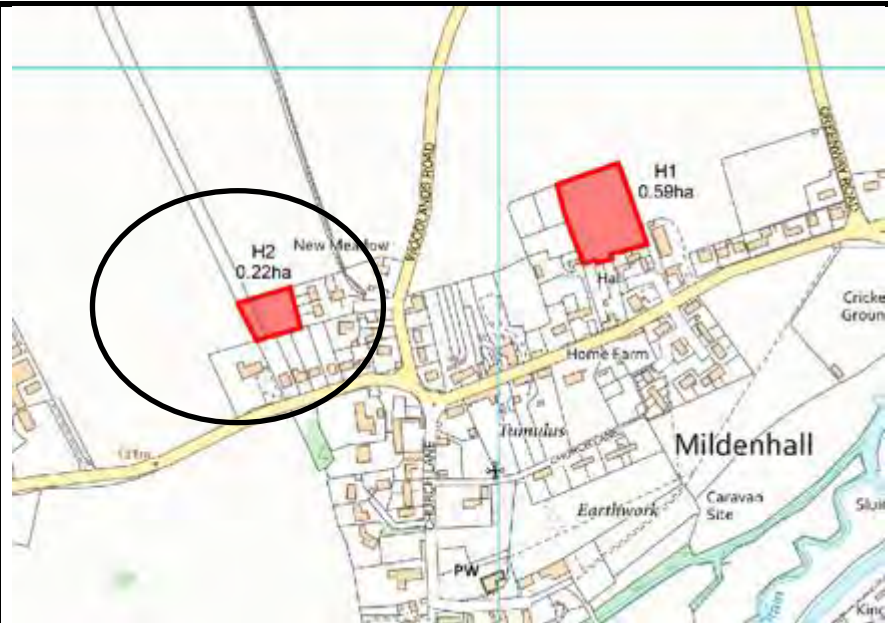
Meeting Community Needs Leave blank if not applicable	Housing	
	Parking N/A	
	Medical Centre N/A	
	Sports Pitches N/A	
	Cemetery N/A	
	Preshute School Site N/A	
Environmental Impact	Ecology	
	AONB	
	SSSI	
	Heritage	
	Landscape	
	Agricultural Land Grade	
Environmental Risks	Flooding	
	Air Quality	
	Polluted / Industrial Areas	
Accessibility	Roads	
	Public Transport	
Viability	Economic viability	
Assessment Conclusions	Site is suitable	?
	Site is available	N
	Site is achievable	?

Conclusions	<p>The landowners responded to the Call for Sites letter included in Appendix B making the site, as shown on the 'Site Plan' above, available for housing for older people wishing to downsize and a riverside extension to the Stone bridge Wild River Nature Reserve and improved accessibility.</p> <p>The landowner was contacted, as set out in Appendix B, seeking clarification of whether the land was only being made available for an older persons scheme and if not confirmation of the affordable housing position, developable area and provision of a sketch scheme.</p> <p>No response/commitment was received from landowner, and therefore the land was not available.</p>
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Site Reference and Name: 9 Mildenhall land adj. Home Farm Close	
Address / Location	Land behind Home Farm Close and the Village Hall, Mildenhall
Site Area; Hectares/Acres	0.5974 ha
Site Plan, showing “red line” boundary	
Photograph of site	Not provided
Planning policy references	CP1 – Settlement Strategy CP14 – Spatial Strategy for Marlborough Community Area CP50 – Biodiversity and Geodiversity CP51 – Landscape CP58 – Ensuring the Conservation of the Historic Environment
SHLAA / HELAA status	Not assessed in SHELAA 2017
Short description of site, Opportunities, Amount of development possible.	Site is being offered for affordable housing. <ul style="list-style-type: none"> - The site lies in the village of Mildenhall in open countryside. - Lies within a SSSI Impact Risk Zone - Forms part of the Open Downland landscape character area of the North Wessex AONB. - Adjoins the Conservation Area forming part of its setting. - The site forms part of the Marlborough Downs Landscape Character Area, an area of high chalk uplands, defined to the south by the valley of the River Kennet. It is defined as open downland.

	<ul style="list-style-type: none"> - None of the land consists of Grade 1 Agricultural Land as defined on the Core Strategy Policies Maps but the site is a Greenfield site. - The site does not lie within a Flood Zone or in an AQMA. - Access to the site is possible via village hall site. - Nearest Bus stop on main road (Bus nos. 48, 48A). 	
SCORING		
Meeting Community Needs Leave blank if not applicable	Housing	
	Parking N/A	
	Medical Centre N/A	
	Sports Pitches N/A	
	Cemetery N/A	
	Preshute School Site N/A	
Environmental Impact	Ecology	
	AONB	
	SSSI	
	Heritage	
	Landscape	
	Agricultural Land Grade	
Environmental Risks	Flooding	
	Air Quality	
	Polluted / Industrial Areas	
Accessibility	Roads	

	Public Transport	
Viability	Economic viability	
Assessment Conclusions	Site is suitable	N
	Site is available	Y
	Site is achievable	Y
Conclusions	<p>The landowner responded to the Call for Sites letter included in Appendix B making the site, as shown on the 'Site Plan' above, available.</p> <p>The landowner was contacted, as set out in Appendix B, seeking clarification of the developable area, confirmation of access and the provision of a sketch scheme.</p> <p>The landowner responded confirming access can be either up the east side of Home Farm Close extending from the access to the village hall car park, or off Woodlands Road in a straight line across from the top of the site. Potentially 0.15ha closest to Ashtree Close could be allocated for affordable housing. A sketch scheme was prepared by MANP consultants prior to access being confirmed, see below.</p> <div style="text-align: center;">  </div> <p>The landowner also submitted an additional site as detailed below.</p>	



The landowner confirmed that access could be behind New Meadow Cottages, off Woodlands Road, and along the northern boundary of Ashtree Close or between the boundaries of Ashtree Close and New Meadow Cottages coming off the existing access to Ashtree Close, and then continuing along its northern boundary. The proposal would be for the above site would be for affordable housing.

