



# Marlborough Area Neighbourhood Plan

**Press Release – 15 January 2021**

## **Formal Consultation (Regulation 14)**

The Marlborough Area Neighbourhood Plan covering Marlborough with Manton, Mildenhall and Savernake has been completed in draft form (known as a Pre-Submission Document) and is now moving into a formal consultation period legally defined as Regulation 14 – part of the legislative process towards the Plan being adopted as a statutory document and holding real weight in the future consideration of land development in our area. Members of the Steering Group, who have been working with the local community for the last few years in developing the Plan, are now asking for feedback from local people and statutory consultees (Highways England, Historic England, Environment Agency, NHS Wiltshire and more). Once comments are gathered, the Plan will be reviewed and, if necessary, amended and then submitted to Wiltshire Council where further consultation will take place as well as a formal independent examination. After this, it will go to a local referendum later in the year (the timing dependent on the Covid situation).

From an early stage, local people told us that there is real concern about a lack of affordable housing, especially for our young people, for more car parking space and for a new medical surgery, for more mechanisms to protect our natural and historic environment, our wonderful green open spaces and breath-taking landscape. The Pre-Submission Document sets out how we have arrived at our responses to these stated concerns, with policies which set out how to deliver additional housing and address other needs identified by our communities. Furthermore, professional analysis (e.g., a Housing Needs Study, Car Parking Study, Town Character Study, a Sustainability Appraisal) provides evidence to back it all up.

To meet housing needs we have had to weigh up the value of delivering affordable housing on the one hand, with protecting our special landscape and rural environment on the other. The proposed balance is struck by planning to grow the town by 170 homes (up to 50% of which would be affordable homes). The carefully selected site allocations represent a very modest increase of less than 4% on top of our existing 4,500 homes and would average just 11 new homes a year being built through to 2036. More details are summarised in our attached Supporting Statement on Housing Proposals.

### **Taking part in the consultation**

The draft Neighbourhood Plan and supporting documents are available at:

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

You can send your comments to:

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

This consultation runs from **18 January to 8 March 2021**

If you need a hard copy of the Plan or need more information, please contact the Town Council at [enquiries@marlborough-tc.gov.uk](mailto:enquiries@marlborough-tc.gov.uk) or telephone 01672 512487 or 07593 584099 or write to us at:

Marlborough Area Neighbourhood Plan (MANP)  
c/o Marlborough Town Council  
Council, Offices, 5 High Street, Marlborough, Wiltshire, SN8 1AA

Online Events - COVID restrictions mean that we cannot meet face to face as we have done during our previous consultations so we are holding online events via videoconference on the following dates:

**Wednesday, 27 January at 7pm**  
**Wednesday, 24 February at 7pm**

If you would like to join us, please register your interest via email to us at:  
[enquiries@marlborough-tc.gov.uk](mailto:enquiries@marlborough-tc.gov.uk)

### **Preshute**

Preshute parish was originally included in the MANP and early consultations covered local Preshute issues and views of residents. Much of the background documents reflect Preshute's involvement. However, Preshute Parish Council decided to withdraw from the Plan in Autumn 2020. The Plan area, and the policies and site allocations in the draft Plan, have been amended to reflect this change.

### **Local Plan Review**

By coincidence, Wiltshire Council is running its own consultation on its strategic Local Plan for the whole of the county between 13 January – 9 March. Its proposals around development in the Marlborough Community Area are largely in sympathy with the contents of the Marlborough Area Neighbourhood Plan (in fact, the Steering Group and Wiltshire Council have worked together throughout the process). The Local Plan, with which we must comply, puts forward a number of site allocations for housing based on earlier work which partly overlap with those in our Plan and is using its consultation to help sift them. Our site allocations (derived from local consultation) have already been reviewed, sifted and tested against environmental constraints and sustainability. This means that our own Plan is more advanced than the WC Local Plan and should help to shape and influence the Local Plan before it is adopted.

More about the Local Plan Review at [Local Plan Review - Wiltshire Council](#)

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**PLEASE LET US HAVE YOUR VIEWS ON THE MARLBOROUGH AREA  
NEIGHBOURHOOD PLAN**

For further information, please contact [enquiries@marlborough-tc.gov.uk](mailto:enquiries@marlborough-tc.gov.uk)  
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