



Marlborough

Area Neighbourhood Plan

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 as amended.

November 2020

Guide to Reading this Plan

Of necessity, this Neighbourhood Plan is a detailed technical document. The purpose of this page is to explain the structure and help you find your way around the plan.

1. Introduction & Background

This section explains the background to this Neighbourhood Plan and how you can take part in and respond to the consultation.

2. The Neighbourhood Plan Area

This section details many of the features of the designated area.

3. Planning Policy Context

This rather technical section relates this Plan to the National Planning Policy Framework and the planning policies of Wiltshire Council.

4. Community Views on Planning Issues

This section explains the community involvement that has taken place.

5. Vision, Objectives & Land Use Policies

This is the key section. Firstly, it provides a statement on the Neighbourhood Plan Vision and Objectives. It then details Policies which are proposed to address the issues outlined in the Foreword and in Section 4. These Policies are listed on page 5. There are Policy Maps at the back of the plan and additional information in the Appendices to which the policies cross reference.

6. Implementation

This section explains how the Plan will be implemented and future development guided and managed. It suggests projects which might be supported by the Community Infrastructure Levy which the Town and Parish Councils will have some influence over. Finally, it deals with a number of issues which although relevant are outside the scope of a Neighbourhood Plan.

MARLBOROUGH AREA NEIGHBOURHOOD PLAN

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NOVEMBER 2020

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FOREWORD

The Marlborough Neighbourhood Plan area contains the attractive market town of Marlborough and the parishes of Mildenhall and Savernake. It comprises varied countryside including a forest, river valleys and chalk down land. Our consultations with the residents of the area have revealed that there is a pressing need for affordable housing, a shortage of parking capacity, a variety of community infrastructure needs and a strong desire to preserve both our environment and our heritage.

The Neighbourhood Plan Steering Group has worked hard to achieve a workable compromise that balances these varied needs and has sought help and advice from the community, expert consultancies, various agencies and the local planning authority, Wiltshire Council in order to compile this plan.

The Plan is intended to cover the period up to 2036 with revisions and updates in line with the National Planning Policy Framework (NPPF), giving stability to the processes of development and conservation within our community.

The journey that has led to the completion of this plan has not been an easy one, but we believe that it has been worthwhile, enabling our community to put Localism in to action and have a say in our future development.

*Mervyn Hall
Chair, Marlborough Area Neighbourhood Plan Steering Group*

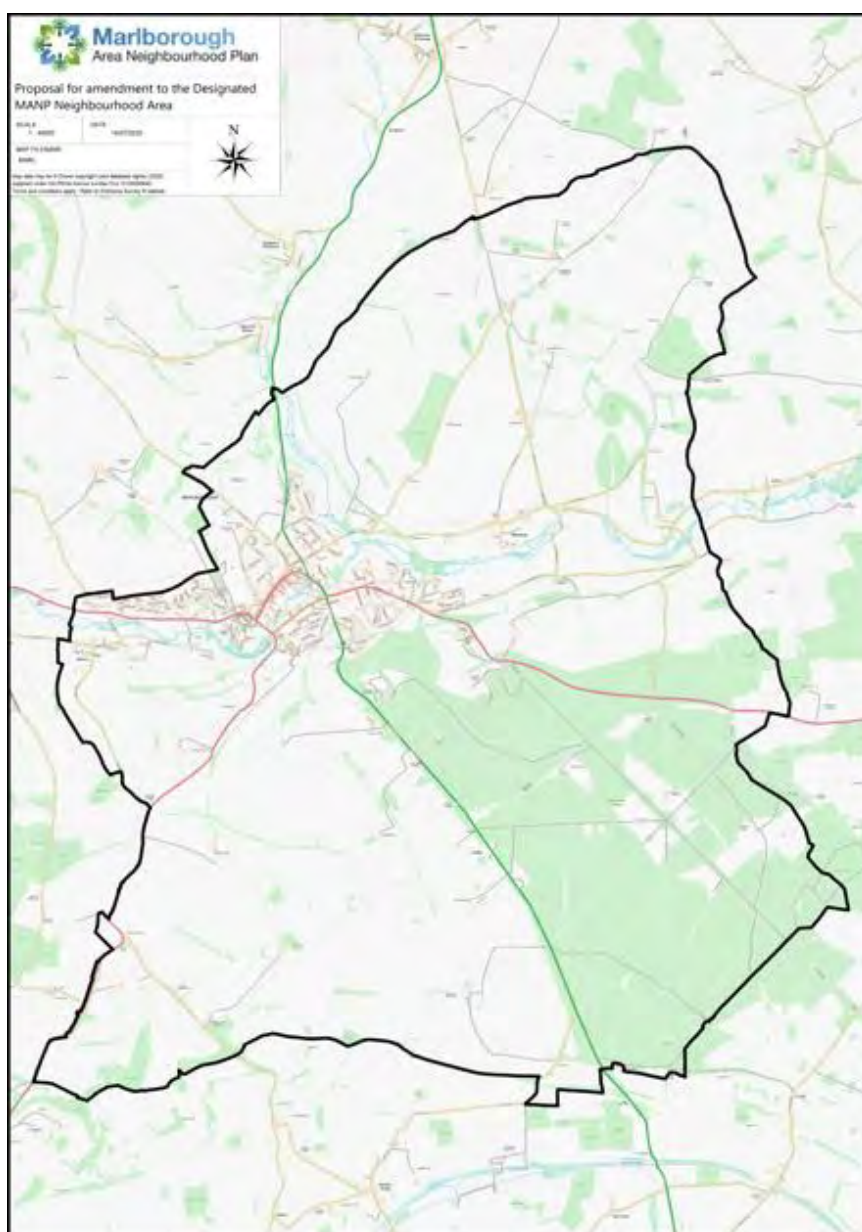
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1. INTRODUCTION & BACKGROUND

1.1 Marlborough Town Council, Mildenhall Parish Council and Savernake Parish Council (“the Councils”) are preparing a Neighbourhood Plan in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended). The area originally designated by the local planning authority, Wiltshire Council, on 9 March 2016 included the Parish of Preshute. However, with the Parish Council’s decision to withdraw from the project in July 2020, the remaining three partners have agreed to apply to Wiltshire Council to change the boundary of the area under S61 of the Town & Country Planning Act 1990.

1.2 The area coincides with the parish boundaries of the Councils (see Plan A below).



Plan A: Proposal for Amendment to the Designated MANP Neighbourhood Plan Area

1.3 The purpose of the Neighbourhood Plan is to set out a series of planning policies that will be used to determine planning applications in the area in the period to 2036. Its policies will focus on the identified shortfall of affordable housing, to improve social infrastructure and to improve design standards within the town and villages and the wider AONB. The Plan will form part of the development plan for Wiltshire, alongside the adopted Wiltshire Core Strategy and saved policies of the Kennet Local Plan. In due course these will be replaced by the new Wiltshire Local Plan, which will cover the period to 2036.

1.4 Neighbourhood Plans provide local communities with the chance to manage the quality of development of their areas. Once approved at a referendum, the Plan becomes a statutory part of the development plan for the area and will carry significant weight in how planning applications are decided. Plans must therefore contain only land use planning policies that can be used for this purpose. This often means that there are important issues of interest to the local community that cannot be addressed in a Plan if they are not directly related to planning.

1.5 The principles of sustainability underpin proposed land use in the Neighbourhood Plan. The former U.N. General-Secretary Kofi-Annan identified five pillars of sustainable development: water, health, energy, agriculture and biodiversity. In the context of the Neighbourhood Plan these correspond to protecting & improving the local economy, empowering the local community, and protecting and improving the local environment.

1.6 Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plans must meet all of the 'basic conditions'. In essence, the conditions are:

- Is the Plan consistent with the national planning policy?
- Is the Plan consistent with local planning policy?
- Does the plan promote the principles of sustainable development?
- Has the process of making the plan met the requirements of European law?

1.7 In addition, the Councils will need to demonstrate to an independent examiner that it has successfully engaged with the local community in preparing the Plan. If the examiner is satisfied that it has, and considers the Plan meets the above conditions, then the Plan will go to a referendum of the local electorate. If a simple majority of the turnout votes in favour of the Plan, then it becomes adopted as formal planning policy for the area. As such, the Plan would need to be considered in all future planning proposals submitted within the Neighbourhood Plan Area.

'Planning for the Future' White Paper

1.8 In August 2020 the Government published for consultation its White Paper, 'Planning for the Future', which proposes to make significant changes to both the development plan and management system. It indicates that there is a future for neighbourhood planning in that system, but the precise role that plans will play is not yet clear. The expectation is that the new system will be in place in 2021 and possibly before the examination of this Neighbourhood Plan.

1.9 However, the new system will still require local communities to engage in shaping how their settlements will develop and in ensuring their heritage and landscapes are given proper protection. It will also enable communities to define local design standards, and the Neighbourhood Plan contains proposals in all of these respects. It may be that how those proposals are implemented may change and this will be taken into account in its final version for examination.

The Pre-Submission Plan

1.10 The Pre-Submission Plan is the opportunity for the Councils to formally consult on the proposed vision, objectives and policies of the Plan. It has reviewed the relevant national and local planning policies and assessed how they affect this area. It has also gathered its own evidence. Its reports are published separately in the evidence base.

Sustainability Appraisal (including Strategic Environmental Assessment)

1.11 A Strategic Environmental Assessment (SEA) assesses the environmental implications of a proposed policy or plan. It allows for the cumulative effects of development and policies to be assessed and addresses any identified issues at an early stage alongside economic and social considerations. Wiltshire Council confirmed in its screening opinion of August 2019 that a SEA is required, in accordance with the Environmental Assessment of Plans & Programmes Regulations 2004. The Councils are mindful of these regulations and the obligation of the Plan to **meet the Basic Conditions (in terms of demonstrating it will 'contribute to the achievement of sustainable development')**. It has therefore undertaken a SEA but has chosen to do this as part of a wider Sustainability Appraisal (SA).

1.12 A Draft SA/SEA report has been prepared to inform the Plan and to accompany it during the forthcoming consultation period (it will form part of the evidence base). This follows a scoping exercise that involved consultations with the statutory bodies and has resulted in a framework of relevant sustainability objectives being agreed to measure the attributes of the Plan and of any reasonable alternatives. The final version of the SA/SEA report will be published for the examination alongside the Submission version of the Plan.

Habitats Regulation

1.13 The screening opinion confirmed that an Appropriate Assessment, in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended), will not be required.

The Next Steps

1.14 Once the consultation exercise is complete, the Councils will review the comments made and prepare a final version of the Plan. This will be submitted to Wiltshire Council to arrange for further consultation and its independent examination and then the referendum.

Consultation

1.15 If you have comments to make on this plan, please do so by 8 March 2021 at the latest in the following ways:

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

Email address:
enquiries@marlborough-tc.gov.uk

1.13 Further information on the Plan and its evidence base can be found on the project website at:

<https://www.marlborough-tc.gov.uk/neighbourhood-plan>

2. THE NEIGHBOURHOOD PLAN AREA

(With grateful thanks to Susanne Harris for its compilation)

Overview

2.1 The designated area, for the purpose of the development of the Marlborough Area Neighbourhood Plan, consists of three parishes: the town of Marlborough with Manton and the rural parishes of Savernake and Mildenhall (known locally as 'Minal').

2.2 Marlborough is the geographic, economic and social heart of the area, surrounded by the three parishes which together are ideally suited to work towards a Neighbourhood Plan. The boundaries of the two rural parishes abut that of Marlborough and all three parishes share common landscapes of the Marlborough Downs, the River Kennet and Savernake Forest and all sit entirely within the North Wessex Downs Area of Outstanding Natural Beauty (AONB).

2.3 The River Kennet rises north of Avebury and flows through part of the North Wessex Downs AONB and Marlborough. It is an important chalk stream that runs through the centre of Marlborough which is built in the river valley and on the slopes of the Marlborough Downs to the north with Savernake Forest as its southerly boundary. The Forest is a privately owned 4,500 acre forest. There is evidence of human activity from the Bronze and Iron Ages and during the Roman period continuing through to the present day. First mentioned in AD 934 in written Saxon records, the Forest has been passed down since 1066 through an unbroken line of 31 generations. Sir John Seymour was the guardian of the Forest in the 1500s and it was **at the family seat of 'Wolf Hall' that Henry VIII met Jane Seymour who was to become his wife and the mother of Edward VI.** The public has access to the Forest which has SSSI status and its many beautiful walks and drives include the four mile long 'green avenue' of beech trees designed by Capability Brown.

A Brief History

2.4 Set within the Stonehenge and Avebury World Heritage Site, Marlborough was a focus for human activity as early as the late Neolithic period as evidenced by the Marlborough Mound – a monument contemporary with but smaller than Silbury Hill. Continuity of occupation and activity through the Bronze Age is evidenced in the tumuli on the common. Then, during the Iron Age on Forest Hill an *oppidum* (small town) was of sufficient importance to mint coins and was perhaps a determining factor in the decision of the Roman invaders to locate their major fortress of *Cunetio* nearby at Mildenhall (Minal).

2.5 Later, a Saxon settlement established around The Green is believed to have expanded towards the west until the Norman Conquest when a castle was built in the west of the present town precinct at the site of the Marlborough Mound. During the later Norman period the regular tenements of the High Street were laid out, although the architecture that we see today is from the 18th and 19th centuries as a great fire in 1653 destroyed almost entirely the medieval structures.

2.6 Located at a strategic staging point on the road from Bath to London, during the 18th and early 19th centuries there were many inns, trades and retailers associated with the stagecoach traffic. When the advent of the railways ended this lucrative trade, the establishment of Marlborough College in 1843 on the site of the former castle brought significant new business and employment opportunities for the town which have continued until the present time.

Marlborough: Built Environment

2.7 Marlborough has a rich built environment with an attractive and thriving retail centre. It is a vibrant market town with a distinct wide High Street which still maintains a traditional market twice weekly. The High Street is the centre of retail activity in the area with a mix of national chains and independent shops, cafes, teashops, pubs and hotels. The unique and vibrant blend of commercial establishments include clothing, jewellery, art, books, gifts, interior design, furnishings, fabrics and antiques which attract many visitors to the town.

2.8 The town centre and parts of its surrounding area lies within a designated Conservation Area. Its buildings are a charming mix of architectural styles from cottages to Georgian houses. There are many quaint cobbled alleyways and courtyards leading off of the High Street and an imposing church at each end of the main street.

Marlborough: Open Spaces and Leisure Facilities

2.9 Near the town centre is the River Kennet with a water meadow and an attractive riverside walk, a children's playground and the public Priors Garden. Within 5 minutes' walk it is possible to access the Common and the local golf course. A second large recreation ground with a good variety of play equipment and a skate-park can be found to the south of the town centre. There is also a bowling green and a purpose built youth centre here which is likely to have a change of use in the near future because of lack of local authority funding. There is a local authority run Leisure Centre on the west side of Marlborough.

2.10 On the eastern side of Marlborough the public have access to 15 acres of water meadows at Stonebridge Lane which provides nature walks with some access for the disabled. This area is used for environmental projects undertaken by a local voluntary group, scientific research and educational purposes and is a well-used local amenity.

Marlborough: Education

2.11 The west end of Marlborough High Street is dominated by Marlborough College, an independent school founded in 1843. The College is established on over 280 acres of an attractive landscape of downland and water-meadows. There are many interesting and historic buildings at the heart of the College, some of which are listed. The Old Castle Inn (now C House) was one of the main coaching inns of the town between 1750 and 1843. The College Chapel in Victorian Gothic style was built in 1886 and next to the chapel is the neo-classical Memorial Hall built in 1925.

Recently, an ancient mound within the College grounds, the Marlborough Mound, was scientifically dated at 2,400 years old which makes it contemporary with Silbury Hill.

2.12 State education within Marlborough is provided by Marlborough ST Mary's CE Primary School, Preshute Primary School and St John's School and Community College. St John's School and Community College is an eleven to eighteen years co-educational academy which moved into its present £26.5 million state-of-the-art buildings in 2009. St John's is an academically successful school, there is a great demand for places and the school is currently oversubscribed.

Marlborough: Health facilities

2.13 In Marlborough there is one medical practice and three dental surgeries. Situated just outside Marlborough is the Savernake Community Hospital. Originally a Victorian cottage hospital, it has been up-dated and extended and now provides an inpatient ward, a number of outpatient services and is the base for the Marlborough Neighbourhood Team who cares for patients in their own home

Marlborough: Transport and Car Parking

2.14 The main transport routes through Marlborough are the A4 road which runs east/ west from London to Bath and the A346 which runs north/south connecting the south coast ports and the A303 arterial route to the M4 motorway and beyond to the Midlands and the North of the country.

2.15 The 2011 Wiltshire Council and Community Area Joint Strategic Assessment highlighted a number of local transport-related issues, namely speeding, pedestrian safety, freight and air quality issues on Herd Street / Barn Street, accessibility for non-car users from rural locations, route maintenance and pedestrian and cycle facilities. The community is generally concerned about traffic congestion, parking problems for residents, workers and visitors to the town and high levels of air pollution.

2.16 Wiltshire Council and the A338/A346 HGV Working Group have agreed a statement of common ground to address these problems. The Council has also requested the Highways Agency to amend relevant signage on the A303 trunk road. **The A338/346 Working Party's long term aim is to de-prime the A338/346 in an attempt to reduce the amount of HGV traffic in the town and surrounding villages.**

2.17 In 2010 Wiltshire Council's report 'Options for an Air Quality Management' designated Marlborough as a blanket Air Quality Management Area based on the residential areas of the town and continued that, 'the UK National Air Quality Objective for the annual mean concentration of nitrogen dioxide of 40 ug/m³ is likely to be exceeded'. Figures showing levels of NO₂ levels at seven sites in Marlborough from 2008 to 2014 show that readings from 5 of the sites exceed the UK National Air Quality Objective. With the increase in traffic locally and nationally air pollution since 2014 is expected to be considerably higher'.

2.18 Transport in the MANP is heavily reliant on private vehicles. There is no longer a rail link from Marlborough although at present there are commuter services from Great Bedwyn and Swindon stations. The service from Bedwyn requires a joined-up

transport infrastructure and timetables for both rail and bus services as the current provisions are not meeting local needs. Public bus services during the evenings in rural areas were considered to be in need of improvement in the Marlborough Area Plan in 2012. Since then further cuts have been made to bus services with more cuts proposed in the near future. Inadequate public transport exacerbates rural isolation and many low income groups have to rely on public transport to access services and employment.

2.19 Although there are eight official car parks in Marlborough (providing 638 spaces) at peak times there are parking shortages. There is a limited amount of land available for innovative car parking solutions and, given current and foreseeable public funding constraints, it is feasible that this will remain a problem for the considerable future.

Marlborough: Industry and Commerce

2.20 Marlborough is now mostly a dormitory town. Most of its manufacturing businesses have left the town because of the lack of land needed to facilitate their expansion. Companies such as Garrards and Fringevision left in the 1960's, the Wingrove and Edge Tannery in 1980's and in the later years Hayden's Bakery, Avco Engineering and Microlights. Tenable Screw Company has remained in town and owns land suitable for expansion. Some of the buildings vacated by Avco Engineering have been upgraded and now host a variety of small, individual enterprises.

2.21 There is a modern business park on the southern outskirts of the town which accommodates a wide variety of businesses including trade suppliers, commercial offices, a food producer, a supermarket, a vehicle repairer, a filling station and a dental practice. There are small pockets of industry and commerce throughout the town and also along the northern side of the A4 road, west of Marlborough. The major employers in Marlborough are education establishments - primarily Marlborough College but also St John's School and Community College and the Infant and Primary Schools. Other significant employment opportunities are found within the numerous retail and catering outlets and also in health and care services.