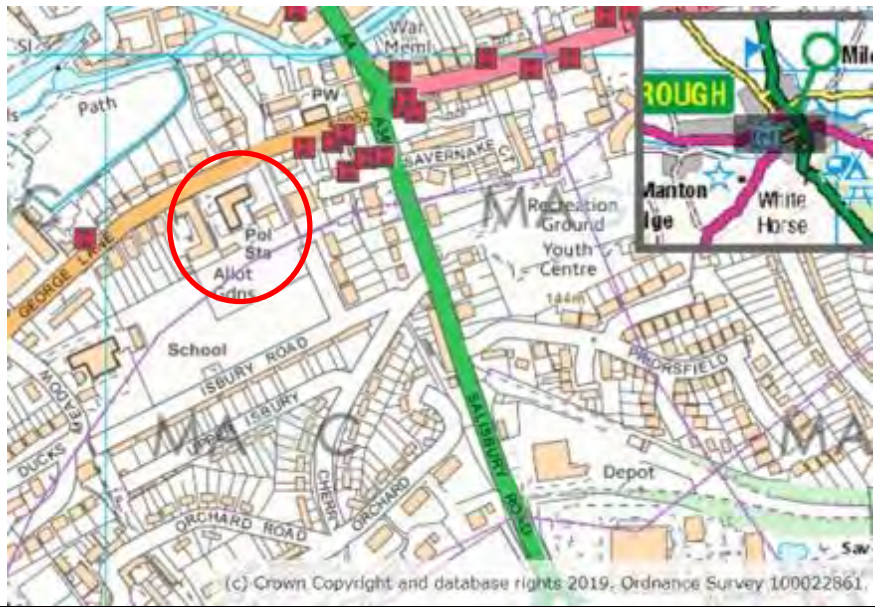

Adjoining landowners of the original submission then submitted further land available on the basis that it is included within the curtilage of Site 9 already submitted.



Wiltshire Council also provided informal site-specific comments on the original submitted site which has informed the Sustainability Appraisal.







As the original site adjoined the Mildenhall built up area it qualified for Stage 3 assessment, however it was not found to be suitable given its poor performance against the Sustainability Framework and objections









	from Wiltshire Council and was therefore excluded from options being considered. The additional submissions were therefore also not taken any further.
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Site Reference and Name: 11 Police Station	
Address / Location	Police Station, George Lane
Site Area; Hectares/Acres	Unknown
Site Plan, showing "red line" boundary	<p>Not supplied. Indicative plan:</p>  <p>(c) Crown Copyright and database rights 2019. Ordnance Survey 100022861.</p>
Photograph of site	
Planning policy references	<p>CP1 –Settlement Strategy CP14 –Spatial Strategy for Marlborough Community Area CP49 –Protection of rural services and community facilities CP50 –Biodiversity and Geodiversity CP51 –Landscape CP55 –Air Quality Management Area</p>
SHLAA / HELAA status	Not included in SHELAA 2017
Short description of site, Opportunities, Amount of development possible.	Announced for disposal by Angus MacPherson, PCC for Wiltshire. This is to free up capital from the Police Estate. PCC has expressed a willingness for working with MANP. Land to be marketed for residential use.




	<ul style="list-style-type: none"> - The site lies inside the settlement boundary - The site lies within a SSSI Impact Risk Zone - Sits within the River Valleys Landscape Type in the North Wessex Downs AONB and the concentration of settlements such as Marlborough, in contrast with the almost uninhabited Open Downland, is one of the defining characteristics of the AONB and these River Valleys provide many opportunities for recreation. - Not within the setting of any heritage assets. - The site forms part of the Kennet Valley Landscape Character Area and the River Kennet itself is considered an important landscape feature, however the built-up area of Marlborough does not form part of the enhancement strategy. - Lies in Air Quality Management Area. - The site does not lie within a Flood Zone. - None of the land consists of Grade 1 Agricultural Land as defined on the Core Strategy Policies Maps. - Access to the site is possible from the existing access. - Nearest bus stop immediately adjacent to site (Bus nos. 80, 620, X5).
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SCORING

