



Marlborough
Area Neighbourhood Plan

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

MARLBOROUGH – MANTON – MILDENHALL – SAVERNAKE

2021 – 2036

PRE-SUBMISSION PLAN



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

November 2020

REGULATION 14 CONSULTATION

Formal consultation:

18 January – 8 March

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

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

WHY IS IT IMPORTANT?

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



The MANP covers Marlborough and Manton, Mildenhall and Savernake

THE PROCESS

Started in 2015 - Designation
of Neighbourhood Area

Long journey focusing on
local need

Community consultations
across town and parishes

Backed up by evidence

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



WHAT DOES IT COVER?

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

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

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

THE 21 POLICIES

These are:

MARL1 - Delivering Affordable Housing in Marlborough

MARL2 – Managing Change at George Lane, Marlborough

MARL3 – Encouraging Affordable Housing in Mildenhall

MARL4 – Meeting Local Housing Needs

MARL5 – Supporting a Thriving Town Centre

MARL6 – Using Scarce Employment Land Efficiently

MARL7 - Improving Public Parking

MARL8 – Delivering new Cemetery Land

MARL9 – Protecting & Supporting Community Facilities

MARL10 – Enhancing Marlborough Conservation Area

MARL11 – Enhancing Marlborough Areas of Special Quality

MARL12 – Enhancing Manton Conservation Area

MARL13 – Enhancing Mildenhall Conservation Area

MARL14 – Protecting Local Green Spaces

MARL15 – Protecting and Improving Green Infrastructure

MARL16 – Protecting Local Green Spaces

MARL17 – Protecting Valued Community
Open Spaces

MARL18 – Conserving the Scenic Beauty of
the AONB

MARL19 – Achieving Dark Skies

MARL20 – Mitigating Climate Change: New
Buildings

MARL21 – Mitigating Climate Change:
Carbon Sinking

IDENTIFYING LAND

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

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

Sites were matched against Plan criteria, environmental constraints and sustainability

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

NEW, IMPROVED MEDICAL FACILITIES



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

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

LAND FOR SPORTS



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

ABOUT HOUSING.....

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

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



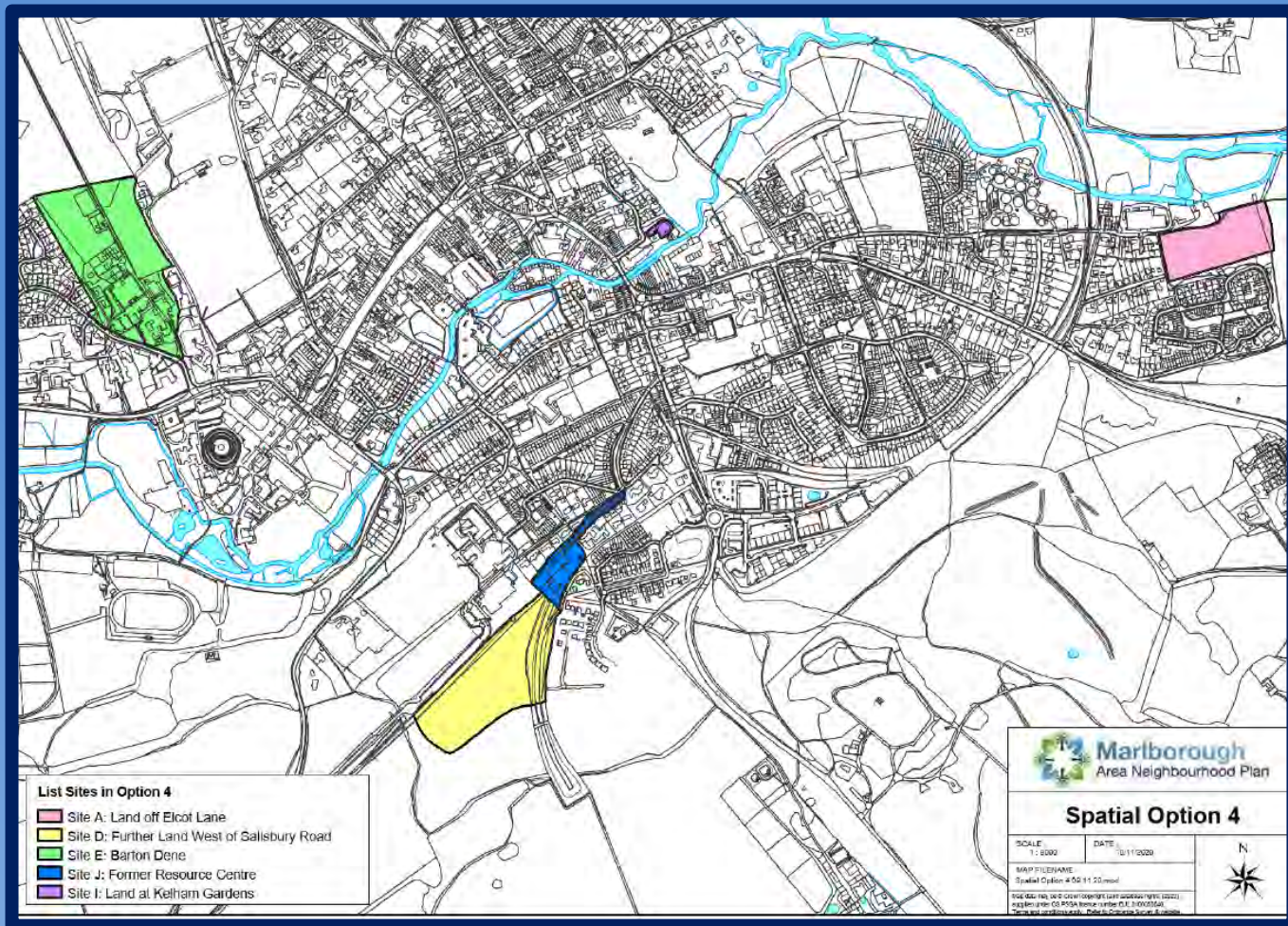
Affordable Housing Summary

January 2021

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

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

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



HOW DOES IT FIT WITH THE LOCAL PLAN REVIEW?



Both consultations running alongside each other

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



Steering Group has worked closely with WC from the start

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

HOW TO LEARN MORE



Leaflets delivered to households

YouTube Video



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

Draft Plan and all supporting evidence at
www.marlborough-tc.gov.uk/neighbourhood-plan

NEXT STEPS

Regulation 14 Consultation ends on 8 March 2021


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



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



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



Referendum

WE NEED YOUR VIEWS



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

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

We want to hear from local residents too

TAKING PART



Marlborough
Area Neighbourhood Plan

Shaping our area to the year 2036

CONSULTATION

Marlborough

Manton

Mildenhall

Savernake



*We need
your views*

The draft Neighbourhood Plan and supporting documents are available at

marlborough-tc.gov.uk

Or call Marlborough Town Council

07593 584099 / 01672 512487 | Consultation ends 8 March

Draft Neighbourhood Plan and supporting documents at:

www.marlborough-tc.gov.uk

Comments (by email or downloadable feedback form) to:

enquiries@marlborough-tc.gov.uk

Comments by letter can be sent to:

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

For further information, call the Town Council on:

01672 512487 or 07593 584099

This consultation ends on 8 March 2021

Marlborough Area Neighbourhood Plan



THANK YOU!