Marlborough: Housing

2.22 Marlborough has a reputation for being a wealthy area with the majority of its housing stock consisting of large detached houses but it does have three large areas of former social housing built from the 1920's to the 1950 's and which are now a mix of privately owned and housing association homes.

2.23 In the 1980's significant private housing was built on the west side of Marlborough at Barton Park with further housing added at College Fields more recently. In the last five years St John's Park has been developed on the eastern edge of Marlborough and School Walk on the south. Both of these estates are a mixture of housing types.

2.24 There is a local perception that the imbalance of local housing stock is as a result of recent planning decisions which do not meet the needs of local people. The perceived lack of affordable housing stock to meet the needs and incomes of

local people is further compounded by its landscape setting. Consequently, the amount of suitable land for new houses is restricted. As **Wiltshire Council's Core Strategy** noted, the gradual deterioration of affordability has left many residents experiencing difficulty gaining access to the housing market, especially given the low household-based income of certain areas.

2.25 The average house price in 2015 in Marlborough was £318,450. This was considerably higher than the Wiltshire average of £255,060 and was highest of **Wiltshire's 20 community areas**. According to the 2011 census the population of Marlborough was 8,400. The present population is estimated to be around 9,200 following inward migration as a result of recent completed housing developments between 2011 and the present.

2.26 Recently, planning permission has been granted to landowners, the Crown Estate, for the building of 175 houses (of which 40% should be affordable) and a 60 bed hotel on the southern outskirts of Marlborough on their Salisbury Road site. Another developer, McCarthy & Stone, have built **27 apartments for the over 55's** at Granham Hill and Renaissance Retirement have completed 28 luxury apartments for **over 55's** at a site in Stone Yard, London Road.

Manton Village and the Parishes of Savernake and Mildenhall (Minal)

2.27 Manton is a small village on the western outskirts of Marlborough but lies within the Marlborough parish boundary. There is evidence that Manton village has medieval origins probably around what is the village playing field. Manton has developed along the High Street and the majority of the village is within the Manton Conservation Area. Sarcen stone is a naturally occurring material in this area and has been frequently used in the building of cottages, houses and walls. Also included in the Conservation Area is the former water mill which is now a residential property.

2.28 The village primary school is Preshute Primary School, which feeds into St John's Academy in Marlborough. The village has a public house, 'The Oddfellow's Arms'. The Church of St George is 0.5 miles (0.80 km) west of the village. Manton was transferred to Marlborough civil parish in 1934 and is now within the parish of Marlborough and Manton.

2.29 Savernake is a civil parish immediately south and southeast of Marlborough. The settlements in the parish are the hamlets of Cadley and Clench Common. Savernake Forest covers the eastern half of the parish. The hamlet of Cadley is an agricultural community in the northwest of the parish at the edge of Savernake Forest, on the A346 between Marlborough and Burbage. Savernake Hospital is the most important building with new housing behind the hospital adding to Forest Hill, its largest residential area. Within the Savernake Parish, Savernake Forest and Tottenham Park are categorised by Historic England as Grade Two Listed/Registered Historic Parks and Gardens.

2.30 Mildenhall (Minal), is a small, rural parish consisting of the village of Mildenhall (Minal) and the hamlets of Poulton and Stitchcombe. It is approximately one and a half miles east of Marlborough. Mildenhall (Minal) covers just over 400 acres and is

situated in the Kennet Valley, surrounded by water meadows, woodlands, farmland and part of Savernake Forest. In 2011 the population of Mildenhall (Minal) was 477.

2.31 In the village there is the Church of John the Baptist, of Saxon origins but much of the present building dates from the thirteenth century. There is a single village public house the 'Horse Shoe Inn'. The Village School has closed and there are no longer any shops. There is a modern village hall, built in 1988.

2.32 Housing is mainly in a ribbon development along the Marlborough to Ramsbury road and around the church and consists of cottages and houses from the 18th and 19th centuries, social and private housing built in the 20th century, farmhouses and Durnford Mill, but some are dated much earlier. To the south of the village is a significant archaeological site which was the important Roman fortress town of *Cunetio*.

3. PLANNING POLICY CONTEXT

3.1 The designated neighbourhood plan area lies within the unitary authority area of Wiltshire Council.

National Planning Policy

3.2 The National Planning Policy Framework (NPPF) published by the Government is an important guide in the preparation of local plans and neighbourhood plans. The following paragraphs of the latest version are considered especially relevant to the neighbourhood plan:

- Achieving sustainable development (§13)
- Neighbourhood Planning (§28 - 30)
- Delivering a wide choice of high quality homes (§61)
- Building a strong, competitive economy (§80 - §82)
- Ensuring the vitality of town centres (§85)
- Promoting healthy safe communities (§91 - §92)
- Open space and recreation (§96 - §97)
- Local green spaces (§99 - 101)
- Good design (§127)
- Conserving and enhancing the natural environment (§170 - §172)
- Conserving and enhancing the historic environment (§184 - §197)

Strategic Planning Policy

3.3 The Neighbourhood Plan must be in general conformity with the strategic policies of the Wiltshire development plan. For the purpose of the MANP, the development plan primarily comprises the Wiltshire Core Strategy adopted in 2015, incorporating some saved policies from the Kennet Local Plan 2011.

3.4 The key strategic policies applying to the Marlborough Area are:

- Core Policy 1 – defines Marlborough as a “market town” and directs significant development that will increase jobs and homes in the town to help sustain, and where necessary enhance, services and facilities to the town. **Manton is defined as a “small village” and limits development to that needed to help meet housing needs of the settlement and to improve employment opportunities, services and facilities. The settlement of Mildenhall is not defined.**
- Core Policy 2 – defines a boundary/limit of development for Marlborough and limits development in Manton to infill within the existing built area.
- Core Policy 14 – confirms the spatial strategy for the Marlborough Community Area as set out in Core Policy 1. It identifies the Principal Employment Areas in Marlborough and requires an additional 3 ha of employment land to be provided. It also sets the Community Area housing requirement figure of 920 new homes, with 680 directed to the town of Marlborough (which includes 220 new homes on Land to the West of Salisbury Road).

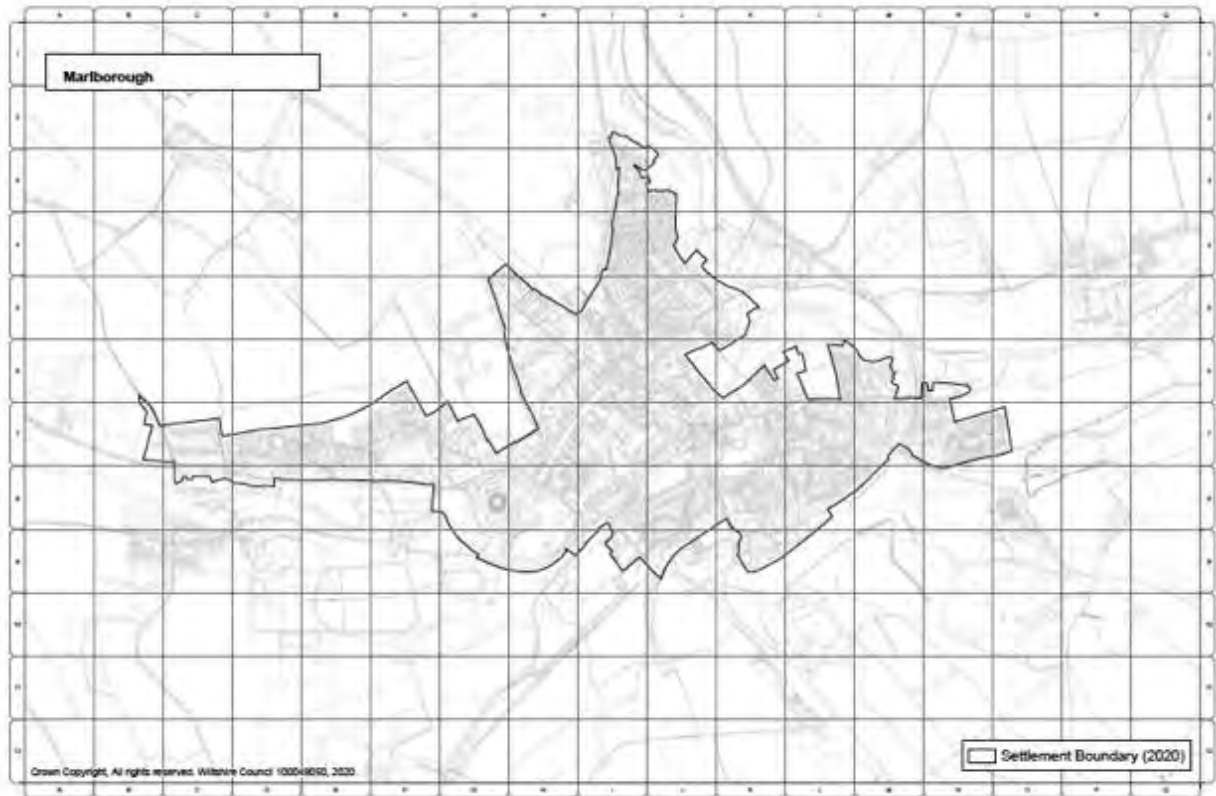
3.4 There is also a wide range of development management policies that apply to the area. These include:

- Core Policy 34 – supporting employment uses (B1, B2 or B8) within Market Towns and limiting employment uses in rural areas to meet specific criteria.
- Core Policy 35 – retaining defined Principal Employment Areas and supporting their intensification.
- Core Policy 36 – encouraging the regeneration of brownfield sites in Market Towns.
- Core Policy 40 – supporting new and extended tourist accommodation facilities in Market Towns, in Small Villages at an appropriate scale in relation to the settlement as a whole and in rural areas where it would retain buildings that would otherwise be lost.
- Core Policy 43 – designating Marlborough and the surrounding area as a 40% affordable housing zone, requiring site of five or more dwellings to provide at least 40% affordable homes.
- Core Policy 44 – allowing rural exception sites to come forward as allocations or applications meeting certain criteria.
- Core Policy 45 – requiring housing type, mix and size to be delivered in line with existing Wiltshire evidence or updated local evidence, if available.
- Core Policy 51 – recognising the importance of designated landscapes like the North Wessex Downs AONB
- Saved Policy HH10 – identifying an Area of Minimum Change along the River Kennet through the town
- Saved Policy ED18 – identifying a Prime Shopping Area in Marlborough Town Centre to manage the retail mix
- Saved Policy ED19 – identifying Marlborough Town Centre to manage the non-retail mix
- Saved Policy AT24 – proposing a Riverside Walk along the Kennet in Marlborough

3.5 Additionally, the Wiltshire Housing Site Allocations Plan was adopted by Wiltshire Council in February 2020 and also forms part of the development plan. It proposes to amend the settlement boundary in Marlborough (see Plan B overleaf).

3.6 Wiltshire Council is currently undertaking a Local Plan Review. The 'Wiltshire Local Plan Review: Consultation Paper' sets out the proposed scope of the Wiltshire Local Plan Review, which explains that the new homes, employment land and associated infrastructure needed to support growth over the period 2016 to 2026 are to be addressed in the review. This will take forward the Core Strategy to 2036. The review will also include:

- some updating of existing Wiltshire Core Strategy development management policies to ensure their continued consistency with national policy;
- the introduction of additional development management policies in response to the review of the saved development management policies not replaced by the Wiltshire Core Strategy; and
- developing additional locally distinctive policies to plan positively for all town centres in Wiltshire consistent with national policy.



Plan B: Adopted Wiltshire Settlement Boundary Review Map for Marlborough 2020

3.7 The Steering Group has liaised closely with Wiltshire Council to ensure that the MANP synchronises well with the emerging Local Plan in terms of their respective strategic objectives. The Council has itself tested a range of options of between 50 and 250 homes to contribute to the County's objectively assessed housing needs and has provided the Group with an indicative housing figure (as per NPPF §66) of a minimum of 50 homes. The Council has also made the Group aware of the constraints on local primary school places in the town's catchment area.

3.8 The Neighbourhood Plan is expected to be examined prior to the adoption of the Local Plan and so has had full regard to the adopted development plan. However, its reasoning and evidence base have been taken into consideration to ensure that the MANP and Local Plan are entirely complementary in providing a clear and effective policy framework for decision making through to 2036.

3.9 There are other development plans – waste and minerals for example – that apply in the MANP area, but none are considered relevant in this Neighbourhood Plan. There are also other made neighbourhood plans in the vicinity, notably at Burbage, Pewsey and Wootton Rivers, all adjacent to Savernake parish. None, however, contain policies that are of direct relevance to the MANP.

4. COMMUNITY VIEWS ON PLANNING ISSUES

4.1 Working through a Communication and Engagement Strategy, the Steering Group held initial consultations in 2016 with views collected at open days and from surveys distributed throughout the then Neighbourhood Plan Area. Feedback gave a clear direction of what was important to address. The key points were:

Housing

- Lack of affordable housing for sale and for rent, specifically for younger people or those looking to downsize including more social housing
- More variety in the range of sizes of homes, including smaller family homes
- Less retirement complexes

Amenities

- Lack of parking capacity for residents
- Additional GP services and improved GP facilities, including parking provision
- A replacement Preshute Primary School
- Improvement of local sports facilities
- Additional cemetery provision
- Lack of comprehensive planning, specifically in delivering infrastructure

Countryside and Recreation

- Open spaces are valued and should be protected from harmful development
- Maintenance and improvement of existing green spaces
- Improved access to the countryside through enhancing the existing network of rights of way, footpaths and cycle ways and new public open spaces

Business and Employment

- An increase in high density employment locations
- Promotion of tourism
- Lack of parking for visitors and workers
- Support for rural diversification and use of rural buildings

Design, Conservation and Heritage

- Protecting local areas of outstanding natural beauty, specifically the Rivers Kennet and Og and their associated water meadows

4.2 This was followed by professional studies to back up these initial findings including a Housing Needs and Requirements Study, a Car Parking Study, Town Centre Benchmarking exercise and a Town Character Assessment. Alongside this, a call for sites was made asking landowners to put forward potential sites to meet community need – affordable housing, more car parking, improved health facilities, a replacement for Preshute School in Manton, recreation land and a new cemetery.

4.3 In July and August 2019 and before finalising the draft Pre-Submission Plan, comments were sought on the policies being proposed as well as possible site allocations to ensure the views of the community were properly captured.

4.4 Exhibitions were held in Marlborough, Manton and Mildenhall as well as opportunities to input to an online consultation. Feedback from this wide consultation reiterated those views taken in 2016. The full Consultation Report is at: https://www.marlborough-tc.gov.uk/images/Neighbourhood_Plan/Informal_Consultation_Report_Full_.pdf

5. VISION, OBJECTIVES & LAND USE POLICIES

Vision

5.1 The vision of the neighbourhood plan area in 2036 is:

“The Marlborough Neighbourhood Plan Area has grown sustainably, carefully balancing its social, economic and environmental needs. The open character and special scenic beauty of the Area of Outstanding Natural Beauty has been preserved, and in some cases enhanced. Low income groups including young people have found more affordable homes and are finding job opportunities not far from home.

We have a new medical facility and there is a wide range of community facilities. The town centre in Marlborough is now a place for residents and visitors of all ages. It has sustained its special retail-led mix of commercial uses and has a thriving daytime and evening economy, which has made it a strong asset to the overall Wiltshire visitor economy.

The landscape and its easy accessibility together with the protection of the natural and historic environment afforded by new developments, have created net gains in biodiversity and, as a consequence, improved the health and wellbeing of those who live in or visit the Marlborough Neighbourhood Plan Area.”

Objectives

5.2 The key objectives of the Neighbourhood Plan are:

- Conserving and enhancing our special heritage assets and the landscape and scenic beauty of the North Wessex Downs Area of Outstanding Natural Beauty
- Delivering affordable housing to address the present shortfall
- Delivering a range of housing mix and types that encourage and enable local low income groups including young people to live in the Marlborough Neighbourhood Plan Area
- Delivering the social infrastructure that the Marlborough Area needs
- Encouraging the efficient use of employment land
- Maintaining and enhancing the Town Centre as a successful service centre
- Maintaining and promoting the local area as an attractive tourist destination
- Securing the long-term future of community facilities
- Protecting and enhancing the area’s most valued open spaces and improving connectivity

Land Use Policies

5.3 The following policies relate to the development and use of land in the designated Marlborough Area. They focus on specific planning matters that are of greatest interest to the local community, especially in seeking to address the shortage of affordable housing and in providing essential social infrastructure.

5.4 There are many parts of the parishes that are not affected by these policies, and there are many other policy matters that have been left to the Wiltshire Local Plan to cover. This has avoided unnecessary repetition of policies between the two plans, though they have a mutual, helpful inter-dependence.

5.5 Each policy is numbered and titled, and it is shown in bold italics. Where necessary, the area to which it will apply is shown on the Policies Map attached to the document. After each policy is some supporting text that explains the purpose of the policy, how it will be applied and, where helpful, how it relates to other development plan policies.