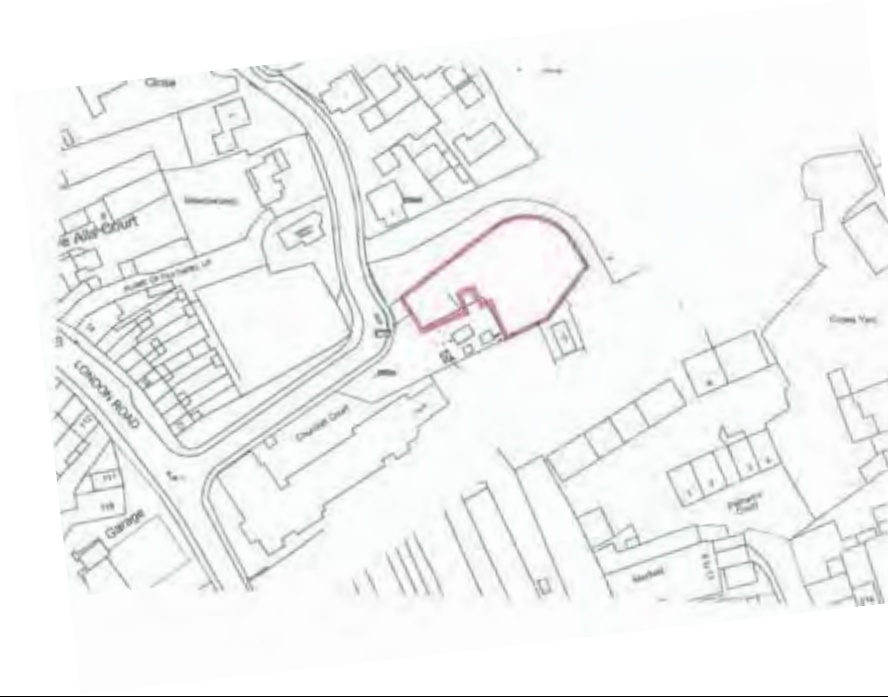
Meeting Community Needs Leave blank if not applicable	Housing	
	Parking N/A	
	Medical Centre	
	Sports Pitches N/A	
	Cemetery N/A	
	Preshute School Site N/A	
Environmental Impact	Ecology	
	AONB	
	SSSI	
	Heritage	

	Landscape	
	Agricultural Land Grade	
Environmental Risks	Flooding	
	Air Quality	
	Polluted / Industrial Areas	
Accessibility	Roads	
	Public Transport	
Viability	Economic viability	
Assessment Conclusions	Site is suitable	Y
	Site is available	N
	Site is achievable	?
Conclusions	<p>The land was announced for disposal and the existing landowner showed a willingness to work with MANP. The landowner was contacted, as set out in Appendix B, seeking clarification of the site area, and redevelopment options for housing and/or a new medical centre.</p> <p>MANP, CCG and the GP Surgery undertook a site visit on 27 August to assess the viability of the site as a surgery, however it was found not to be viable as such.</p> <p>The land was therefore assessed solely for a residential scheme and it had been confirmed that the former Police Station would be marketed for residential use with 40% affordable housing.</p> <p>WC comments following HRA screening request - No ecological constraints. Development would be acceptable.</p> <p>As the site lies within the Marlborough settlement boundary it qualified for Stage 3 assessment and was deemed suitable, available and achievable. The site was considered a constant across all options using the sequential approach. However, since then proposals for a scheme has been published and a planning application is expected in the near future. The land is therefore no longer available and will come forward through a planning application process.</p>	

Site Reference and Name: 12 Land north of Barton Park Open Space	
Address / Location	Land north of Manton
Site Area; Hectares/Acres	8.9 ha
Site Plan, showing "red line" boundary	<p>Land Registry Official copy of title plan</p> <p>Title number: W1421838 Ordnance Survey map reference: S0148702W Scale: 1:5000 (deduced from 1:2500) Administrative area: Wiltshire</p> <p>20/01/2018 Professional Surveyor</p>
Photograph of site	Not provided
Planning policy references	N/A
SHLAA / HELAA status	N/A
Short description of site, Opportunities, Amount of development possible.	The site was offered on the basis of 50% affordable housing, no access had been secured for the site but a medical centre and sports facilities would be considered.

SCORING		
Meeting Community Needs Leave blank if not applicable	Housing	
	Parking N/A	
	Medical Centre	
	Sports Pitches	
	Cemetery N/A	
	Preshute School Site N/A	
Environmental Impact	Ecology	
	AONB	
	SSSI	
	Heritage	
	Landscape	
	Agricultural Land Grade	
Environmental Risks	Flooding	
	Air Quality	
	Polluted / Industrial Areas	
Accessibility	Roads	
	Public Transport	
Viability	Economic viability	
Assessment	Site is suitable	N

Conclusions	Site is available	Y
	Site is achievable	N
Conclusions	<p>The landowners responded to the Call for Sites letter included in Appendix B making the site, as shown on the 'Site Plan' above, available for residential development and offering negotiation for a medical centre and sports facilities. No access to the site had been secured.</p> <p>The site does not lie adjacent to the Marlborough settlement boundary and has not been considered for residential development.</p>	

Site Reference and Name: 13 Land at Kelham Gardens	
Address / Location	Land at Kelham Gardens
Site Area; Hectares/Acres	0.1 Ha
Site Plan, showing “red line” boundary	
Photograph of site	Not provided
Planning policy references	CP1 –Settlement Strategy CP14 –Spatial Strategy for Marlborough Community Area CP50 –Biodiversity and Geodiversity CP51 –Landscape CP52 –Green Infrastructure CP55 –Air Quality Management Area CP67 –Flood Risk Zone 2 or 3 AT24 –Riverside walks in Marlborough and Pewsey
SHLAA / HELAA status	Part of the site:



Site Address: Former Gasworks

Total Area: 0.6687ha HMA: East Wiltshire

Suitable Area: 0.0889ha (13.3%) Previous Use: PDL

Suitability Constraints*: PP, FZ3, FZ2

All Constraints*: PP, SSSI_2km, FZ3, FZ2, AONB, CP55, ALCG1, CWS

Suitable: No. See suitability constraints. Available: No

Achievable: Not assessed. Deliverable: No

Capacity: 3 Developable: In long-term


*Note: Constraint abbreviations can be found in the SHELAA Methodology Report in Appendices 1 and 2 on pages 14 and 16.