Policy MARL1: Delivering Affordable Homes in Marlborough

A. The Neighbourhood Plan allocates the following sites in Marlborough for residential development schemes, as shown on the Policies Map. Development proposals will be supported, provided they accord with the respective site-specific requirements and with other relevant policies of the development plan:

1: Land off Elcot Lane

- The housing scheme shall comprise approx. 50 homes on a developable area of approx. 2 Ha
- The housing scheme shall comprise a tenure mix of 50% affordable housing and 50% open market housing
- The scheme shall have a main highways access on to White Horse Road
- The layout, the form of housing and the landscape scheme shall be designed in such a way as to conserve the landscape and scenic beauty of the AONB
- The layout and form of housing shall be designed in such a way as to sustain and enhance the setting of Elcot Mill House and Elcot Mill Stables heritage assets
- A biodiversity strategy shall demonstrate how the proposal will avoid any harmful effects on the River Kennet SSSI and County Wildlife Site and promotes ecological connectivity in accordance with Neighbourhood Plan Policy MARL15
- The layout shall retain public rights of way MARL20, MARL21 and MARL 37 PRES32 through and on the boundary of the site and shall ensure this footpath network continues to connect to public right of way MILD19



2: Land Rear of Salisbury Road

- The housing scheme shall comprise approx. 50 homes on a developable area of approx. 2 Ha
- The housing scheme shall comprise a tenure mix of 50% affordable housing and 50% open market housing
- The scheme shall have a main highways access to Salisbury Road via the new Marleberg Grange scheme which minimises the loss of land of biodiversity interest on the former railway line
- The layout shall also provide footpath and cycleway connectivity through to the adjoining Cherry Orchard site
- The layout, the form of housing and the landscape scheme shall reflect the land contours and shall be designed in such a way as to conserve the landscape and scenic beauty of the AONB
- A biodiversity strategy shall demonstrate how the proposal will retain and enhance the green infrastructure along its eastern boundary (the former railway line) to provide a habitat corridor towards the Savernake Forest SSSI to its south and to connect with the corridor to its north as part of demonstrating its proposals to deliver a biodiversity net gain
- The non-developable area shall be laid out as public open space as an extension to the new public open space at Marleberg Grange and shall include woodland planting as an extension to the existing copse (a County Wildlife Site) on its southern boundary



3: Land at Barton Dene

- The scheme shall comprise approx. 40 homes on a developable area of no more than 1.5 Ha with sufficient land made available for the provision of a new medical centre to serve the town
- None of the developable land will lie above the 155m AOD contour line
- 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 current and former employees of Marlborough College (of an equivalence to affordable rented accommodation)
- The housing scheme shall not be occupied until the location of the medical centre has been agreed and the land has been made available on reasonable terms to an appropriate body to deliver the medical centre
- The land for the medical centre will be located in a convenient position within the site for users and as close to College Fields as possible
- The layout and form of development shall be designed in such a way as to conserve the landscape and scenic beauty of the AONB and to sustain and enhance the setting of Barton Farm House and Barton Farm Stables
- Key existing green infrastructure within the site shall be retained (where practicable) and incorporated within the development proposals
- Neither the housing nor the medical centre scheme shall compromise the access to, or the continued presence and operation of, the existing leisure use on the site
- A biodiversity strategy shall demonstrate how the proposal will deliver a biodiversity net gain



4: Land off Cherry Orchard

- The housing scheme shall comprise up to 30 homes on a developable area of approx. 1.0 Ha
- The housing scheme shall comprise a tenure mix of 40% affordable housing and 60% open market housing
- The scheme shall have a highways access on to Cherry Orchard only
- The layout shall retain public right of way MARL30 through and on the boundary of the site and shall also provide footpath and cycleway connectivity through to the adjoining Land Rear of Salisbury Road site
- A biodiversity strategy shall demonstrate how the proposal will retain the green infrastructure along its south-eastern boundary to provide a habitat corridor (the former railway line) towards the Savernake Forest SSSI to its south as part of demonstrating its proposals to deliver a biodiversity net gain



5: Land at Kelham Gardens

- The housing scheme shall comprise a flatted scheme of approx. 10 homes on a developable area of approx. 0.1 Ha
- The housing scheme shall comprise a tenure mix of 40% affordable housing and 60% open market housing
- The buildings shall be no more than 2.5 storeys in height
- The scheme shall have a highways access on to Kelham Gardens only
- The developable area shall not include land that lies in Flood Zones 2 or 3 and the flood risk assessment shall demonstrate how surface water flooding will be managed within the site
- A biodiversity strategy shall demonstrate how the proposal and any works necessary to address ground contamination will avoid any harmful effects on the River Kennet SSSI to its immediate south



B. For all of the above site allocations, in addition to any required traffic management, highway or landscaping works to mitigate the effects of the scheme on the designated Marlborough Air Quality Management Area, proposals will be required to make an appropriate financial contribution towards the green transport initiatives in the town.

C. Archaeological investigations will be required in accordance with existing development plan policies and, where applicable, the design of schemes should respond to any finds.

D. For the avoidance of doubt, Policy MARL4 will apply to all of the site allocation schemes in respect of the housing type mix. Proposals for single tenure, specialist accommodation schemes or other housing schemes intended for older people on a site allocated for housing uses will not benefit from this policy.

5.6 This policy allocates five sites in Marlborough to deliver a total of approx. 80 affordable (or equivalent affordable) homes from a total of 170 homes. Together with Policies MARL2 and MARL3, this policy will enable the delivery of more than 150 new affordable homes in the MANP area. The location of the town in the AONB has enabled a higher number of affordable homes to be secured than Core Policy 43.

5.7 This total quantum of housing development over the plan period fits within the range that will be proposed for Marlborough in the emerging Wiltshire Local Plan. Although access to affordable housing will remain an issue for the long term sustainability of the town, this provision will go a long way to replacing the stock of **affordable homes lost to 'right to buy'**. In addition, the Barton Dene site will enable the existing health centre to relocate from its constrained site on George Lane to a new site that is also close to the town centre and accessible by public transport.

5.8 The evidence to demonstrate this level of need for new affordable homes is contained in the separate Housing Needs Assessment report. The policy requirements for each site have been derived from the site assessment process, including mitigation measures identified in the Draft Sustainability Appraisal report. Given the town lies within the North Wessex Downs AONB, and three of the five sites are outside but adjoin its development boundary, the process has also included an assessment of the need for the new homes, of the scope for meeting the need for those homes in some other way and of any detrimental effect on the landscape (and the extent to which that could be moderated) in line with NPPF §172. All of the details of these assessments are contained in the Site Assessment report, which is published separately.

Policy MARL2: Managing Change at George Lane, Marlborough

Development proposals for the change of use of the Health Centre site on George Lane, as shown on the Policies Map, to a residential use will be supported in principle, provided planning permission has been granted for an alternative site in the town. Proposals to redevelop the site will be supported provided the scheme is of a density and building height that reflect the suburban character of George Lane.

5.9 This policy supports the change of use and redevelopment of an existing community facility site on George Lane to the south of the town centre. The Health Centre will become surplus to requirements if emerging proposals to relocate it to Barton Dene come to fruition (see Policy MARL1).

5.10 The site is suited in principle to residential uses given it is located in a wider residential area extending south from the town centre. It is also recognised that residential land values ought to enable its viable redevelopment and help finance the relocation. Although Core Policy 49 of the Core Strategy relates only to the protection of rural community facilities, rather than those of a town like Marlborough, it is not considered realistic or practical to seek to retain the site for alternative community facilities.

Policy MARL3: Encouraging Affordable Homes in Mildenhall

Proposals to deliver a Rural Exception Site affordable housing scheme in Mildenhall will be encouraged and supported, provided:

- 1. The scheme comprises no more than ten units, each of which has two or three bedrooms only;*
- 2. All of the units are affordable homes in the form of either discounted market sales housing or units that provide other affordable routes to home ownership for households under 40 years of age;*
- 3. The design and layout of the scheme sustains and enhances the significance of the Mildenhall Conservation Area and the setting of other heritage asset as defined in Policy MARL13;*
- 4. The layout and form of housing shall be designed in such a way as to conserve the landscape and scenic beauty of the AONB and, where appropriate to the location, shall include the provision of a landscape scheme to successfully manage the transition from the built up village into the surrounding countryside.*

5.11 This policy encourages the owners of land to bring forward proposals in conjunction with Wiltshire Council and the Parish Council for an affordable housing scheme. In doing so, it sets out the key development requirements to ensure a successful scheme, both in terms of its housing outcome and its design quality. It operates alongside Policy MARL13, recognising that much of the village lies in the Mildenhall ('Minal') Conservation Area.

5.12 Evidence from public consultations with the villagers indicate a desire to see more younger people in the village to maintain its vibrancy in the face of an otherwise aging population. The affordable housing evidence (Cobweb) identified the overall affordable housing needs of the MANP area, including Mildenhall. It concludes that the MANP needs to bring forward proposals for at least 100 affordable homes to address this issue and Policy MARL1 contains the majority of those proposals.

5.13 At Mildenhall, the key driver is more specific than the wider MANP area, i.e. to deliver homes specifically suited to young people and families. The village has some local services and the higher order services (schools, medical etc) are located only a mile away in Marlborough. This is broadly in line with the **Government's 'starter home' and 'entry-level home'** proposition (as per NPPF §71) which are forms of affordable housing that are especially well-suited to targeting young people as first-time buyers but cannot be delivered in this location due to its position in the AONB.

5.14 As a 'rural exception site', the policy blends and refines Core Policies 43, 44 and 45 of the Core Strategy in respect of providing a specific type of affordable homes in a manner that reflects most of the requirements of the 'rural exception site' criteria.

Policy MARL4: Meeting Local Housing Needs

Proposals for windfall housing development within the defined Marlborough development boundary will only be supported if they will deliver homes of a two or three bedroom type. Proposals for single tenure, specialist accommodation schemes or other housing schemes intended for older people will be resisted.

5.15 The policy serves two purposes: it refines Core Policy 45 by specifying the focus on smaller household and family housing in the town and it discourages proposals for any form of housing intended for older people. Together with the delivery of affordable homes by the consistent application of Core Policy 43, this policy and the site allocation policies of MANP form the bedrock of the plan's housing objective.

5.16 The evidence base shows that two and three bedroom housing types will meet the needs of the existing and future population of the town as it seeks to address affordability and the effects of in-commuting that is the norm for many of those who work in the town but have to live in lower cost areas many miles away like Swindon. **With the continuing loss of existing affordable homes through the 'right to buy' this is increasingly important to tackle.**

5.17 The older persons accommodation market segment has been more than well provided for in recent brownfield development schemes in the town which have delivered no affordable housing. Whilst there may continue to be a market demand for such schemes, the opportunity cost of losing precious brownfield sites that could have delivered affordable homes and their effect in accelerating the aging population is unsustainable in a town like Marlborough. With such a healthy provision of this type of housing now in the town, there is no additional need for the remainder of the plan period. Future reviews of the MANP will assess if this policy position needs to change in the light of any new evidence on the demand and supply in that segment.

Policy MARL5: Supporting a Thriving Town Centre

The Neighbourhood Plan identifies the Marlborough Town Centre on the Policies Map. Located within the Town Centre boundary, the Primary Shopping Area comprises the Primary and Secondary shopping frontages.

A. On ground floors within Primary Shopping Frontages, development proposals for Commercial, Business and Service uses will be supported. On ground floors within Secondary Shopping Frontages, development proposals for Commercial, Business and Service uses and Pub or Drinking Establishment and Hot Food Take-away uses will be supported.

B. On ground floors within the Town Centre, development proposals for new or intensified Commercial, Business and Service uses and Pub or Drinking Establishment and Hot Food Take-away uses should be carefully designed and mitigated to ensure that the amenity of existing residential uses is not negatively impacted upon and that the potential for statutory nuisance is avoided.

C. Proposals for new residential uses on upper floors will be supported, provided they:

1. *are carefully designed to achieve a good quality of life for residents;*
2. *achieve well-designed development that creates a safe and comfortable living standard, and which positively addresses the townscape through good design that enhances the external appearance of buildings;*
3. *take account of existing ground floor uses and mitigate accordingly to minimise the scope for conflict with existing commercial operations and ensure that future residents have a good quality of life in amenity terms and that existing commercial operations are not unduly constrained;*
4. *so far as possible, avoid residential access via rear service yards in order to enhance natural surveillance and assist legibility. Where this is unavoidable, measures to enhance legibility such as lighting should be incorporated into design, and clear distinction should be made to delineate between residential access routes and areas required for commercial activity; and*
5. *minimise street clutter by directing supporting infrastructure such as bin stores and cycle facilities away from active frontages. Where located in service yards.*

D. Development proposals that require some loss of ground floor floorspace to facilitate access to upper floor residential will be supported where this can be achieved without undermining the integrity and viability of the existing unit(s); and provided it will not result in a proliferation of residential accesses that would undermine the vitality and viability of an individual shopping frontage.

E. All development proposals in Marlborough Town Centre must accord with Policy MARL10 and Policy MARL14 in respect of sustaining and enhancing the special architectural and historic character of the Marlborough Conservation Area and of responding to the presence of Local Heritage Assets respectively.

5.18 This policy seeks to sustain and build on the success of the town centre as a vibrant and vital heart of the town and the wider rural area and as a visitor destination. The combination of its historic form and range of retail, commercial and other uses makes it one of the best performing and liked town centres in Wiltshire. However, although it has ridden the retail storms of the last decade better than most, with few vacant units, we cannot be complacent in the face of increasing competition from online retailing.

5.19 The policy takes account of the new Use Classes Order which defines Commercial, Business and Services Uses by combining previous retail, financial services, café/restaurant, offices and other social uses. It replaces and updates the former Kennet Local Plan policies (ED18 – ED19) to bring them up to date with the NPPF and the Order and to broaden their scope and detail. The retail evidence base has been used to define the Town Centre area, which contains almost all of the uses expected of a town centre location (and as defined by the NPPF). It requires any future such use to be located within this boundary, which has been drawn to encompass potential opportunities for redevelopment. It extends behind the High Street from Bath Road and part way along London Road to include the public car parks and green spaces (Coopers Meadow and Priory Gardens) complementing the town centre.

5.20 It also defines, for the first time, primary and secondary shopping frontages. The primary shopping frontage is focused on High Street from Hyde Lane up to and including the lower part of Kingsbury Street and Oxford Street up to The Parade, including the row of shops and restaurants behind the Town Hall. It also includes Hughenden Yard. This frontage comprises a wide range of multiple and independent retailers, the main town centre food store (Waitrose) and many cafés, restaurants, pubs and hotels. Although long and wide, the High Street is a busy centre with regular market days and with the benefit of some car parking spaces and local bus service routes.

5.21 The secondary frontages are: Hilliers Yard (from the High Street to the river), The Parade (northside from High Street to New Road), New Road (from Oxford Street to London Road), London Road (from The Parade to Five Ales Court), Kingsbury Street (from above the Town Hall to Silverless Street) and High Street (northside from Hyde Lane to Bath Road). The large majority of properties in these frontages have active ground floor, commercial uses, with fewer retailers and more service providers and some properties that have always been or have been converted into a residential use. In generally lower cost but convenient locations the frontages remain an important and integral part of the town centre offer. As the new Order excludes Pub and Take away uses from its definition of Commercial, Business and Services Uses, the policy identifies them as being suitable in the secondary frontages.

5.22 The goal is to sustain this special retail-led mix of commercial uses within the Town Centre to promote a thriving daytime and evening economy whilst recognising the important contribution that other uses, including residential development, can make in promoting a vibrant and competitive town centre where people want to visit, live and work. The policy will achieve this goal by promoting a healthy and competitive town centre with a retail-led mix of uses at ground floor level; encouraging the effective and efficient use of upper floors for appropriate main town centre uses and residential uses. It will form part of a broader Town Centre Plan, which the Town Council will lead once the MANP is adopted. That plan will cover a wider range of non-land use planning initiatives.

5.23 The policy will operate alongside national and other development plan policies relating to heritage assets (including policies MARL10 and MARL14 of this plan), as the Conservation Area (designated in 1971 and recognised as one of the finest in the country in 1976) covers the whole of the Town Centre and beyond. There are also more than 100 listed buildings of various grades with most others have local heritage and/or townscape value. It must also operate within the flux of permitted development rights applying to town centres, although some of those rights are not applicable here because of its heritage assets.

Policy MARL6: Using Scarce Employment Land Efficiently

A. Proposals to intensify sites in the Marlborough development boundary and outside the Town Centre that are in established commercial, business and service uses (Class E) will be supported provided it can be demonstrated that they can be accommodated without causing significant harm to local amenity.

B. Proposals for new commercial, business and service uses on brownfield land in the Marlborough development boundary and outside the Town Centre will be supported, provided it can be demonstrated they will achieve a minimum employment density of 1 FTE job per 40 sq.m. net internal area and that they accord with all other relevant development plan policies.

5.24 This policy encourages proposals for economic development that will lead to a more efficient use of land in terms of the number of FTE (full time equivalent) jobs they support. This can be achieved by intensifying existing sites and by reusing suitable land in another use for job creation.

5.25 The town is significantly constrained by its AONB location and wealth of heritage assets. The Core Strategy makes provision for an additional 3 Ha of employment land in the town over the plan period. Given those constraints, and an uncertain demand for large scale employment uses, it is unlikely that that land will come forward. However, the town does have some well-established and suitably located employment sites that may have the potential to intensify through extending existing buildings or infilling. In some cases, such improvements may be made under permitted development rights in any event.

5.26 Other previously used land in the town may be better suited to employment uses than other uses and could also increase the number of jobs in the town. As such, the land resource is scarce, and the opportunities are likely to be rare and so it is vital that they make best use of the land. The former Homes & Communities Agency's 'Employment Density Guide' of 2015 estimates that the majority of small business workspace and light industrial propositions (that would be suited to the town) would require less than 40 sq.m. of net internal floor area per FTE job. Lower job density employment uses – warehousing for example – are too land intensive for the small number of generally lower value-added jobs they create and proposals for that type of employment use will not benefit from the support of this policy.

Policy MARL7: Improving Public Parking

A. The Neighbourhood Plan allocates land adjacent to Marlborough Rugby Club, as shown on the Policies Map, for an informal public car parking use. Proposals will be supported, provided:

1. There will be no permanent buildings or structures or other urbanising effects such as kerbs, paved footways or landscape bunding;
2. The car park comprises a grass grid, permeable surface only;
3. Its use will be confined to cars and not any high-sided vehicle;
4. Vehicular access to the car park is in a location and of a type to be agreed with the Highways Authority;
5. the length and width of the car park shall retain a meaningful nib of land between its southern end and Hyde Lane and shall retain the continuous **swathe between its eastern edge and Free's Avenue**; and
6. Any impact on the amenities of adjoining residents can be satisfactorily mitigated.

B. Proposals to establish additional public car parking spaces to serve the town centre at other suitable locations in the town will be encouraged.

5.27 The policy forms a key part of the strategy for sustaining the success of the town centre and therefore complements Policy MARL5 by allocating land for new public car parking spaces. The surveys of car parking capacity in the town centre indicate that there are insufficient spaces at peak times to accommodate local and visitor trips. There is a danger that if left unaddressed, the viability of the town centre may suffer.

5.28 The Town Council has explored the practicalities of securing suitable land in the town for this purpose. The only feasible site is the land 500m north of the town centre adjacent to Marlborough Rugby Football Club. The land is available and will allow 10 minute walking trips via Free's Avenue and Kingsbury Street. It will also continue to explore how to secure additional spaces on suitable land as opportunities arise in the future. It also forms part of the open setting to the Grade II listed former Union Workhouse at St. Luke's Court and relates well to the remainder of the Common. The policy therefore makes a number of requirements to keep to a minimum the visual intrusion into this setting by way of the design and operation of the car park.

Policy MARL8: Delivering New Cemetery Land

The Neighbourhood Plan allocates land at The Common, as shown on the Policies Map, for the purpose of extending the adjoining cemetery. Proposals for any new buildings ancillary to this use will be supported, provided they make appropriate access provision and avoid any significant harm on the North Wessex Downs AONB.

5.29 The Town Council has identified the need for the provision of additional burial space over the plan period. It has therefore made available a parcel of land it controls at The Common, adjacent to the existing cemetery on Free's Avenue. The

policy will therefore enable the expansion of the existing cemetery on land that is technically suited to this purpose.

Policy MARL9: Protecting & Supporting Community Facilities

A. *The Neighbourhood Plan defines the following properties as community facilities:*

In Marlborough:

- *Marlborough Town Hall, 5 High Street, Marlborough, SN8 1AA*
- *Marlborough Youth and Community Centre, St Margaret's Mead, Marlborough, SN8 4BA*
- *Marlborough Library, 91 High Street, Marlborough, SN8 1HD*
- ***The Merchant's House and Marlborough Museum, 132 High Street, Marlborough, SN8 1HN***
- *Marlborough Scout Hut, 44 George Lane, Marlborough, SN8 4BX*
- *St Mary's Church Hall, Silverless St, Marlborough, SN8 1JQ*
- *Marlborough Leisure Centre, Barton Dene, Marlborough, SN8 1PB*
- ***St Peter's Church, High Street, Marlborough, SN8 1HQ***
- *Christchurch, New Road, Marlborough, SN8 1AH*
- *Friends Meeting House, The Parade, Marlborough, SN8 1NE*
- *Marlborough Car Parks at George Lane, Waitrose, Polly, Castle & Ball, Hyde Lane, Kennet Place and The Parade*

In Manton:

- *Manton Village Hall, Marlborough, SN8 4HR*

In Mildenhall:

- *Mildenhall Village Hall, Home Farm Close, Mildenhall, Marlborough, SN8 2NY*

B. Proposals that will result in either the loss of or cause significant harm to a defined facility will be resisted, unless it can be clearly demonstrated that the operation of the facility, or the on-going delivery of the community value of the facility, is no longer financially viable. Development proposals to sustain or extend the viable use of existing community facilities, and the development of new facilities, will be supported.

5.30 This policy identifies community facilities and affords them protection to ensure that the long-term potential value of land in community use is not lost without good reason. It also encourages the improvement of facilities to ensure they remain viable, but other planning policies will still need to be addressed. Its intent is broadly in line with Wiltshire Core Strategy Policy 49, although this only applies to rural areas, in this case for application to the facilities identified for Mildenhall and Manton. The existing development plan remains silent on community facilities in market towns.

5.31 The Neighbourhood Plan Group have been collecting evidence on community facilities within the neighbourhood plan area that are valued by the community and offer a valuable resource to support community life. Whilst some facilities are very well known and already protected, others are less so and some may, at some time in the future, come under increased financial pressure.

5.32 The purpose of this policy is therefore to secure these assets in the long term for the benefit of the people of Marlborough and surrounding parishes and to apply a test of viability, which otherwise would not exist, to give added protection to them.

Policy MARL10: Enhancing Marlborough Conservation Area

Development proposals should sustain and enhance the special architectural and historic significance of the designated Marlborough Conservation Area and its setting. The significance of the Conservation Area and its setting are defined in the design principles and guidance of the Marlborough Conservation Area Statement and the Marlborough Town Character Study, to which all proposals must have full regard.

5.33 This policy directs applicants bringing forward proposals within the Marlborough Conservation Area or its setting to the design principles and guidance contained in the 2003 Conservation Area Statement as updated and supplemented by the 2020 Marlborough Townscape Study. Together, these documents define the significance of what is one of England's finest historic town centres. The former has been adopted as supplementary planning guidance by Wiltshire Council and remains in force. The latter supplements the Statement by updating some of its content and adding other helpful guidance.

5.34 The policy complements the provisions of the NPPF and the adopted policies CP57 and CP58 of the Core Strategy by drawing attention to the guidance that is specific to this Conservation Area. Over the plan period, the guidance may be updated again. In which case, for the purpose of implementing this policy, applicants will be expected to have regard to the most up to date guidance. Not every element of the guidance will be relevant to an application. Rather, applicants are expected to acknowledge, understand and respond to the defined significance that is relevant in justifying their proposals.

Policy MARL11: Enhancing Marlborough Areas of Special Quality

The Neighbourhood Plan identifies Areas of Special Quality at Cross Road/Cardigan Road/Leaze Lane/Back Lane (North Side), at St. John's Close, at The Common/Herd Street, at Back Lane (South Side) and at Salisbury Road/London Road, as shown on the Policies Map.

Development proposals located within an Area of Special Quality should demonstrate that they have had full regard to the following characteristics that contribute to the significance of its local architectural and historic interest:

A. Cross Road/Cardigan Road/Leaze Lane/Back Lane (North Side)

- *The prominence of tall, informal, dense hedges which line both sides of Cross Lane and Hyde Lane, often on raised banks above the road level that are both historic country lanes assimilated into the development of Marlborough*
- *Many of the houses retain their extensive grounds with mature planting and tall trees*

- The driveways are in gravel which suits the informal, semi-rural quality but where tarmac or block hard landscaping has been introduced to frontages and cross overs it has diminished the character of the area
- Dense mature hedges and secluded houses define the north side of Back Lane
- Leaze Lane is a narrow informal unmetalled track with houses primarily dating from the interwar period that are substantial, detached properties in extensive gardens with mature planting and hedges
- There is a strong visual relationship and continuity in views from Leaze Lane along Hyde Lane
- The White House is of local architectural merit and is consistent in its built form with others along the lane to create a coherent group value
- The medium height hedges and occasional, prominent mature trees along the front plot edges create a verdant rural character to the Cardigan Road part of the Area
- Houses are set back from the road by garden frontages defined by hedge rows, through which driveway openings are restricted to a minimum.
- Houses have an asymmetrical architectural character with a limited palate of materials often used decoratively, including chequered brick work, tile hanging to upper floors, decorative brick or stone detailing to windows and doors, string courses and plinths.
- The roofscape is significant, including the visual contribution of dormers, gables and chimney stacks.

B. St. John's Close

- The houses are in groups with similar architectural articulation of form with a strong Arts & Crafts character
- The two eastern ranges comprise one and a half stories with long sweeping tile roofs over painted rough cast ground floor brick walls
- The paired cottages to the west side are of one and a half storeys with hipped tile roofs, half dormers and central chimney stacks. Painted roughcast over brick ground floors. Simple door canopies on shallow timber brackets.
- The buildings forming the norther side onto Hyde Lane form three ranges of differing character. Nos. 7 and 8 are two storeys with sprocketed eaves extending over two storey canted bays on the southern elevations and central brick stack.
- The mass of the roofs is articulated by a series of balanced flat roofed or pitched half dormers and evenly spaced substantial chimney stacks
- The rear elevations to the eastern ranges have a simpler, continuous roofscape which is punctuated by evenly spaced, dormers with paired windows under shallow mono-pitched roofs
- The properties fronting onto Hyde Lane are screened by high hedgerows on the raised banks.
- Consistent architectural details include simple flat roofed canopies over entrances on simple moulded timber brackets.
- **The area forms a distinctive architectural feature in views from Free's Avenue and the Common**
- The open space comprising allotment land but also two sets of garages and open land at the centre of the Area is an essential setting enabling the appreciation of the group value of buildings that surrounds it

C. The Common/Herd Street

- A group of late 19th Century early 20th century mansions along the south side of The Common define the northern edge of the historic town and its abutment with the common.
- The buildings are a prominent historic group of their period and social status in **views across The Common and from Free's Avenue defining the northern** entrance to the town in long views from Port Hill
- Thorn Hanger and Fairview retain much of their common asymmetrical built form and detailing characteristic of the vernacular revival.
- Boundary treatments survive, including the Thorn Hanger Arts & Crafts style flat hooded entrance gateway from the street and brick wall with moulded stone copping. The ornate cast iron railing and gate to Fairview are also **contemporary with the main house."**

D. Back Lane (South Side)

- Smaller houses of mid and late 20th century with open front gardens and ancillary buildings, located on long, narrow burgage plots that relate to the town centre functions

E. Salisbury Road/London Road

- Long range views of the key building group around the junction of Salisbury Road, London Road and George Lane are significant, including Nos. 107 and 108 London Road, Nos. 25 – 34 London Road and 22-33 Salisbury Road (Albany Terrace)
- **The gardens and verge setting to St Margaret's Cottages form an important** space that is resonant of their original design and layout and their setting adjacent to the river.
- The arrangement of historic fenestration, roof forms and architectural features, such as chimney stacks, characterize buildings of otherwise simple architectural form.
- Building elevations generally run parallel to the road arrangement and are articulated to define corner positions.
- The cobbled pedestrian access from Nos. 1- 7 **St Margaret's Close through to** London Road is an important connection that is characteristic of the area.
- The character and appearance of the area around London Road bridge, including that part in the Conservation Area and its riverside setting, could be enhanced and better revealed to afford a stronger visual interconnectivity between the areas.

5.35 As encouraged by NPPF §126 and other recent Government policy initiatives, this policy identifies five Areas of Special Quality (ASQ) by way of their local architectural and/or historic interest, following a detailed review by the 2020 Marlborough Townscape Study. This same designation was made in the Kennet Local Plan, but only covered the Cross Lane/Cardigan Road/Back Lane area.

5.36 As then, the Study recognises that this part of the town has a degree of interest that sets it apart from the norm and (as set out in Section 6 below) there are two ASQs where this interest is considered to be so special that they warrant including in a revised Conservation Area boundary, which they currently adjoin. The MANP itself cannot do this and so, until such a time that they are, they will operate as ASQs. It reviewed the former Cross Lane/Cardigan Road/Back Lane ASQ to assess if it continued to justify such a designation. It concludes that it does so, and that it should be extended to include parts of Leaze Lane, which has a similar history and appearance. But, the Study also concludes that the part of that original ASQ that is the south side of Back Lane has a character and history that contributes far more to the evolution of the town centre to its south than the ASQ to its north, should be included in the Conservation Area. In the meantime, as a result of it having this distinct character from the Cross Lane/Cardigan Road ASQ, the south side of Back Lane has been designated a separate ASQ in the meantime.

5.37 The Study concludes there are three other areas that should be ASQs at St. John's Close, at The Common/Herd Street and at Salisbury Road/London Road. Although St. John's Close adjoins the Cross Lane/Cardigan Road ASQ, it too has a very distinct character and history and so is designated an ASQ in its own right. Like Back Lane (South Side), the Study concludes that the small areas of The Common/Herd Street and around the junction of Salisbury Road and London Road also make an important contribution to the significance of the adjoining Conservation Area and should both be included within it in due course. Again, as an interim measure, both are designated as ASQs.

5.38 The ASQ designation is regarded as a 'non-designated heritage asset' as per NPPF §197 and is provided for by adopted policies CP57 and CP58 of the Core Strategy. As such, applicants will be expected to acknowledge, understand and respond to the status and design guidance of each area in order to demonstrate that any adverse harm caused to the significance of the ASQ is justified. The characteristics identified in the policy are not intended to be applied with great prescription; rather they define the essential features of each area, the importance of which will depend on the location and nature of the proposal.

Policy MARL12: Enhancing Manton Conservation Area

A. Development proposals located within the Manton Conservation Area should demonstrate that they have paid full regard to the following characteristics that contribute to the significance of its special architectural and historic interest:

- *The importance of reinforcing the essential character of the village by recognising the following characteristics:*
 - *The common use of timber for windows and doors;*
 - *The common use of mellow red/orange brick and brilliant white render for building materials with occasional use of sarsen stone or flint*
 - *The common use of clay plain tile, natural slate or thatch as roofing materials with occasional very tall chimneys on the most important heritage assets in the village;*
 - *The common use of dormer or semi dormer windows on the upper floor*

- The importance of the group value of designated and non-designated heritage assets to defining important settings, most notably the Village Green and Manton Weir, Farm House and Stables, requiring any new or replacement buildings or structures in these locations to reinforce that group value;
- The importance of the contribution of other structures of distinctive heritage interest (most notably sarsen stone and flint boundary walls and building plinths), significant trees and hedges to the character of the Conservation Area.
- The village is hidden on a steep southern slope on all approaches other than from the open landscape of the river valley to its west, but is dramatically revealed from along Bridge Street (with long views to the Village Green and the Old Post Office; the river bank is seen through the wetland glade, water meadow and mill, which has a tranquillity that is both distinctive and of a rare rural character); from Preshute Lane (with shorter views to 73 High Street framed along the narrow lane by Peacock Cottage and the Village Hall/former reading Room); and from Manton Drove (with High Street only revealed from the narrow lane by the view of the white-rendered, double-fronted and slate-roofed no.48)
- The village is seen nestled in the slope from longer views from the west as a result of its buildings being of a low height (bungalows or low, two-storey) which sit within the mature trees in the gardens of buildings on West Manton and Manton Road
- The importance of the character of High Street derived from its sequence of spaces created by gentle curves and by its varying profile, e.g. narrowing at 50-54 at the back of pavement and with a combination of 58 and the original Preshute School building
- The prominence in the streetscene of a number of buildings (listed and non-listed) that punctuate or terminate key views, e.g. 7 High Street, the Old Post Office, the **Oddfellow's Arms** P.H., 24-26 High Street
- The occasional prominence of mature trees in front gardens along High Street, along Preshute Lane, around Jubilee Field
- Manton Grange is an Edwardian red brick mansion standing in extensive grounds and can be seen in views from Preshute Lane; it is an asset of special quality to the Conservation Area

B. Development proposals located outside the Manton Conservation Area should demonstrate that they have paid full regard to the following characteristics:

- Medium height front hedges and detached buildings set in deep plots along Manton Road and High Street create a complementary rural village setting to the historic core beyond
- Manton Drove is narrow and deeply cut into the landscape with many mature trees and front hedges which also create a complementary rural village setting to the historic core beyond
- Bergamot Close and Manton Close are small enclaves of smaller, detached modern buildings with regular plots within mature trees and amenity land; the bungalows of Manton Close, which is on higher slope than the older village below, sit well within the village

5.39 This policy sets out a series of characteristics that are considered to be essential features that contribute to defining the significance of the Manton Conservation

Area and its setting. They are derived from the 2003 Conservation Area Statement, which has been reviewed as part of the MANP Design Study (see separate report).

5.40 The policy complements the provisions of the NPPF and the adopted policies CP57 and CP58 of the Core Strategy by drawing attention to the guidance that is specific to this Conservation Area. Not every characteristic will be relevant to an application and the policy does not set out a prescriptive list of design features that must be slavishly incorporated into every scheme. Rather, applicants are expected to acknowledge, understand and respond to the characteristics that are relevant in justifying their proposals.

Policy MARL13: Enhancing Mildenhall Conservation Area

A. Development proposals located within the Mildenhall Conservation Area should have full regard to the following design principles and heritage features:

- *The important role played by mature trees and hedges to defining the character of Church Lane*
- *The sequence of building lines along the main street with tight and then wider street profiles shaping views punctuated by the gable ends of listed and other buildings of local historic interest*
- *The absence of plot sub-division in the fabric of the area, with all buildings having a frontage to the main street or Church Lane*
- *The prominence of Kennet Cottage in terminating views along the main street and in combining with Romans Halt opposite to create a distinct character for Church Lane*
- *The prominence of No.42 on the main street in punctuating views along the main road from east and west*
- *The occasional unobstructed glimpse view from the village to the surrounding countryside between buildings*
- *The importance of the group value of designated heritage assets, other buildings and structures and open spaces to defining important settings, most notably:*
 - *the playing fields;*
 - *the wall and gate piers to the former Rectory leading to the Church of St John the Baptist and its setting at the bottom of Church Lane; and*
 - *the buildings and layout of Home Farm Yard*
 - *the prominence of the group of buildings at the entrance to Werg from the B4192*
 - *The narrow lane of Werg to the south leading to uninterrupted views across the river and into and unmade track with wide verges, hedges and trees creating an attractive rural scene in the east leading to the south of the Conservation Area*
 - *The open riparian land of the river valley on both sides of the River Kennet*
 - *the occasional presence and reuse of former farm buildings as a reminder of the agricultural past of the village*
 - *The common use of timber for windows and doors and of flint, sarsen stone, timber frame and brick, traditional clay tile, natural slate or thatch in building and boundary materials*

- *the common use of thatch in simple rectilinear plane forms retaining or re-introducing the long straw tradition moving away from combed wheat reed*
- *The retention of brick chimney stacks where decorative or operational, and the use of these as important features on new large expanses of roof*

B. Development proposals located outside the Mildenhall Conservation Area should have full regard to the following design principles:

- *The role played by generally 1-2 storey, detached buildings set back within large plots behind mature trees and hedges and of grass verges in the setting to the Conservation Area*
- *The prominence of key sites in long and revealed views in the setting of and into the Conservation Area, notably west from the B4192, south down Greenways Road, south down Woodlands Road and east from the B4192*

5.41 This policy sets out a series of characteristics that are considered to be essential features that contribute to defining the significance of the Mildenhall Conservation Area and its setting. They are derived from the 2004 Conservation Area Statement, which has also been reviewed as part of the MANP Design Study (see separate report).

5.42 The policy complements the provisions of the NPPF and the adopted policies CP57 and CP58 of the Core Strategy by drawing attention to the guidance that is specific to this Conservation Area. As with Policies MARL11 and MARL12, not every characteristic will be relevant to an application and the policy does not set out a prescriptive list of design features that must be slavishly incorporated into every scheme. Rather, applicants are expected to acknowledge, understand and respond to the characteristics that are relevant in justifying their proposals.

MARL14: Protecting Local Heritage Assets

A. The Neighbourhood Plan identifies Local Heritage Assets, as included on the list in Appendix A. Proposals that will result in harm to, or unnecessary loss of, a Local Heritage Asset, will be resisted, unless it can be demonstrated that there is a public benefit that outweighs the harm or loss.

B. Development will be supported which demonstrates that any potential impacts upon the World Heritage Site and its setting has been fully assessed in accordance with existing development plan policies.

5.43 The policy identifies a number of buildings in the Parish that, whilst not designated as listed buildings, either have some local heritage value, including where applicable archaeological interest, for the purposes of applying Core Strategy Policy CP58 on the historic environment. Together, policies MARL10 – MARL14 highlights the significance of the MANP Area's heritage assets. Applicants are also alerted to the presence of the Stonehenge, Avebury and Associated Sites World Heritage Site adjacent to the north west boundary of the designated neighbourhood area, with a small section falling inside the designated

neighbourhood area. Existing national and strategic policies provide the necessary detail and protection, specifically Wiltshire Core Strategy Policy 59 which requires accountability to be demonstrated in the Design and Access Statement of schemes.

5.44 Wiltshire Council does not yet hold a list of local heritage assets. The 2020 Townscape Study has reviewed the 'locally significant buildings' identified in the 2003 Marlborough Conservation Area Statement and has made recommendations for inclusion in this policy. The respective Conservation Area Statements for Manton and Mildenhall have also been used to identify qualifying buildings and structures. Each building and structure is described in the separate MANP Design Study.

Policy MARL15: Protecting and Improving Green Infrastructure

*A. The Neighbourhood Plan designates a Green Infrastructure Network, as shown on the Policies Map, for the purpose of promoting sustainable movement and ecological connectivity through the town and neighbouring parishes and for mitigating climate change. The Network comprises The Common, the water meadows at Marlborough College, the River Kennet, Local Green Spaces, Valued Community Open Spaces, informal open spaces, allotments, playing fields, off-street **footpaths/cycleways, children's play** areas, woodland and land of biodiversity value.*

B. Development proposals that lie within or adjoining the Network are required to have full regard maintaining and improving the Network, including delivering a net gain to general biodiversity assets, in the design of their layouts, landscaping schemes and public open space provisions. In that part of the Network that forms the southern setting to the Marlborough Conservation Area, proposals must also have regard to the contribution that its open character makes to the significance of the Conservation Area.

C. Proposals that will lead to the loss of land lying within the Network and that will undermine its integrity will be resisted. Development proposals that will lead to the extension of the Network will be supported, provided they are consistent with all other relevant policies of the development plan.

5.45 This policy supports Core Policy 50 on Biodiversity and Core Policy 52 on Green Infrastructure by defining a network of green infrastructure assets in and around the neighbourhood plan area as a means of promoting walking, cycling and recreation, of improving local biodiversity through connecting habitats and in places of sequestering carbon through woodland planting. It also incorporates (and therefore replaces) saved policies HH10 (Area of Minimum Change) and AT24 (Riverside Walk in Marlborough) as the areas to which they applied is included within the Network and the policy serves much the same purpose.

5.46 The policy requires that all development proposals that lie within the Network, or that adjoin it, should consider how they may improve it, or at the very least do not undermine its integrity of connecting spaces and habitats. The Policies Map shows the full extent of the Network, which allows applicants to determine if their proposals should take this policy into account. Where proposals include provision for landscaping, new means of access or new layouts, there may be an opportunity to

relate the land better to the Network, for example in complementing existing biodiversity value through the design of the landscape scheme. At the very least, the policy requires that proposals that will undermine the existing value of the Network will be refused permission.

5.47 The Network will become more valuable over time, providing local residents with enhanced recreational opportunities and benefitting visitors and local tourism. Although the majority of these features are physically attached to enable habitat connectivity, some features of the Network are not. This does not devalue their integral biodiversity or recreational value and at some point in the future an opportunity may arise to achieve similar connectivity.