Short description of site, Opportunities, Amount of development possible.

Sold on from gas utilities company in 2017. Land initially offered for open market housing, care uses or a medical centre.

- The site lies within the Settlement Boundary
- Adjoins a County Wildlife Site. It also forms part of the Green Infrastructure Corridor on the River Kennet. The site is within 5 metres of the River Kennet Riverside Walk
- Sits within the River Valleys Landscape Type in the North Wessex Downs AONB and the concentration of settlements such as Marlborough, in contrast with the almost uninhabited Open Downland, is one of the defining characteristics of the AONB and these River Valleys provide many opportunities for recreation.
- Lies within a SSSI Impact Risk Zone
- Not within the setting of heritage assets
- The site forms part of the Kennet Valley Landscape Character Area and the River Kennet itself is considered an important landscape feature, however the built-up area of Marlborough does not form part of the enhancement strategy.

	<ul style="list-style-type: none"> - None of the land consists of Grade 1 Agricultural Land as defined on the Core Strategy Policies Maps. - Northern fringe lies within Flood Zone 2/3. - Lies within Air Quality Management Area - Access possible using existing site access. - Nearest bus stop on London Road (Bus Nos. 19, 20, 22, 80, 217, X5, X20. X22. 	
SCORING		
Meeting Community Needs Leave blank if not applicable	Housing	
	Parking	Link to adjoining site
	Medical Centre N/A	
	Sports Pitches N/A	
	Cemetery N/A	
	Preshute School Site N/A	
Environmental Impact	Ecology	
	AONB	
	SSSI	
	Heritage	
	Landscape	
	Agricultural Land Grade	
Environmental Risks	Flooding	
	Air Quality	
	Polluted / Industrial Areas	
	Roads	

Accessibility	Public Transport	●
Viability	Economic viability	●
Assessment Conclusions	Site is suitable	Y
	Site is available	Y
	Site is achievable	Y
Conclusions	<p>The landowners responded to the Call for Sites letter included in Appendix B making the site, as shown on the 'Site Plan' above, available for open market housing, care uses or a medical centre.</p> <p>The landowner was contacted, as set out in Appendix B, seeking a sketch scheme for the whole site and confirmation of access point(s). The submission below was provided and the landowner confirmed that there is a right of way from their land directly onto the public highway at Kelham Gardens. The sketch scheme details 6 x 2 bed flats, 2 x 1 bed flats. Total 9 flats over 2.5 storeys and 9 parking spaces.</p>  <p>The landowner was also requested to provide any further technical detail to show ground condition remediation possible within scheme liability and initial investigations confirm that the site is suitable for an end use as a flatted residential development scheme and can be remediated within scheme liability. A phase 1 contamination desk study will be prepared to be submitted with a future planning application which will set out likely further investigation and any remediation required prior to development.</p> <p>Wiltshire Council also provided informal site-specific comments which has informed the Sustainability Appraisal. As the site lies within the Marlborough settlement boundary it qualified for Stage 3 assessment and was deemed suitable, available and achievable. The site was considered a constant across all options using the sequential approach. Further contact was made with the landowner as set out in Appendix C.</p>	

APPENDIX B: CALL FOR MARLBOROUGH SITES LETTER & FOLLOW UP ACTIONS



c/o Marlborough Town Council, 5 High Street, Marlborough



21st November 2018

Dear

The Marlborough Community Area Neighbourhood Plan (MANP) Steering Group has been working with local communities to identify land requirements up to 2026 and beyond for Marlborough and the parishes of Mildenhall, Preshute and Savernake. (A map of the Neighbourhood Plan area can be found on our website at www.manp.co.uk). Public consultation, research and professional analysis has given us clear evidence that **affordable housing, additional car parking, formal sports and recreational facilities, a new medical centre and a new cemetery** are the most important local land requirements.

We are now looking to identify potential sites and are contacting landowners, developers and agents and want to make sure that we reach all those with an interest in developing land to meet our identified needs.

Here's some more detail:

Affordable Housing

Marlborough with its surrounding parishes is not predicted as an area of significant growth for new homes but, those that are built may be large or age restricted with prices well out of reach for many and not address the real needs of the community - smaller, affordable, homes at lower prices available to all age groups. The conventional route of meeting affordable housing needs is through an adopted scheme where 40% of open market housing developments are allocated to lower cost housing. This will not work on its own. Our Housing Needs Analysis shows that we need approximately 100 affordable houses once current housing developments have been completed (including that currently being built at Salisbury Road). So, if developers were to allocate only 40% of any new development to affordable homes, then the total housing number (60% market to achieve 40% affordable) would be far exceed overall requirements (a need of about 100 homes means a total of more than 260 homes would need to be built).