Policy MARL16: Protecting Local Green Spaces

The Neighbourhood Plan designates Local Green Spaces in the locations shown on the Policies Map and listed below. Proposals for inappropriate development in a Local Green Space will only be supported in very special circumstances.

1. *Coopers Meadows, Marlborough*
2. *Salisbury Road Recreation Ground, Marlborough*
3. *The Victorian Cemetery, Marlborough*
4. *Jubilee Field, Manton*
5. *Priory Gardens, Marlborough*
6. *Wye House Gardens, Marlborough*
7. *Land at College Fields/Barton Park, Marlborough*
8. *The Green, Marlborough*

5.48 This policy designates a series of Local Green Spaces in accordance with paragraphs 99 - 100 of the NPPF. A designation has the policy effect of the equivalence of the Green Belt in terms of the definition of 'inappropriate' development and of the 'very special circumstances' test when determining planning applications located within a designated Local Green Space.

5.49 A review of all open land within and adjoining each settlement has been completed, informed by the qualifying criteria of paragraph 100 of the NPPF. The land that is considered to meet those criteria and is therefore worthy of designation is shown on the Policies Map. 29 sites were originally reviewed and a full description and justification for each site is included in the Open Spaces in MANP Parishes Report (2019) in the evidence base.

Policy MARL17: Protecting Valued Community Open Spaces

A. The Neighbourhood Plan identifies the following as Valued Community Open Spaces, as shown on the Policies Map:

1. Orchard Road Play Area
2. **St Margaret's Mead Parcel 1**
3. **St Margaret's Mead Parcel 2**
4. **St. Margaret's Mead Parcel 3, Savernake Crescent**
5. **St John's Park** Play Area
6. Plume of Feathers Garden
7. Tin Pit, land next to the River Og
8. Mildenhall Play Area
9. Kennet Place Waterside Garden
10. Land at College Fields / Barton Park, Betjeman Road
11. Land at College Fields / Barton Park, MacNeice Drive
12. Land at College Fields / Barton Park Hawkins Meadow
13. The Bath Road Triangle, next to the A4 at Manton
14. Land to the north of St John The Baptist Church, Mildenhall
15. Maurice Way Green Parcel 1
16. Maurice Way Green Parcel 2
17. Land at Cadley on the western side of the A346 from Cadley Garage to Dobie **and Wyatt's**
18. The Pound, Manton
19. Manton Green
20. War Memorial, London Road

B. Development within a Valued Community Open Space will only be supported if it preserves and where possible enhances their contribution to the health and well-being of visitors and residents, public access and if it is ancillary to its community use. Any loss of a Space will only be permitted where alternative better provision can be secured, and an assessment has determined that the space is surplus to requirements.

5.50 The policy identifies a series of Valued Community Open Spaces and seeks their preservation and, where possible, their enhancement. It is broadly in line with the objectives of the proposed Wiltshire Green Infrastructure Strategy and refines Core Policy 52 on Green Infrastructure in identifying specific locations of green infrastructure in the MANP area.

5.51 Following the review of all open land within and adjoining each settlement (see the Open Spaces in MANP Parishes Report (2019) in the evidence base), it became clear that there are a number of open spaces of public value that provide health and recreational benefit to people living and working nearby. These may not meet the tests of a Local Green Space designation, but they are valued by, and serve a particular purpose in, the local community. The policy therefore seeks to preserve these Valued Community Open Spaces, and where possible, encourage enhancements that will increase their benefits to the community and visitors.

Policy MARL18: Conserving the Scenic Beauty of the AONB

A. Development proposals outside the defined Marlborough development boundary and of the built up areas of Manton and Mildenhall will only be supported if it can be demonstrated they will not undermine the landscape and special scenic beauty of the Area of Outstanding Natural Beauty and they have had full regard to the following specific characteristics of the following landscapes:

Marlborough Downs and Common

- primarily an essentially rural, agricultural character of visually exposed, open arable landscapes but with an intimate and pastoral character in areas of valley floor pasture associated with the River Og
- native and robust character of dense blocks of woodland are scattered across the downs

Kennet Valley

- open arable landscape along the chalk valley sides but with a tranquil, intimate and pastoral character on the valley floor in closer proximity to the River Kennet enclosed by the chalk valley sides
- Marlborough is bounded at each end by flat riverside meadows:
 - North and South of the River Kennet at Manton
 - Land north and south of the River Kennet between Stonebridge Lane and the disused railway track
 - North and South of the River Kennet at Preshute Lane
 - West of the River Og from Marlborough to Bay Bridges
 - North and South of the River Kennet between Marlborough and Mildenhall and on to the boundary with Axford Parish
 - North and South of the River Kennet from Manton to the boundary between Preshute Parish and Fyfield Parish.
 - North and south of the River Kennet at Treacle Bolly in Marlborough
- there are open views across the valley of the Mildenhall Conservation Area on the north bank of the River Kennet
- the traditional linear pattern of Manton is nestled in the riverside meadows along with Manton Copse

Savernake Forest and Plateau

- mainly, an essentially rural, agricultural character of visually exposed, open arable landscapes but with the native and robust character of the dense block of woodland of the Savernake Forest and also Wansdyke and West Woods
- Northwest facing escarpment from Pantawick Edge along the edge of the plateau to the Mildenhall and Axford parish boundaries at Stitchcombe including Three Cornered Field

B. Proposals to build an isolated home outside the development boundary will be refused as there is no part of the AONB in the designated area that has a character that will be enhanced by such a scheme, there is no evidence to suggest that design standards in this countryside require raising and there is no architectural innovation that is necessary.

5.52 This policy refines Core Policy 51 of the Core Strategy in identifying the specific features of the North Wessex Downs AONB landscape across the MANP area that is

especially valued. The landscape consists of open chalk down land, river valleys, woodland and a wooded plateau. Specific to the MANP area are the Marlborough Downs, Savernake Forest, the River Kennet valley and its water meadows.

5.53 The three landscapes form part of larger Landscape Character Areas (LCA) identified in a variety of Landscape Character Assessments at the former Kennet and now Wiltshire and North Wessex Downs AONB scales. The Marlborough Downs to the north of the town are part of the Open Downland LCA.

5.54 The Kennet Valley runs through the centre of the MANP area joining its three settlements (the market town of Marlborough and the villages of Manton and Mildenhall) and forms part of the Chalk River Valley LCA with significant biodiversity.

5.55 The Savernake Plateau lies to the south of the town in the form of the Savernake Forest, which is an ancient hunting forest with important historic sites, used extensively as an area of recreation, and it forms part of the Wooded Downland LCA. The Wansdyke series of early mediaeval defensive linear earthworks runs through the area from the Forest west towards Morgan's Hill beyond the Plan's area.

5.56 The policy sets out the key characteristics defined by these published landscape character studies, and by the published Conservation Area Appraisals for Marlborough, Manton and Mildenhall Conservation Areas. It requires development proposals to have full regard to these specific characteristics and to avoid undermining the open character and special scenic beauty of these special landscapes.

5.57 Finally, in the light of this evidence base, the policy considers there is no development proposal that can be made in this part of Wiltshire and the North Wessex Downs AONB where the requirements of NPPF §79(e) can be met. The Downs, Kennet Valley and Forest are very special and deeply rural. They are not appropriate for architectural experimentation, nor are evidently in need of their design standards being raised. Instead, such experimentation, especially in taking forward the PassivHaus standard, can be pursued within the allocation policies of this plan or in more appropriate locations outside the area.

Policy MARL19: Achieving Dark Skies

Where development proposals are considered otherwise appropriate within or outside of the Marlborough development boundary, special attention should be paid to ensuring any external lighting is essential only and is located and designed in such a way to conserve the dark skies of the AONB.

5.58 The AONB landscape is sensitive to change and therefore development, especially that located outside settlement boundaries, should be landscape led. Lighting is of particular importance in the AONB. Dark skies are a special quality of the AONB and one of its most important features. Marlborough was due to host a dark skies festival in 2020 which would have highlighted the issue of poorly designed and positioned lights on dark skies.

5.59 The AONB is currently working on a good practice lighting guide to help residents, developers and planners better understand the levels of darkness and the intensity of lighting in terms of luminance and positioning. This policy will play a key role in ensuring future developments are better designed to protect dark skies as well as the abundant ecological corridors within Marlborough but also to better influence residents on improving current lighting whether upgrading, reducing or removing lighting.

Policy MARL20: Mitigating Climate Change – New Buildings

A. On development schemes where it is proposed that at least 50% of the building units will be certified to a PassivHaus standard, development proposals will not be required to:

- Carry out a Whole Life-Cycle Carbon Emissions Assessment of the actions to be taken to reduce life-cycle carbon emissions;
- Provide a BREEAM Assessment with the planning application;
- Make provision for on-site renewable energy generation or make a financial contribution to any off-site renewable energy generation proposal;
- Make any off-site or other financial contribution to the Marlborough Area Carbon Sink Fund;
- Calculate carbon emissions from any other part of the development; or
- Make a financial contribution to meeting the costs of a Green Travel Plan or of any other climate change mitigation measure that would otherwise be required by a development scheme not proposing to deliver PassivHaus standard buildings.

B. Where it is proposed to deliver dwellings that will be certified to a PassivHaus standard, the scheme may comprise terraced and/or apartment building forms of a density that is higher than the density of the character area within which the proposal is located, provided it can be demonstrated that the scheme will have a less than substantial effect on the character area.

C. All planning permissions granted for new dwellings will include a planning condition to require the provision of a Post Occupancy Evaluation Report to the local planning authority within a specified period, unless exempted by Clause A. Where the report identifies poor energy performance and makes recommendations for reasonable corrective action, the applicant must demonstrate that those actions have been implemented before the condition will be considered to be discharged.

D. Unless exempted by Clause A, all planning applications for non-householder development are required to be accompanied by a Whole Life-Cycle Carbon Emission Assessment setting out how the proposal will:

- i. minimise energy demand, how energy will be supplied how renewable energy technologies will be used; and
- ii. capture its unregulated emissions, its embodied emissions and emissions associated with maintenance, repair and replacement as well as dismantling, demolition and eventual material disposal.

5.60 The Climate Change Act 2008 is the basis for the UK's approach to tackling and responding to climate change. It requires that emissions of carbon dioxide and other greenhouse gases are reduced and that climate change risks are prepared for. The Act also establishes the framework to deliver on these requirements and commits the UK government by law to reducing greenhouse gas emissions to 'net zero' by 2050.

5.61 There are a number of ways in which climate change may be mitigated in a local area using land use and development management policies. Neighbourhood plans are well suited to providing this policy framework, in the absence of strategic policies at the Local Plan level. Aside from ensuring sustainable patterns of land uses in settlements, policies can be used to minimise the energy demand of buildings, to store carbon and to generate renewable energy. National planning policy encourages each of them but does not specify precisely how a local area should go about realising opportunities.

5.62 There are practical ways that each can be delivered in a local area. The PassivHaus standard has been shown to be the most effective means of improving the energy performance of new and existing buildings. The more buildings, of all uses, that meet this standard, the better. And storing emitted carbon in plant life can reduce atmospheric carbon dioxide that is increasing global temperatures. The more that storage capacity in the local area is increased, the greater the contribution to reducing the pace of temperature increases.

5.63 This policy, together with Policy MARL21, is intended to deliver a step change in the carbon emission performance of all new developments in the MANP Area and, in doing so, to encourage and incentivise the use of the PassivHaus standard of building design. By focusing on reducing the need for energy, achieving this standard will make the most significant contribution to mitigating climate change that the Neighbourhood Plan can deliver.

5.64 The policy is in four parts. Its Clause A provides an alternative means of meeting the ambitions of the Government's proposed Future Homes Standard. The Standard will be applied nationally and will focus on ensuring that the country's new building stock will be net carbon neutral. Development proposals will therefore be expected to comply with the Standard, which will replace any local discretion.

5.65 However, although the Standard will be an improvement in the requirements made of new build schemes, its contribution to mitigating climate change through the application of the 'energy hierarchy' is not generally regarded as being as effective as delivering buildings to a PassivHaus standard. Such buildings are proven to create healthy and comfortable buildings in which to live or work and they will dramatically reduce the requirement for grid and storage enhancements and halving the amount of renewable generation capacity required. Reducing the heating energy demand through the application of passive design measures and a 'fabric first' approach is therefore the only practical way to achieve zero carbon homes in reality.

5.66 Delivering PassivHaus buildings is challenging for conventional house builders, hence the Future Homes Standard allows for offsetting requirements that cannot be met on site. Whilst Policy MARL20 cannot therefore make the PassivHaus standard a requirement, it can and should offer landowners and developers with the option of

an alternative that more than meets the Standard and provide a clear incentive to maximise the number of new buildings that are certified to PassivHaus standard.

5.67 For applicants that are proposing to use this standard for at least 50% of the building units, the policy removes the need to meet the requirements of Clause A that will apply to schemes using the conventional route. Such requirements serve purposes that are either not relevant to the PassivHaus standard (i.e. by proposing an energy reduction strategy) or where climate change mitigation impacts will be significantly lower and indirect, i.e. contributing to the Carbon Offset Fund or funding the full cost of travel plan measures. These requirements are mitigation measures that have been put in place to make good the inadequacies of conventional building schemes, that are not necessary to apply to PassivHaus buildings.

5.68 Its Clause B acknowledges that the PassivHaus standard for housing is most effective in its energy performance when delivered as terraces or apartment blocks, rather than detached or semi-detached houses (that have more external wall space). It therefore encourages the use of those building forms, which will lead to higher plot densities. In most urban character areas such densities will be appropriate, but in some historic, suburban and rural character areas, they may not.

5.69 The policy requires that the scheme density (measured by dwelling units/Ha) is **assessed against that of the local 'character area' in the Design & Access Statement**. Where that area is part of a designated Conservation Area or Area of Special Character, for which there is an appraisal defining its character, then the applicant will be expected to use that as the baseline for the Statement. **Outside of such areas, the applicant may define the 'character area' that is relevant for the purpose of this exercise.**

5.70 It is expected that the policy will be welcomed by the SME building sector and self-builders that wish to increase their share of the local house building market, which is also an objective of the NPPF. The policy will make it easier and cheaper for them to submit planning applications and the S106 contribution will be lower. In allowing for higher plot densities to be achieved, the policy will increase the attractiveness of using PassivHaus buildings. In which case, land and property owners will have a greater choice of building specification and of developer to sell to or to partner with, and so the policy is considered viable.

5.71 Proposals seeking to apply the 'Passive House Planning Package' (PHPP) must be able to demonstrate that the PassivHaus standard can be achieved. Prior to commencement a **'pre-construction compliance check' completed by a PassivHaus Designer accredited by the Passive House Institute (PHI)** will be required and secured by condition. Upon completion a Quality Approved PassivHaus certificate for each building will be required prior to occupation, again secured by condition.

5.72 Its Clause C requires the developer of a consented housing development scheme of any size to carry out a post-occupancy evaluation (POE) including actual energy use, and to submit the report to the local planning authority. It will be implemented by attaching a planning condition, which will only be discharged once the report has been submitted and any recommended actions to rectify any

performance gap with the design stage assessment are carried out by the developer.

5.73 A quarter of UK carbon emissions derive from housing. Despite good intentions to reduce this, many new and refurbished homes have been found to use twice the amount of energy aimed for. Without suitable systems for standard setting, predicting, measuring, feedback and learning from the outcomes, this poor performance will continue. On the other hand, PassivHaus certified schemes will not fail in this way and they are therefore exempted from this policy.

5.74 A POE report comprises an assessment of how building performance measures up to the expectations of the team that designed and built it. The Royal Institute of British Architects (RIBA) considers that this method has huge potential but is still rare in private and public sector house building contracts. From current practice it estimates that POE adds less than 0.25% to the project cost. An industry consensus is emerging on the key sustainable outcomes, which are expected to become the standard measurables for all projects in the future. RIBA itself intends to fully embed sustainability into its 'Plan of Work' and provide the means for teams on any project to target sustainable outcomes in the brief, manage their delivery through each stage and undertake meaningful analysis up to three years after handover.

5.75 In the absence of any current adopted or saved policy in Wiltshire covering the carbon performance of new buildings, Clause D requires all development proposals that are not householder applications to be accompanied by a Whole Life-Cycle Carbon Emissions Assessment. This requirement will be added to the Wiltshire Validation Checklist for outline and full planning applications applying to proposals in the MANP area until such a time that there is a county-wide requirement.

5.76 The Statement shall cover the following:

- an assessment of the proposal to capture unregulated emissions, the embodied emissions and the emissions associated with maintenance, repair and replacement of the new building(s), as well as its dismantling, demolition and eventual material disposal
- a calculation of the energy demand and carbon emissions covered by the Future Homes Standard and Building Regulations and, separately, the energy demand and carbon emissions from any other part of the development, including plant or equipment, that are not covered by the Future Homes Standard or Building Regulations (i.e. the unregulated emissions), at each stage of the energy hierarchy
- the proposal to reduce carbon emissions beyond the Future Homes Standard and Building Regulations through the energy efficient design of the site, buildings and services
- the proposal to further reduce carbon emissions through the use of zero or low-emission decentralised energy where feasible, utilising local secondary heat sources
- the proposal to further reduce carbon emissions by maximising opportunities to produce and use renewable energy on-site, utilising storage technologies where appropriate

- the proposal for a demand-side response, specifically through installation of smart meters, minimising peak energy demand and promoting short-term energy storage
- an analysis of the expected cost to occupants associated with the proposed energy strategy

5.77 Every new build or redevelopment project in the MANP Area provides an opportunity to make a difference and a contribution towards meeting our climate change targets for 2050. This new information requirement need not be an unreasonable expectation of even the smallest schemes for new buildings. Land values in the MANP Area are high relative to build costs and ought to be sufficient to ensure requirements to tackle improving carbon performance are viable.

Policy MARL21: Mitigating Climate Change – Carbon Sinking

A. For schemes of a gross site area of more than 2 Ha, and where practical, development proposals are required to incorporate woodland planting within their on-site proposals to a standard verified by the Woodland Carbon Code.

B. For schemes of a gross site area less than 2 Ha or for schemes of a gross site area of more than 2 Ha but where on site provision is not practical, development proposals are required to make a financial contribution to the Marlborough Area Carbon Sink Fund, which will be used to invest in the improvement, extension and maintenance of those existing and new woodlands of the Green Infrastructure Network of Policy MARL15 that function as a carbon sink.

5.78 This policy requires that all proposals for new buildings, including those that are part of redevelopment schemes, to contribute to carbon sequestration ('sinking') in the MANP Area. It applies to all buildings of any land use type as every new building will have a carbon footprint that will need to be mitigated.

5.79 Clause A requires schemes of a gross site area of 2Ha or more, which would be expected to include a landscape scheme of a reasonable scale, to include woodland planting of a type and long-term management that meets the Woodland Carbon Code standards.

5.80 Clause B requires smaller schemes, or those that cannot meet the Code on-site, to make a financial contribution to the provision of Code-compliant woodland planting through a new Marlborough Area Carbon Sink Fund. Contributions will be made in proportion to their size (as measured by sq.m. gross internal floorspace area).

5.81 The policy complements the other MANP and Wiltshire policies on climate change mitigation. It also sits alongside policies MARL20 of the Neighbourhood Plan on climate change mitigation and on the Marlborough Area Green Infrastructure Network. Together, they are intended as local actions aimed at tackling climate change. The Fund will be set up in the absence of a district-level carbon offsetting fund.