So, the Neighbourhood Plan will look at how to achieve more affordable houses in the following ways:

- i. We will consider what housing land is available where the land owner will commit to providing land at a nominal price to a community-controlled, not-for-profit local housing

provider to deliver only genuinely affordable homes (i.e. homes for rent or sale at well below market value).

- ii. e will consider what housing land is available where the land owner/developer will commit to delivering more than the adopted 40% requirement for affordable homes.
- iii. We will make up any provision gap that is left by considering what housing land is available where the land owner/developer will commit to meeting the standard 40% target.

If you have already responded to Wiltshire Council's 'Call for Sites' and would like your response to be considered by us too, then please let us know. Or, if you wish to supplement that response, then that will be fine as well. Please make clear what land you wish us to consider (including a simple site plan) and for which of our three purposes (listed under i} - iii} above}. We will need to know about any relevant land ownership or covenant matters which may mean that the land is not immediately available (i.e. within the next five years).

New Sports and Recreation Facilities

With growing interest in sports by our young people and its positive effects on health and well being, there is a need to improve formal sports and recreational facilities to meet those growing local needs. This could be done through the improvement of existing facilities and/or through the relocation and consolidation of some at a new location.

In both cases, access to funding will be crucial, but we would like to explore the extent to which local landowners may be willing to make land available for relocation of some existing facilities. There may, of course, be issues around suitability in terms of location, size, shape, topography, means of access and environmental constraints but, all of these can be explored in more detail once we know what land might be available.

Car Park, Medical Centre and Cemetery

If there are areas you feel would be suitable for these within the town itself, we would also be pleased to hear from you with details of that land and a site plan.

In summary, if you are interested in proposing a site for consideration to meet the land needs set out above, do please contact me at the above address with as much detail as possible. On receipt of these details, we can then consider a site's suitability for inclusion in our Neighbourhood Plan. If you need further information or would like to discuss any of the above, please do not hesitate to contact me.

We should be grateful if you could respond by Monday, 17th December 2018 at the latest.

Yours sincerely



I'

Town Clerk/Secretary MANP

Please note that the information submitted will form part of the evidence base for the Marlborough Area Community Neighbourhood Plan and will inform where development may be delivered in the future. The personal data you provide will only be used for the purposes of the Marlborough Area Neighbourhood Plan Land Assessments and related purposes. In order to carry out this work, the Steering Group may also share this information with its consultants and Wiltshire Council.

FOLLOW UP ACTIONS

The following correspondence was sent to landowners listed overleaf.

From: Shelley Parker [<mailto:townclerk@marlborough-tc.gov.uk>]

Sent: 19 February 2019 15:33

To: [REDACTED]

Subject: Marlborough Area Neighbourhood Plan - Call for Sites

Dear [REDACTED]

Marlborough Area Neighbourhood Plan - Call for Sites - The Crown Estate Thank you for submitting options in response to our recent Call for Sites. All submissions were considered on 31 January 2019 at an initial sifting exercise and the Steering Group has asked me to come back to you with the following requests for further information:

Site Option 1: Elcot Lane - No further information needed at this stage

Site Option 2: Further land off Elcot Lane - A sketch scheme for the whole site and confirmation of access

Site Option 3 - Land south of A4/London Road - Clarification of developable area and confirmation of access and a sketch scheme

Site Option 4 - Further land west of Salisbury Road - Clarification of developable area and confirmation of access and a sketch scheme

Grateful if you could acknowledge receipt of this email and let me know if you can provide this information as soon as possible.

Do come back to me if anything is unclear. With

best regards
Shelley

Shelley Parker
Town Clerk
Marlborough Town Council
01672 512487

[REDACTED]
townclerk@marlborough-tc.gov.uk
www.marlborough-tc.gov.uk

Follow Up Queries sent to Landowners

- 1A Land off Elcot Lane – no more needed
- 1B Further land off Elcot Lane – provide sketch scheme for whole site and confirm access
- 1C Land south of A4, London Road – clarify developable area, confirm access and provide sketch scheme
- 1D Further land west of Salisbury Road - clarify developable area, confirm access and provide sketch scheme
- 2 Barton Dene – confirm affordable housing position and provide sketch scheme showing housing and surgery
- 3 Pelham Court - confirm affordable housing position and provide sketch scheme
- 4A Former Resource Centre, Cherry Orchard - clarify developable area, confirm affordable housing position and provide sketch scheme
- 4B St Peter's School, The Parade - clarify developable area, confirm affordable housing position and provide sketch scheme
- 5 Mildenhall land adj. Playing Field - clarify developable area, confirm affordable housing position and provide sketch scheme
- 7 Land adj. Rawlings Well – clarify if only available for older persons scheme – if not then confirm affordable housing position, clarify developable area and provide sketch scheme
- 9 Mildenhall land adj. Home Farm Close - clarify developable area, availability of access and provide sketch scheme
- 11 Police Station, George Lane – clarify site area and reuse/redevelopment options for housing and surgery
- 13 Land at Kelham Gardens – clarify availability of access and provide sketch scheme