5.82 A 'carbon sink' is a natural or artificial reservoir that accumulates and stores some carbon-containing chemical compound for an indefinite period. The Carbon Sink Fund will be invested in making improvements, in extending and in maintaining those elements of the Green Infrastructure Network that will function as a carbon sink. They are primarily the planting of certain types of woodland species in key locations, such as extending the Savernake Forest or woodlands on the Downs or along the Kennet Valley.

5.83 The operations of the Fund will be set out in a forthcoming supplementary planning document, using the Woodland Carbon Code as their basis. The contribution will be made via a S106 agreement. The Fund operator will secure agreements with the relevant landowners prior to the Fund opening and operating. Contributions will not be required until the Fund is operational.

6. IMPLEMENTATION

6.1 The Neighbourhood Plan will be primarily implemented through Wiltshire Council considering and determining planning applications for development in the Marlborough Neighbourhood Plan Area.

Development Management

6.2 Wiltshire Council will use a combination of the relevant Core Strategy/Local Plan and MANP policies – the **'development plan' for the MANP Area** – to inform and determine its planning application decisions. The Town and Parish Councils are statutory consultees on planning applications made in the relevant parish area. They will endeavour to comment on and monitor all future planning applications where they consider a MANP policy has been engaged by the development proposal. They will seek to ensure that the relevant MANP policies have been identified and applied correctly by applicants and by officers in their decision reports.

6.3 The Councils will aim to meet with development management officers of Wiltshire Council once the MANP is made, and on occasions thereafter, to ensure there is a full and accurate understanding of all parties on how the policies should be applied. They may also review relevant cases so that policies may be modified in future reviews of the MANP.

6.4 Where necessary, the Councils may seek to persuade the Secretary of State to call-in a planning application that they consider is in conflict with the MANP, but which Wiltshire Council has deemed to consent. Similarly, they may also seek to persuade the Secretary of State to recover an appeal of a refused application, where the conflict with one or more MANP policies has been important in the reasons for refusal. In both cases, the Councils will do so if they consider matters of national policy significance (for neighbourhood planning) are raised.

Local Infrastructure Improvements

6.5 Where opportunities arise through Section 106 agreements (or through the Community Infrastructure Levy) to secure financial contributions to invest in improving local infrastructure, the Councils will review the evidence base and community consultations for the MANP to inform their view in liaising with Wiltshire Council. This is in addition to the infrastructure projects that are proposed to be delivered through site specific policies in this Neighbourhood Plan.

Marlborough Conservation Area

6.6 The Conservation Area was designated in 1971 and reviewed in 2003. As noted in relation to Policy MARL11, the 2020 Townscape Study recommends that the Conservation Area boundary is extended to include the Back Lane and The Common/Herd Street Areas of Special Quality (ASQ). Both are considered worthy of inclusion in the Area, given their contribution to its heritage significance.

6.7 The MANP cannot itself modify the boundary of a designated Conservation Area. This can only be done following a review by Wiltshire Council as the local planning authority under S69 of the Planning (Listed Buildings & Conservation Areas) Act 1990. In which case, the Town Council will actively encourage Wiltshire Council to undertake a review, using the evidence provided in the 2020 Townscape Study, with the aim of modifying the boundary as recommended. In the meantime, both areas will continue to be identified as ASQs.

Mildenhall Rural Exception Site

6.8 Mildenhall Parish Council will actively encourage the owners of land in suitable places on the edge of the village to come forward with proposals for a rural exception site scheme. It will seek to encourage the Community-Led Housing team at Wiltshire Community First and Wiltshire Council to work with it and the local community to bring forward a project.

Marlborough Medical Centre

6.9 The Town Council will continue to liaise with the relevant stakeholders – notably the exiting George Lane Surgery owners, the Wiltshire Clinical Commissioning Group and Marlborough College – to encourage the relocation of the facility on George Lane to a new site at Barton Dene (as per Policies MARL1A and MARL2). On the making of the MANP, it will seek to form a project steering group with these parties to deliver the project.

Town Centre

6.10 Much of the success of the town centre will depend on policies and actions outside the remit of the MANP. The Town Council therefore proposes to prepare a Town Centre Plan once the MANP has been made. The plan will incorporate Policy MANP5 into a wider set of initiatives aimed at securing the long term vitality and viability of the town centre. It will bring together traders, property owners, Wiltshire Council and others to discuss and agree objectives and actions.

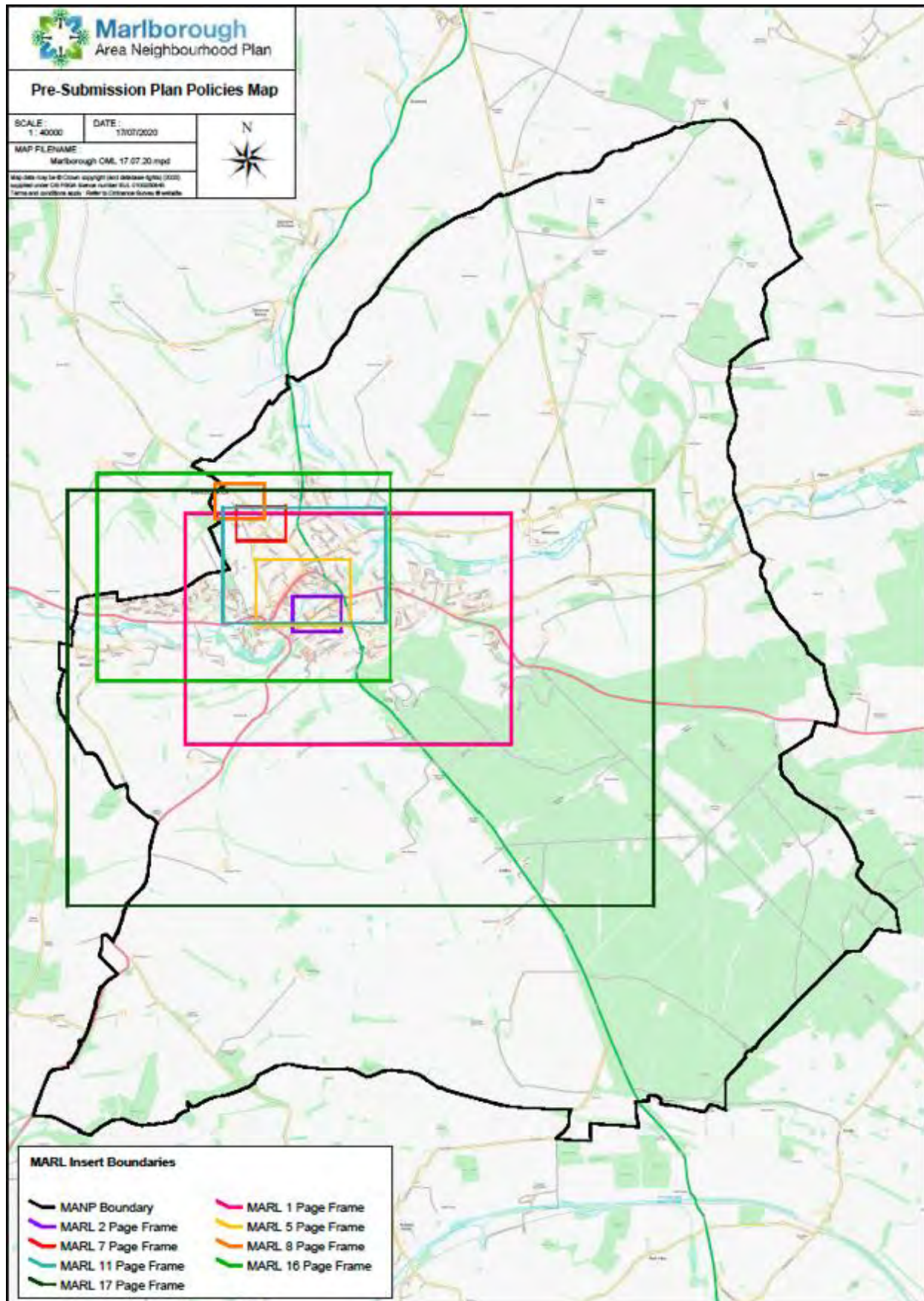
Other Non-Planning Matters

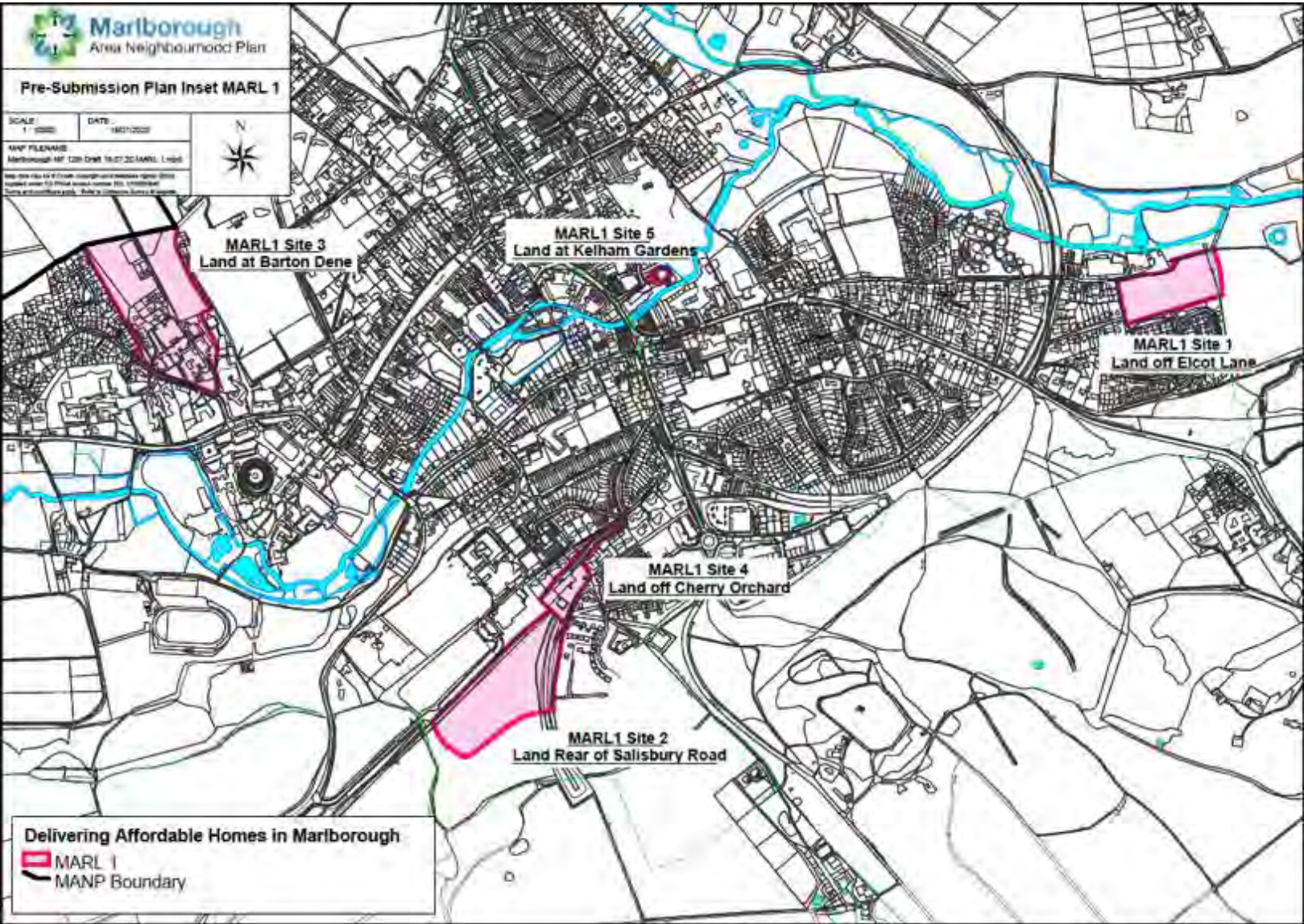
6.11 During the process of preparing the MANP, there have been many ideas for improving or addressing current problems in the Marlborough Area that lie outside the scope of the land use planning system to control. For example, the Town Council is keen to contribute to projects to tackle the poor air pollution in parts of the town. The Councils have noted these issues and will take them forward through their day-to-day business and in partnership with the local community and relevant parties.

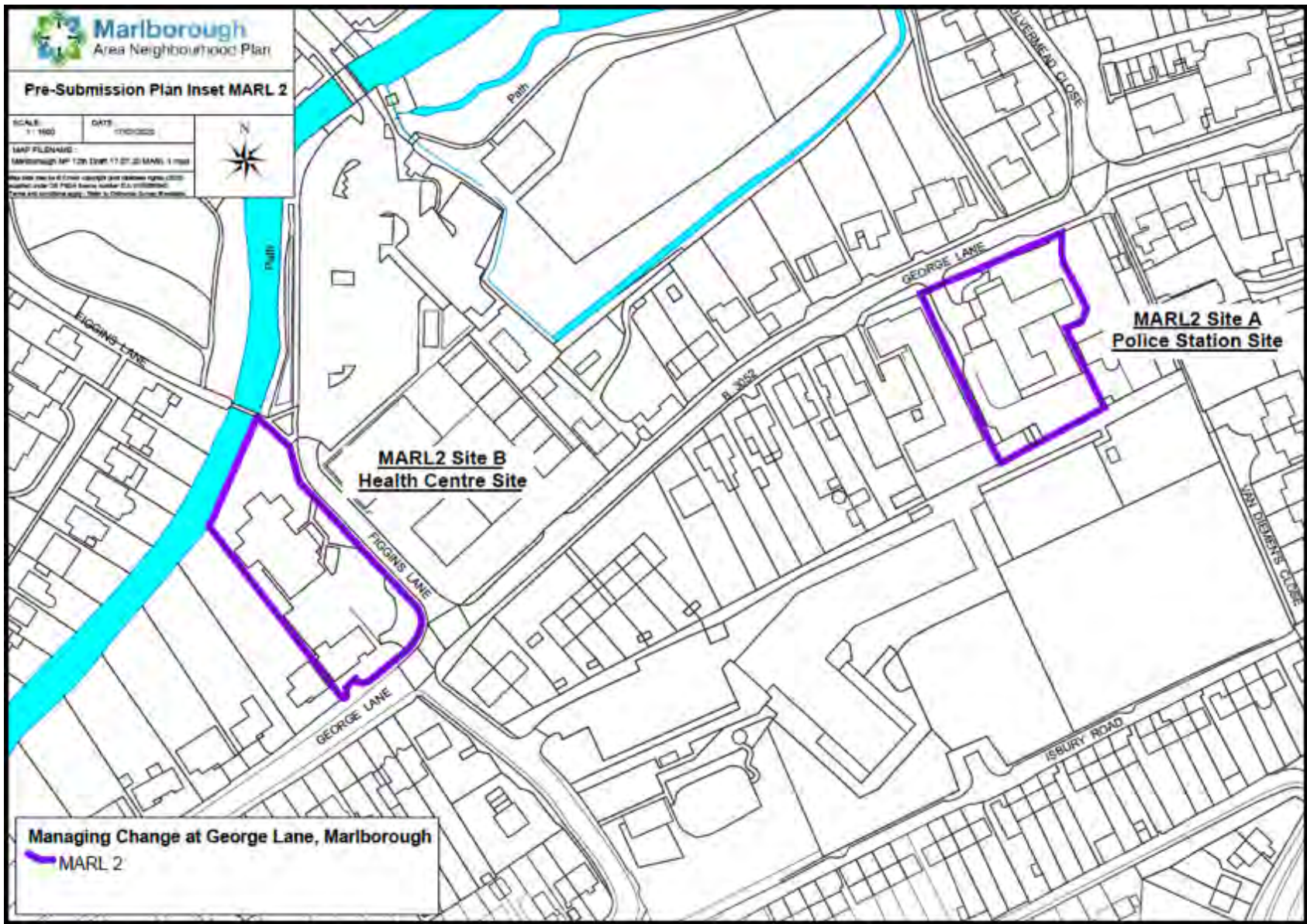
Reviewing the MANP

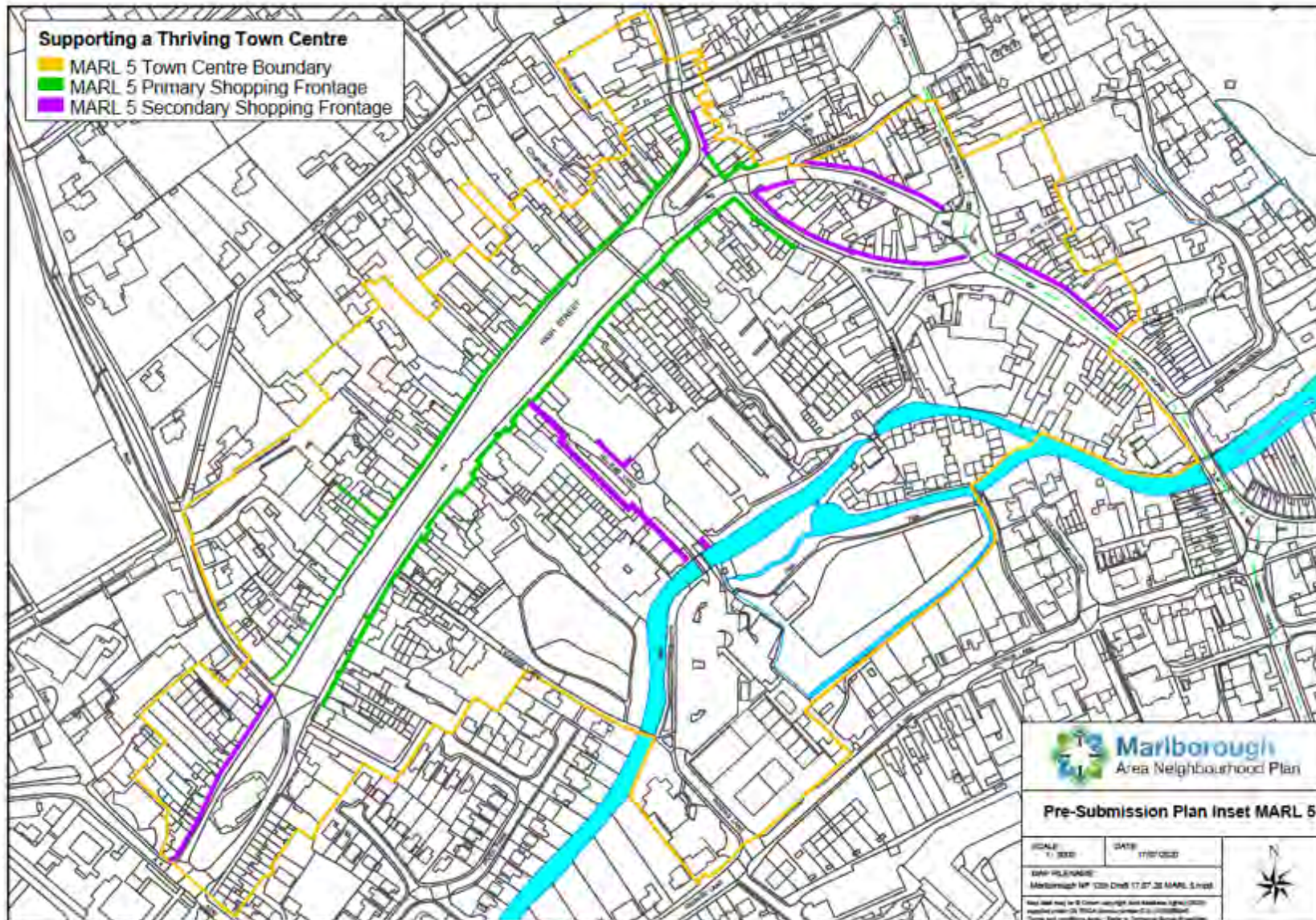
6.12 The Councils commit to undertaking a first review of the MANP after the adoption of the new Wiltshire Local Plan. The review will consider if there are any important changes in strategic policy that have rendered policies in the MANP out of date and will take account of the experience of applying the policies to planning applications. They will also consider if the designated Neighbourhood Plan Area remains relevant for the purpose of neighbourhood planning in this area.