Excluded Sites

- 4C Land at Kelham Gardens (surrounding former utilities site) – not housing but relate to Site 13
- 6 George Lane/Figgins Lane/Former Skurrys Showroom – not made available but possible site-specific policy
- 8 Land at the Common – not housing but possible cemetery extension
- 10 Various Ramsbury Estate Sites – not adjoining town/village boundaries but possible rural housing policy – discuss with WC then meet with Estate
- 12 Land north of Barton Park – not adjoining town boundary

APPENDIX C: MINUTES OF MEETINGS WITH LAND INTERESTS

MEETING NOTE

Project: 4018_015
Date: 4 June 2020
Circulation: Marlborough Area Neighbourhood Plan (MANP) Reps, Walsingham Planning (WP) and Land Value Alliances (LVA)

MARLBOROUGH AREA NEIGHBOURHOOD PLAN: **MEETING WITH O'NEILL HOMER (OH), MANP REPS, WP AND LVA 4 JUNE 2020**

Introduction

This note summarises the discussions held at a virtual meeting with MANP Reps (and consultants (OH)), WP and LVA on 4 June 2020. Attendees included:

Mervyn Hall, Shelly Parker, Peter Cairns (MANP)
Neil Homer, Leani Haim (OH)
Jonathan Chick (WP)
Yogesh Mehti (LVA)

Kelham Gardens Site Evidence Base to support Neighbourhood Plan Allocation

The latest information received in relation to highways access and ground condition remediation in the email of 4 March was noted. A highways consultant had not yet been instructed, but this is likely to be done in the near future. It was also confirmed that some initial remediation work was undertaken prior to the site being sold. It was agreed that a response to the upcoming Regulation 14 Neighbourhood Plan consultation (the Pre-Submission Plan) was advantageous and necessary. Such a response should include:

- Confirmation of continued support for the allocation policy,
- An update on the work undertaken to provide proportionate evidence for the policy no later than the Submission Plan stage (Regulation 15), and
- Confirmation of viability in delivering the proposed allocation policy in principle.

Neighbourhood Plan Policies

It was confirmed that the Sustainability Appraisal had not led to major changes to the allocation policy for the site at Kelham Gardens, apart from recommending that the plan repeats the national requirement in terms of archaeological investigations. The Neighbourhood Plan will now also include a separate policy that seeks to incentivise PassivHaus standard buildings to be delivered which landowners may want to consider in bringing their schemes forward, but this remains voluntary. No objections were raised in relation to the existing draft policy.

Neighbourhood Plan Timetable

The Regulation 14 Neighbourhood Plan consultation is currently expected to commence next month, prior to the Wiltshire Local Plan Review consultation expected in autumn later this year.

AOB

It was agreed that WP would send MANP a site boundary plan to confirm the site boundary that has been tested through the NP process for allocation asap for the Regulation 14 consultation.

DRAFT

MEETING NOTE

Project: 4018_015
Date: 4 June 2020
Circulation: Marlborough Area Neighbourhood Plan (MANP) Reps, Wiltshire Council (WC) Rep

MARLBOROUGH AREA NEIGHBOURHOOD PLAN: **MEETING WITH O'NEILL HOMER (OH), MANP REPS, AND WC 4 JUNE 2020**

Introduction

This note summarises the discussions held at a virtual meeting with MANP Reps (and consultants (OH)), and WC on 4 June 2020. Attendees included:

Mervyn Hall, Shelly Parker, Peter Cairns (MANP)
Neil Homer, Leani Haim (OH)
Mark Hunnybun (WC)

Land off Cherry Orchard (Former Resource Centre) Site Evidence Base to support Neighbourhood Plan Allocation

The latest information received in relation to the site in the email dated 19 March was noted. Since then, it has been established that the net developable area is smaller than first thought at approximately 1.44 acres, due to the retained access which serves the redevelopment of Postern House and a triangle of land in the south western corner of the site which firstly lies within the buffer zone of the existing pipeline, but a larger part of the site also lies on land with a covenant restricting its use.

It was agreed that WC would send MANP a site plan that defines the revised developable area asap for the Regulation 14 consultation.

Neighbourhood Plan Policies

It was confirmed that the Sustainability Appraisal had not led to major changes to the allocation policy for the site off Cherry Orchard, apart from recommending that the plan repeats the national requirement in terms of archaeological investigations. The Neighbourhood Plan will now also include a separate policy that seeks to incentivise PassivHaus standard buildings to be delivered which landowners may want to consider in bringing their schemes forward, but this remains voluntary.

No major amendments were required to the existing draft allocation policy for the site, however MANP may include an indication to landowners that consideration of delivering

part of the Affordable Homes element through a Community Land Trust (CLT) is preferable as the idea continues to receive support locally.

It was highlighted that WC's development company, Stone Circle, may be interested in considering CLTs as an alternative to other housing management models given its infancy.

Neighbourhood Plan Timetable

The Regulation 14 Neighbourhood Plan consultation is currently expected to commence next month, prior to the Wiltshire Local Plan Review consultation expected in autumn later this year.

AOB

It was agreed that a response to the upcoming Regulation 14 Neighbourhood Plan consultation (the Pre-Submission Plan) was advantageous and necessary. Such a response should include:

- Confirmation of continued support for the allocation policy,
- An update on the work undertaken to provide proportionate evidence for the policy no later than the Submission Plan stage (Regulation 15), and
- Confirmation of viability in delivering the proposed allocation policy in principle.

WC confirmed that there may be abnormal costs arising from ground condition due to historic use as an old goods yard, but this was not known at this stage.

It was agreed that WC would include a short email providing an update on the situation on the site as previously done, to MANP to accompany the revised site plan asap for the Regulation 14 consultation.

WC highlighted the matter of footpath MARL30 running through the site with no certainty of access through to the disused railway line for users. MANP agreed to raise this matter, and the covenant matter, with the landowner of the adjoining site.

Post Meeting Note: The matter was raised with the land agents. MANP agreed to share site plan once received.

MEETING NOTE

Project: 4018_015
Date: 4 June 2020
Circulation: Marlborough Area Neighbourhood Plan (MANP) Reps, Marlborough College Reps and Barton Willmore Reps

MARLBOROUGH AREA NEIGHBOURHOOD PLAN: **MEETING WITH O'NEILL HOMER (OH), MANP REPS, MARLBOROUGH COLLEGE REPS AND BARTON WILLMORE REPS 4 JUNE 2020**

Introduction

This note summarises the discussions held at a virtual meeting with MANP Reps (and consultants (OH)), Marlborough College Reps and Barton Willmore Reps on 4 June 2020. Attendees included:

Mervyn Hall, Shelly Parker, Peter Cairns (MANP)
Neil Homer, Leani Haim (OH)
David Fovargue and Neil Hall (Wood Plc – Land agents for Crown Estates)
Louise Moelwyn-Hughes (Master) and Peter Freeman (Chairman, College Buildings Sub-Committee) – Marlborough College
Iain Painting and Alex Jones – Barton Willmore

Barton Deane Site Evidence Base to support Neighbourhood Plan Allocation

Wiltshire Council (WC) has provided some informal comments in relation to the site and heritage and landscape matters.

Barton Willmore had undertaken additional work in relation to landscape matters. It was highlighted that there remains harm to heritage assets as a result of the development given the intensity of use of the proposed access. An additional access point had been identified and flexibility of the location of a new medical centre, that includes Leisure Centre land being considered within the site boundary, would contribute to reducing the harm identified, but would require this additional land to be included within the site allocation boundary. A revised site boundary and flexibility in the layout of the mix of uses proposed was agreed, subject to MANP Steering Group approval. Barton Willmore would provide:

- A revised plan with supporting text explaining amendments to site boundary,
 - Transport summary report,
 - Landscape summary report (including whether the scheme is considered to be major development in the AONB), and
 - Heritage summary report
- to MANP asap (no later than 19th June) for the Regulation 14 consultation.

Neighbourhood Plan Policies

No major objections were raised in relation to the existing draft policy. Inaccuracies in the gross site area and developable area were raised. Barton Willmore would confirm the gross site area and developable area to enable density and area for medical centre to be accurately estimated in framing the balance for Wiltshire Council and the AONB partnership to MANP asap in readiness for the Regulation 14 consultation.

There is now evidence to indicate that 20% private rented housing for occupancy only by qualifying employees of Marlborough College may be unviable. It was identified that this provision contributed to the decision of preferred sites. It was therefore agreed that the housing scheme shall comprise a tenure mix of 40% affordable housing and 50% open market housing as well as 10% private rented housing for occupancy only by qualifying employees of Marlborough College.

MANP may include an indication to landowners that consideration of delivering part of the Affordable Homes element through a Community Land Trust (CLT) is preferable as the idea continues to receive support locally.

Concerns were raised in relation to tying the land for the delivery of the medical centre to housing occupation. It was therefore agreed that Barton Willmore would provide revised wording for MANP consideration in relation to this matter asap for the Regulation 14 consultation.

It was confirmed that the Sustainability Appraisal had not led to major changes to the allocation policy for the site at Elcot Lane, apart from recommending that the plan repeats the national requirement in terms of archaeological investigations. The Neighbourhood Plan will now also include a separate policy that seeks to incentivise PassivHaus standard buildings to be delivered which landowners may want to consider in bringing their schemes forward, but this remains voluntary.

Neighbourhood Plan Timetable

The Regulation 14 Neighbourhood Plan consultation is currently expected to commence next month, prior to the Wiltshire Local Plan Review consultation expected in autumn later this year.

Post Meeting Note: It would be advantageous if a response to the upcoming Regulation 14 Neighbourhood Plan consultation (the Pre-Submission Plan) was submitted. Such a response should include:

- Confirmation of continued support for the allocation policy,

- An update on the work undertaken to provide proportionate evidence for the policy no later than the Submission Plan stage (Regulation 15), and
- Confirmation of viability in delivering the proposed allocation policy in principle.

AOB

MANP highlighted that there is a protest group in Barton Park that may be encountered throughout the remainder of the project and could potentially lead to Preshute Parish Council's withdrawal from the project, however influence on the position of the Parish Council is not clear at this stage other than a vote taken 9 March 2020 to remain part of the project. Information in relation to CIL funds and other illustrative material could assist in understanding the significance of the allocation for the area. It was also agreed that an Illustrative Masterplan and other visualisations could support the policy in the upcoming Regulation 14 consultation.