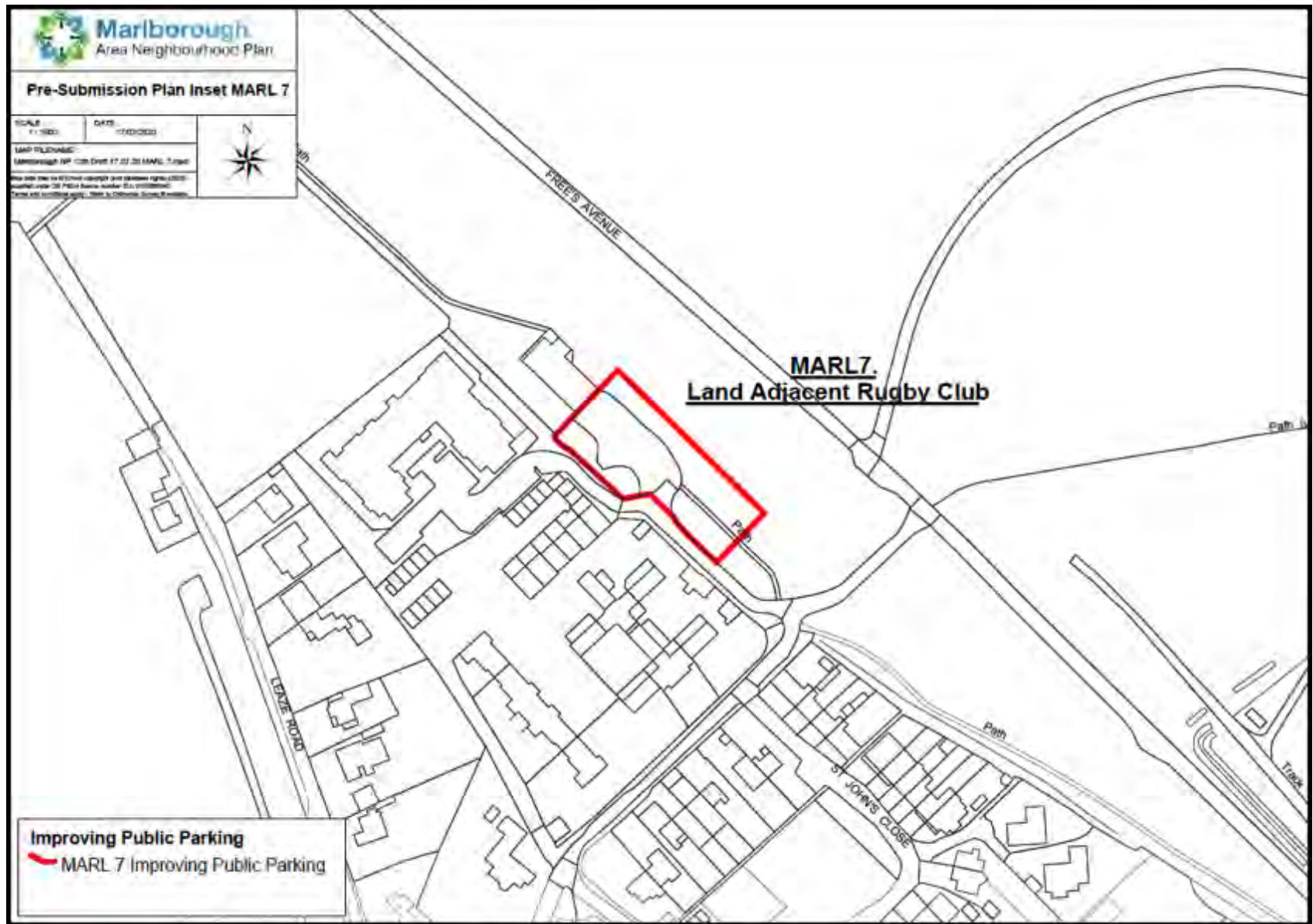
POLICIES MAP & INSETS

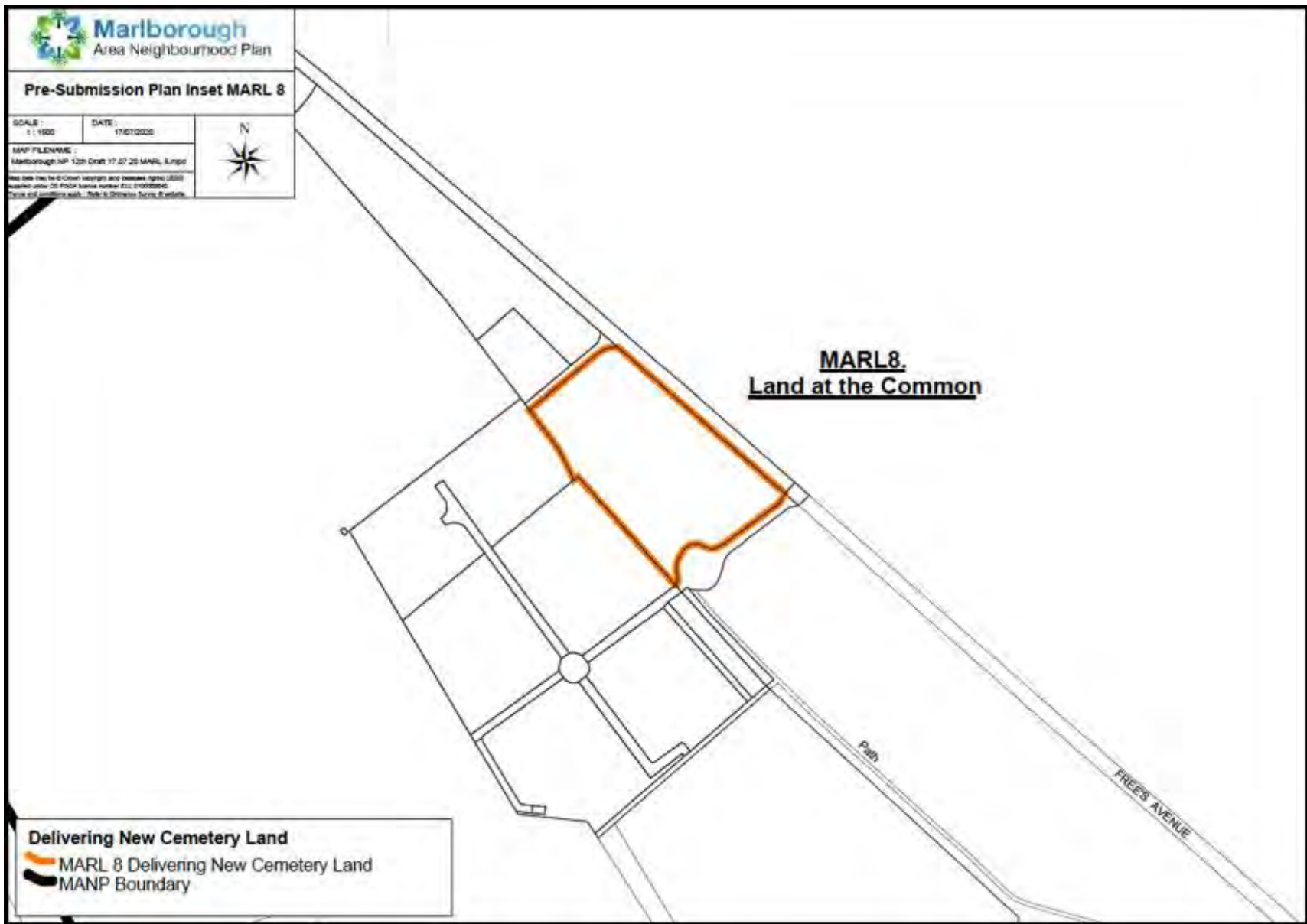


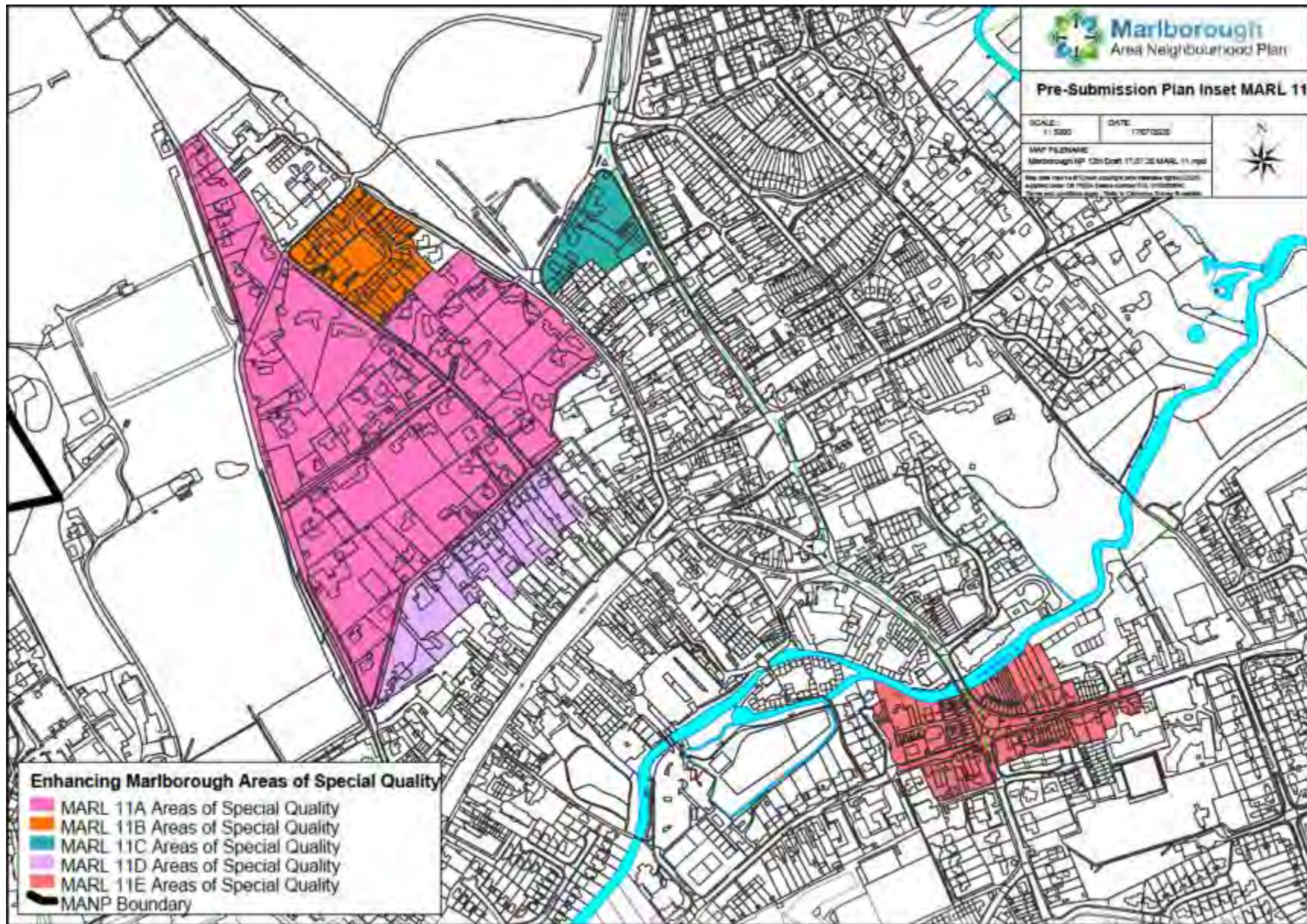










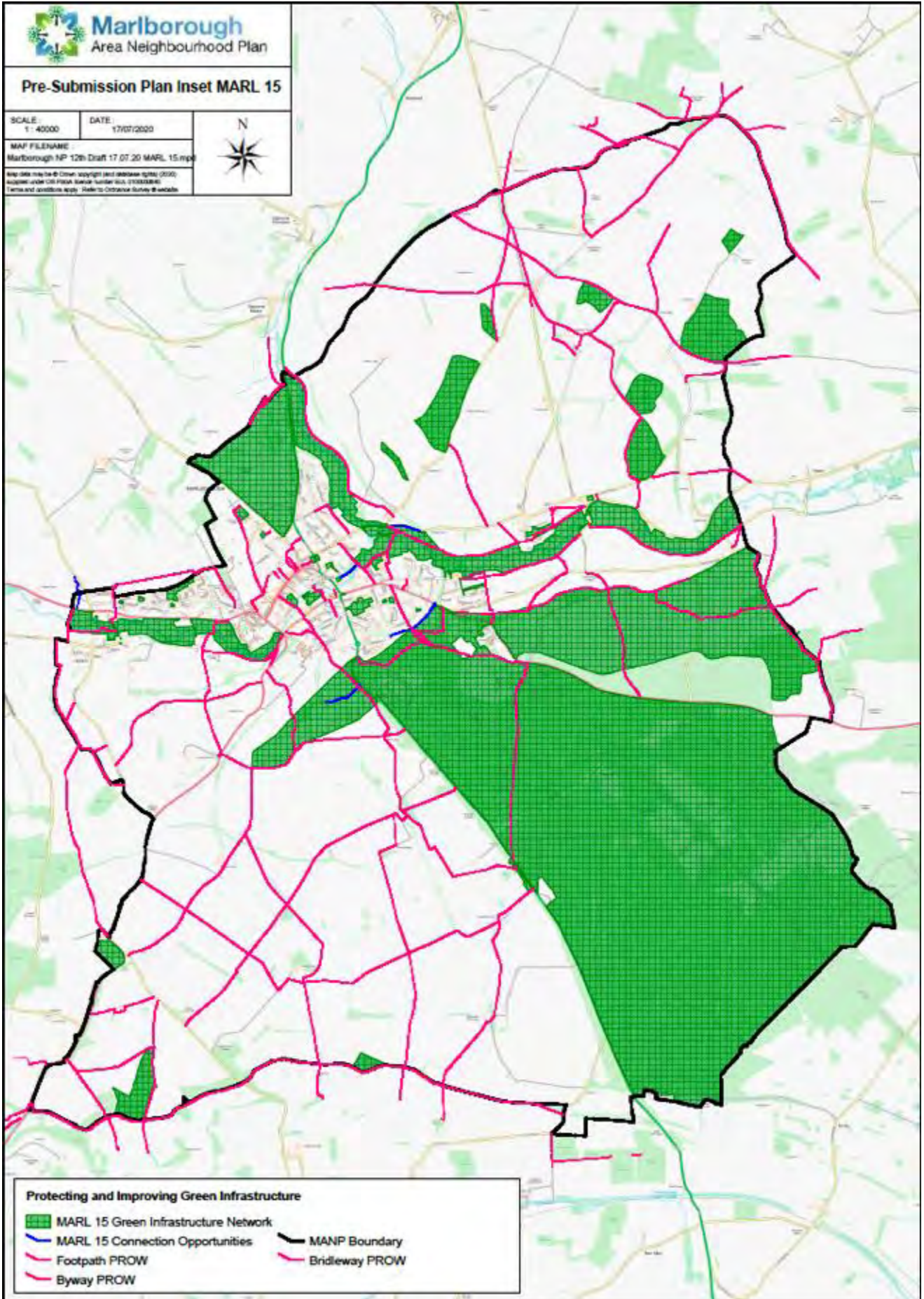


MARLBOROUGH AREA NEIGHBOURHOOD PLAN: PRE-SUBMISSION PLAN – NOVEMBER 2020



Pre-Submission Plan Inset MARL 15

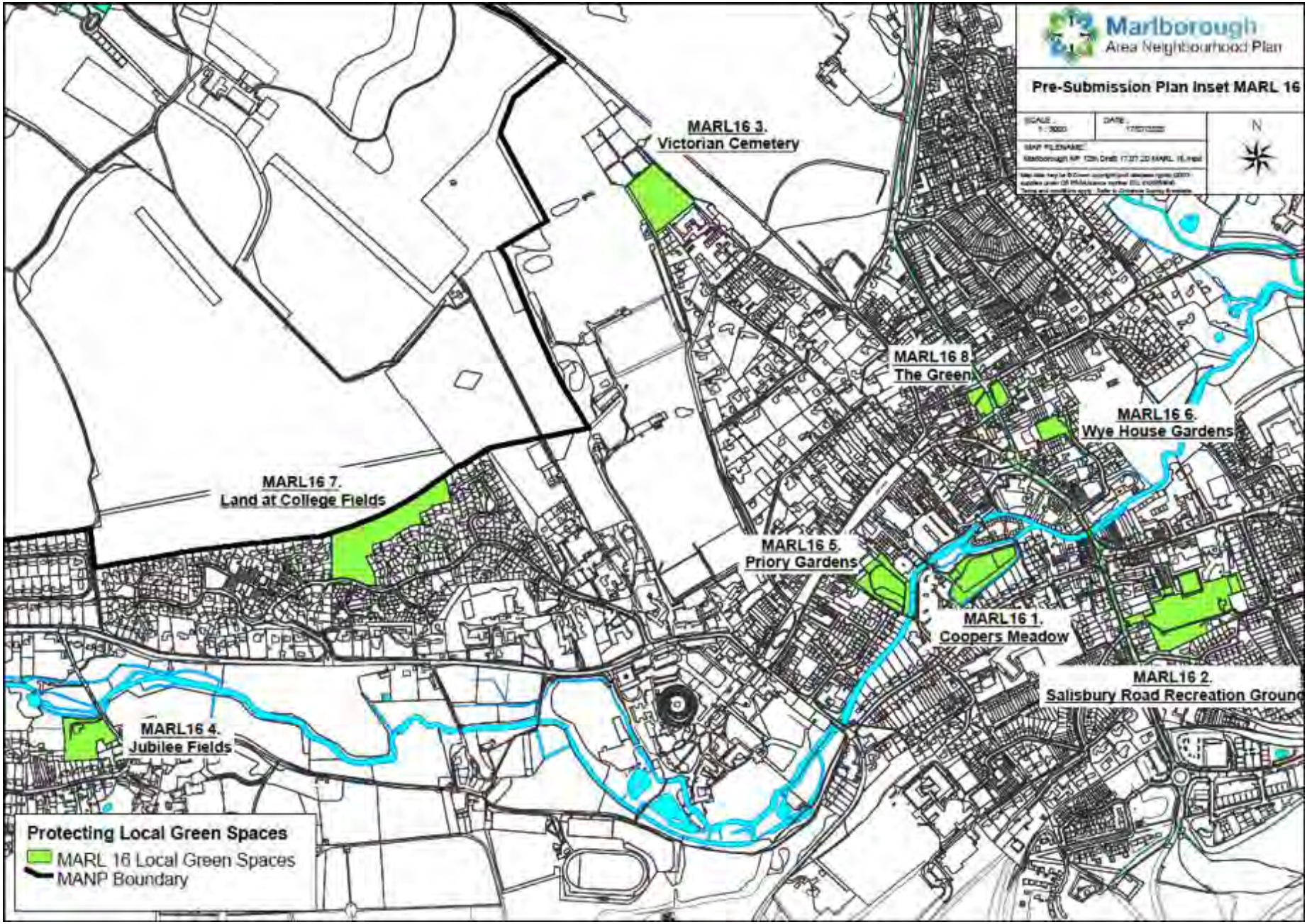
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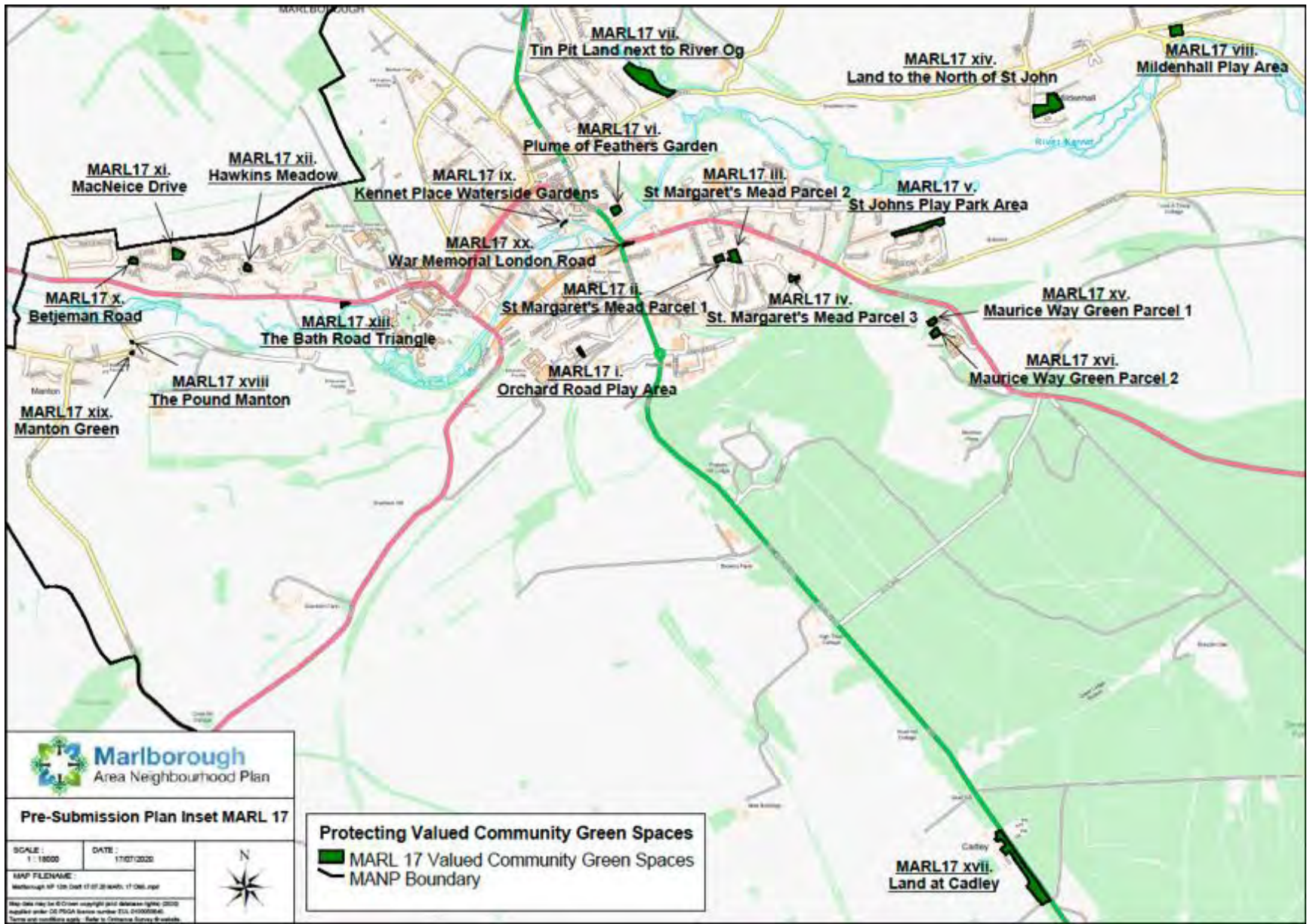
Protecting and Improving Green Infrastructure

- | | |
|--------------------------------------|---------------|
| MARL 15 Green Infrastructure Network | MANP Boundary |
| MARL 15 Connection Opportunities | Footpath PROW |
| Bridleway PROW | Byway PROW |

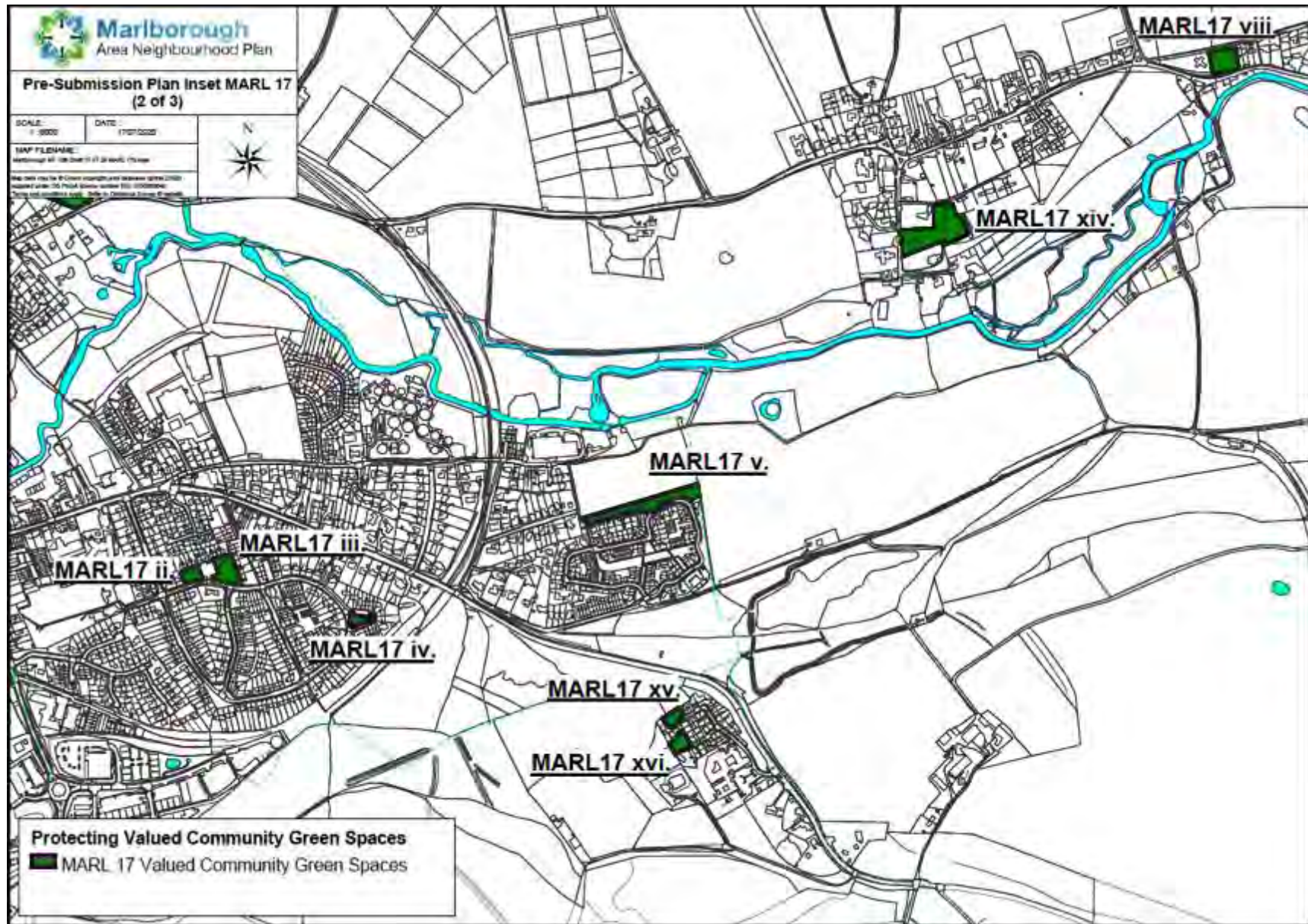
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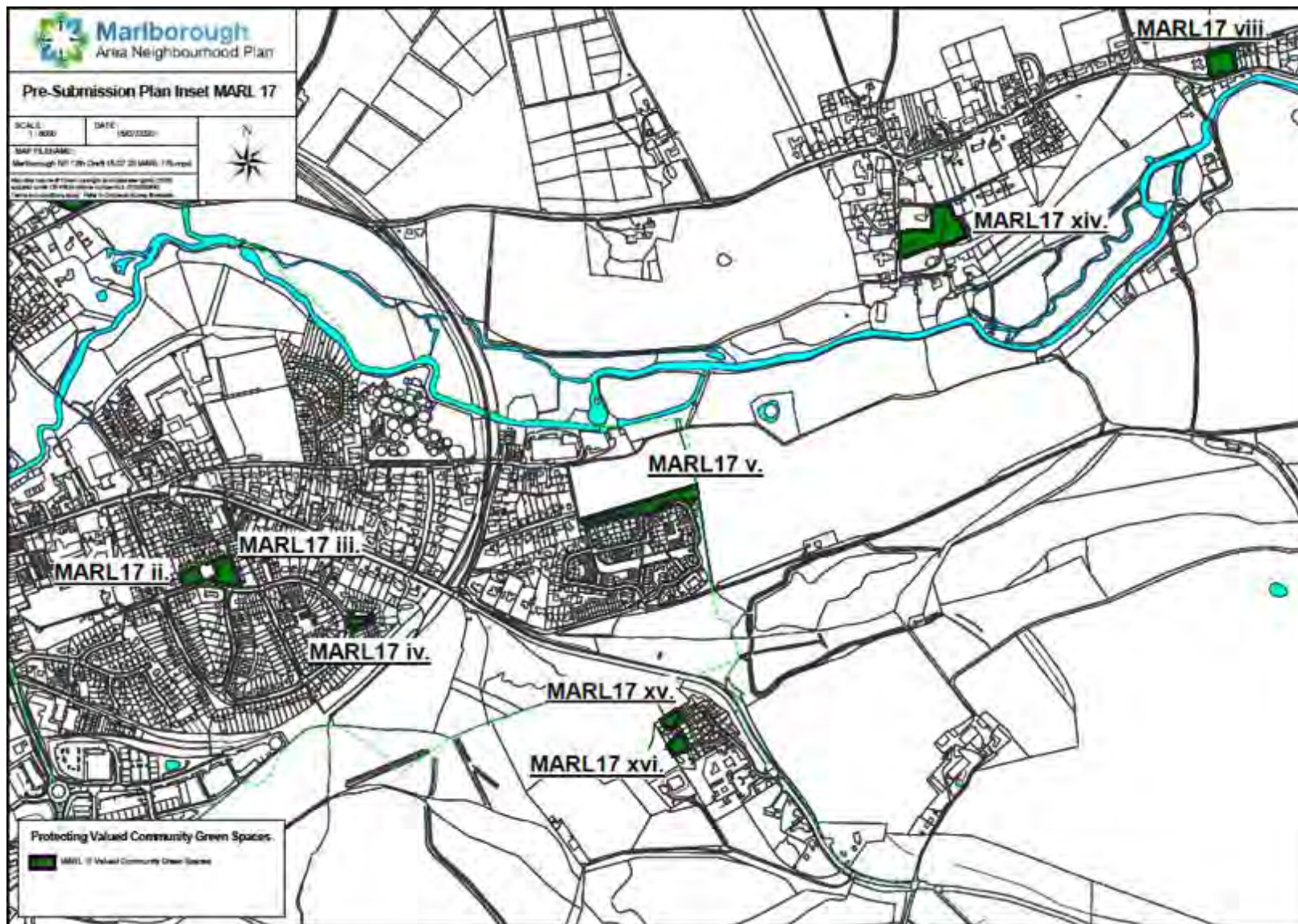
Protecting Local Green Spaces
MARL 16 Local Green Spaces
MANP Boundary

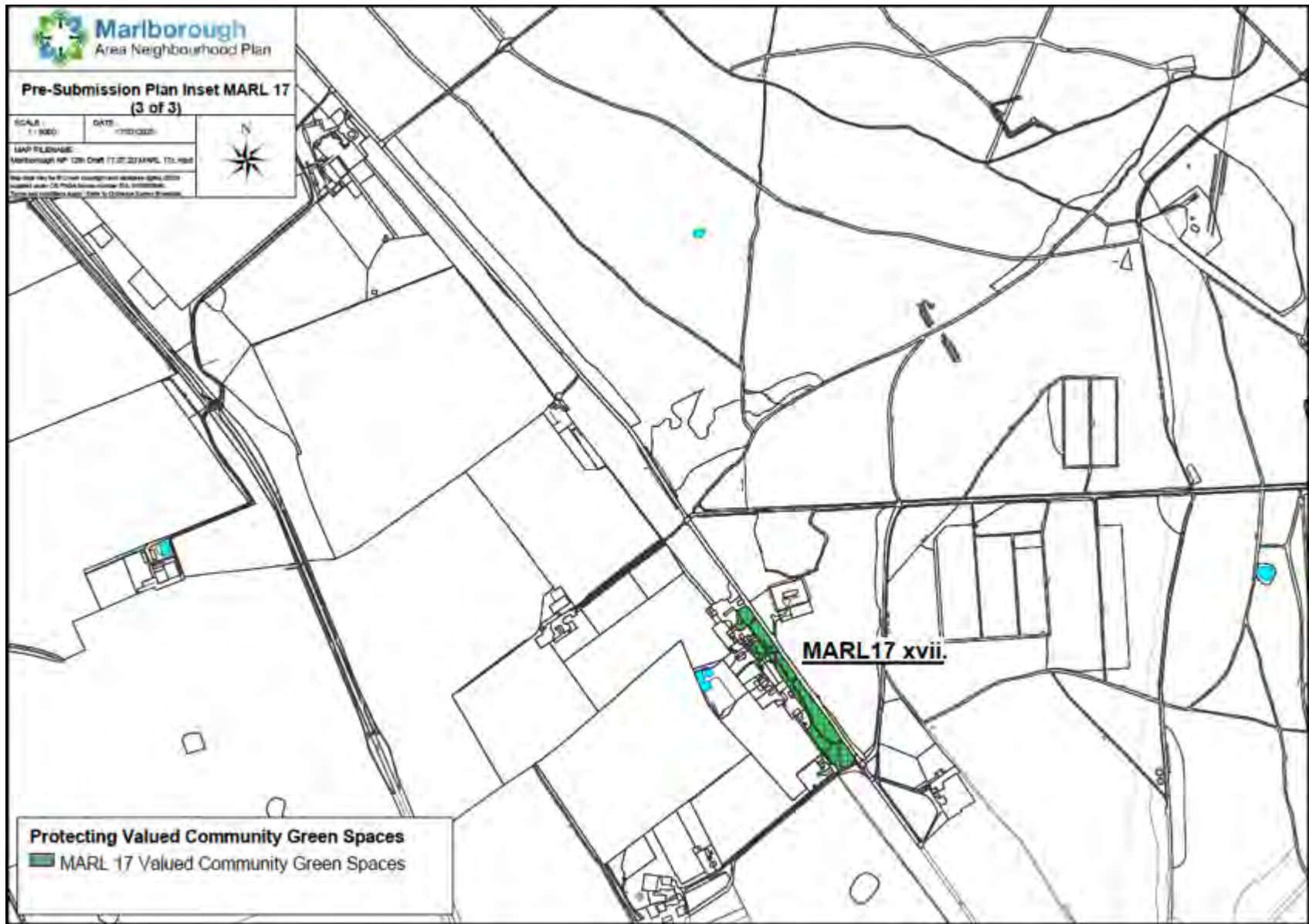


MARLBOROUGH AREA NEIGHBOURHOOD PLAN: PRE-SUBMISSION PLAN – NOVEMBER 2020



MARLBOROUGH AREA NEIGHBOURHOOD PLAN: PRE-SUBMISSION PLAN – NOVEMBER 2020





APPENDIX A: SCHEDULE OF LOCAL HERITAGE ASSETS (POLICY MARL14)

The following schedule comprises the list of Local Heritage Assets for inclusion in Policy MARL14 that have been identified by a combination of the Conservation Area Statements for Marlborough and for Manton in 2003 and for Mildenhall in 2004; of the 2020 Marlborough Town Townscape Study; and of the design guidance prepared for the villages of Manton and Mildenhall as part of the Neighbourhood Plan in 2018. The specific local heritage value of each asset is defined in those reports.

Marlborough	<ul style="list-style-type: none"> • Units A – J, Waggon Yard • 1 & 2 London Road • 35 London Road • 36 & 37 London Road
Manton	<ul style="list-style-type: none"> • The former Reading Room, Preshute Lane • The Village Hall, Preshute Lane • No.1 Preshute Lane • Peacock Cottage, Preshute Lane • 72 High Street • Manton Grange, High Street • Manton Weir Stables/West Lodge/Scrupety Burrows • 66-67 High Street • 7-8 High Street • Former Up The Garden Path P.H., High Street • Preshute School • 58 High Street • 59 High Street • 1-2 School Lane • The Old Chapel, High Street • 50-54 High Street • 48 High Street • 24 and 26 High Street • East Lodge, London Road • Manton Corner, London Road