DRAFT

MEETING NOTE

Project: 4018_015
Date: 4 June 2020
Circulation: Marlborough Area Neighbourhood Plan (MANP) Reps, Wood Plc Reps

MARLBOROUGH AREA NEIGHBOURHOOD PLAN: **MEETING WITH O'NEILL HOMER (OH), MANP REPS, WOOD PLC 4 JUNE 2020**

Introduction

This note summarises the discussions held at a virtual meeting with MANP Reps (and consultants (OH)), and Wood Plc on 4 June 2020. Attendees included:

Mervyn Hall, Shelly Parker, Peter Cairns (MANP)
Neil Homer, Leani Haim (OH)
David Fovargue and Neil Hall (Wood Plc – Land agents for Crown Estates)

Elcot Lane Site Evidence Base to support Neighbourhood Plan Allocation

Wiltshire Council (WC) has provided some informal comments in relation to the site and transport, heritage and landscape.

Wood Plc had undertaken additional work in relation to transport, heritage and landscape matters. It was agreed that emergency access was not necessary to be made an absolute requirement in the MANP. It was highlighted that less than substantial harm on heritage assets as a result of the development had been identified and confirmed that there was no way to avoid that harm. Additional opportunities to mitigate the impact of the proposal on the landscape had also been identified, given that land ownership extended beyond the red outline of the allocated site. Mitigation measures, such as SuDS and landscape buffers for example, could therefore be extended into land outside of the allocation site to accommodate the housing number. This had been successful elsewhere.

It was therefore agreed that Wood Plc would provide:

- Transport summary report,
- Landscape summary report (including whether the scheme is considered to be major development in the AONB), and
- Heritage summary report

to MANP asap for the Regulation 14 consultation.
Neighbourhood Plan Policies

It was confirmed that the Sustainability Appraisal had not led to major changes to the allocation policy for the site at Elcot Lane, apart from recommending that the plan repeats the national requirement in terms of archaeological investigations. The Neighbourhood Plan will now also include a separate policy that seeks to incentivise PassivHaus standard buildings to be delivered which landowners may want to consider in bringing their schemes forward, but this remains voluntary. No objections were raised in relation to the existing draft policy, other than minor amendments to emergency access requirement.

MANP may include an indication to landowners that consideration of delivering part of the Affordable Homes element through a Community Land Trust (CLT) is preferable as the idea continues to receive support locally. It was agreed that Wood Plc would raise the matter with the landowner and provide a statement of principle in relation to working with a Community Land Trust.

Neighbourhood Plan Timetable

The Regulation 14 Neighbourhood Plan consultation is currently expected to commence next month, prior to the Wiltshire Local Plan Review consultation expected in autumn later this year.

It was agreed that a response to the upcoming Regulation 14 Neighbourhood Plan consultation (the Pre-Submission Plan) was advantageous and necessary. Such a response should include:

- Confirmation of continued support for the allocation policy,
- An update on the work undertaken to provide proportionate evidence for the policy no later than the Submission Plan stage (Regulation 15), and
- Confirmation of viability in delivering the proposed allocation policy in principle.

AOB

WC had raised the matter of continued connectivity and a restrictive covenant on a small part of a site being allocated in the MANP – Land off Cherry Orchard (Former Resource Centre). Wood Plc would raise the matter with the Crown Estates. It was agreed that MANP would forward a plan of the site, and land referred to, as soon as it was received.



Marlborough

Area Neighbourhood Plan

Meeting - MANP and Wood plc
Monday, 6 July 2020 at 4pm
Via Video Conference (Zoom)

Present: MANP - Cllr Mervyn Hall (Chair) **[MH]** and Shelley Parker (Town Clerk) **[SP]**
Wood plc – David Fovargue **[DF]** and Neil Hall **[NH]**
Apologies: Neil Homer (ONeillHomer)

N O T E S

Introduction

This meeting was called to discuss the possibility of reconsidering a site previously put forward by The Crown Estate but ruled out at a later stage in the selection process. This would be a fallback, a reserve should any of the already agreed 4 sites not go forward. This site would be the one described as 'Further land west of Salisbury Road.'

Further Land West of Salisbury Road

This site (9.3 Ha with 4 Ha developable area) was originally brought forward with the possibility of 98 homes. This would be more than needed to make up the required numbers under the Neighbourhood Plan and would have to be reduced to 50.

It was agreed that this would be possible and the lower number may even make site access easier. A concept plan would be drawn up for the w/c 13 July 2020. It would be useful to have details of comments to come out of the informal public consultation held in summer 2019. SP would forward on relevant extracts from the Consultation Feedback document.

AOB

- i) Public footpath MARL30 ran through the adjacent site (the site of the former Resource Centre on land off Cherry Orchard) with no certainty of access through to the disused railway line for users, land owned by The Crown Estate.

It was agreed that this would be discussed with Steve Milligan (The Crown Estate). It may well provide synergy for better connectivity with cycle and pedestrian routes, even a circular route.

- ii) A triangle of land in the south western corner of the adjacent site lies within the buffer zone of an existing pipeline with a larger proportion of the area subject to a covenant restricting its use. This covenant was placed on it by The Crown Estate. A better use of the site could be arranged if that covenant was lifted.

It was agreed that the possible removal of this covenant be discussed with Steve Milligan (The Crown Estate)

MH thanked Wood plc for agreeing to provide additional details at short notice. He also stressed that this was a contingency fallback position and it would only be triggered if a site were to drop out of the Plan and would still be subject to the approval of the Steering Group and then the Town and Parish Councils.

Town Clerk – 10 July 2020

DRAFT