Mildenhall	<ul style="list-style-type: none"> • Clifton House and Honeysuckle Cottages on the main street • Nos. 48 – 51 on the main street • No. 42 on the main street • Glebelands Cottages on the main street • Nos. 27 – 29 on the main street • Home Farm on the main street • Corner Thatch and outbuilding, Woodlands Road • Barns to Kennett Cottage • The Cottage, Church Lane • Outbuildings at Rectory Garden House, Church Lane • Glebe House, Church Lane • Church Farm, Church Lane • The Knap, Werg/A4192 • The Old Forge/Old Forge Cottage, A4192 • Weavers, Cock-A-Troop Lane

APPENDIX B: SCHEDULE OF EVIDENCE

The list below contains all documents prepared, collected and reviewed in the process of preparing the Plan.

- Marlborough Area Neighbourhood Plan Site Assessments Report December 2020
- Sustainability Appraisal for the Marlborough Area Neighbourhood Plan, AECOM, December 2020
- Marlborough Area Neighbourhood Plan Supporting Statement on Housing Proposals, January 2021
- Marlborough Area Neighbourhood Plan Housing Needs and Requirements Study, Cobweb Consulting, May 2017
- Affordable Housing needs in Marlborough Area Neighbourhood plan, Cobweb Consultation, June 2020 update
- Marlborough and the Parishes Business Survey, Cobweb Consulting, April 2017
- Marlborough Town Character Study, Sage Gray Architects Ltd, July 2020
- Marlborough Conservation Area Statement, Kennet District Council, June 2003
- Manton Conservation Area Statement, Kennet District Council, June 2003
- Mildenhall Conservation Area Statement, Kennet District Council, June 2004
- Marlborough Town Benchmarking Report, People and Places Ltd, January 2019
- Marlborough Neighbourhood Plan Car Parking Study, People and Places Ltd, September 2017
- Open Spaces in MANP Parishes Steering Group report
- North Wessex Downs AONB Management Plan 2019 – 2024
- Wiltshire Core Strategy adopted January 2015 and evidence base
- Wiltshire Local Plan Review Consultations and evidence base