



# Wiltshire Housing Site Allocations Plan

Pre-submission  
draft plan

Community Area Topic Paper – Marlborough

June 2017

## Wiltshire Council

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# 1. Introduction

## Introduction

**1.1** Wiltshire Council is preparing a Wiltshire Housing Site Allocations Plan ('the Plan'), which is comprised of a settlement boundary review and housing site allocations. The Plan is supported by a number of documents including Community Area Topic Papers that form the evidence for the Plan. This paper summarises the outcomes of the settlement boundary review and site selection process in relation to the Marlborough Community Area.

### Settlement boundary review

**1.2** The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy ('WCS') and relied upon the former district local plans. They would instead be reviewed as a part of preparing the Plan<sup>(1)</sup>.

**1.3** Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

### Housing site allocations

**1.4** The WCS refers to the role of this plan, in combination with the Chippenham Site Allocations Plan, to help ensure a sufficient choice and supply of suitable sites throughout the Plan period in accordance with national policy and to compliment neighbourhood planning.

### Topic paper structure

**1.5** *Table 1.1* shows the layout of the Marlborough Community Area Topic Paper ('CATP'). The sections and appendices will differ between community areas depending upon how far they progress through the site selection process.

**1.6** The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP.

- Topic Paper 1: Settlement Boundary Review Methodology
- Topic Paper 2: Site Selection Process Methodology

**Table 1.1** Layout of the Marlborough Community Area Topic Paper

#	Section	Appendices
2	<b>Community area</b>	Planning policy context for the Marlborough Community Area, including an overview of the WCS and, where applicable, any neighbourhood plans that have been made or that are in progress within the community area.

<sup>1</sup> This Plan does not review the settlement boundary for Chippenham. This has been reviewed by the Chippenham Site Allocations Plan.

3	<b>Settlement boundary review</b>	Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan.	<b>Appendix A</b> contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes.
4	<b>Overview of the site selection process</b>	Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> .	
5	<b>Outcome of the site selection process for Marlborough</b>	Summary of the site selection process for the Market Town of Marlborough (Stage 1). It outlines the methodology and identifies whether housing site allocations for the town should be included in the Plan.	
6	<b>Outcome of the Marlborough Community Area Remainder site selection process</b>	Summary of the Marlborough Community Area Remainder site selection process (Stage 1). It outlines the methodology and identifies whether housing site allocations for the community area remainder should be included in the Plan.	
7	<b>Conclusions</b>	Summary of the process, listing the sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed.	

## 2. Marlborough Community area

### Context

- 2.1** The WCS provides the context for the Plan in relation to the Marlborough Community Area. Core Policies 1 (Settlement Strategy) and 14 (Marlborough Area Strategy) set out:
- the settlement hierarchy for sustainable development in the Marlborough Community Area, and
  - associated indicative housing requirements.
- 2.2** Core Policy 14 requires about 680 new homes to occur at the Market Town of Marlborough (including land at Salisbury Road identified for strategic growth) and approximately 240 new homes to be provided in the rest of the community area over the Plan period 2006 to 2026. This reflects the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Marlborough Area Strategy. It indicates how much growth should be provided here to ensure the delivery of the overall housing requirement for the Housing Market Area ('HMA').

### Settlement strategy

- 2.3** The settlements listed in *Table 2.1* below fall within the Marlborough Community Area.

Table 2.1 Settlement Strategy in the Marlborough Community Area

<b>Market Town</b>	Marlborough
<b>Large Villages</b>	Aldbourn, Baydon, Broad Hinton and Ramsbury
<b>Small Villages</b>	Avebury / Trussloe, Axford, Beckhampton, Chilton Foliat, East Kennett, Froxfield, Fyfield, Lockeridge, Manton, Ogbourne St George, West Overton, Winterbourne Bassett and Winterbourne Monkton

### Issues and considerations

- 2.4** Core Policy 14 and the supporting text (paragraph 5.78) of the WCS identify specific issues to be addressed in planning for the Marlborough Community Area, including:
- sustainable and measured growth throughout the plan period that will also help to deliver affordable housing in the Marlborough Community Area and improve access to open market housing. This will help to provide a local workforce for current and new employers moving to the area
  - all development within the Marlborough Community Area will need to conserve the designated landscape of the North Wessex Downs Area of Outstanding Natural Beauty and its setting, and where possible enhance its locally distinctive characteristics
  - The World Heritage Site will be protected from inappropriate development both within the Site and in its setting so as to sustain its Outstanding Universal Value in accordance with Core Policy 59
  - several sites of nature conservation importance lie in close proximity to the town, particularly Savernake Forest SSSI, River Kennet SSSI / CWS and Marlborough Railway Tunnel. Development will protect and, where possible, enhance the ecological value of these features

- survey is required of the potential impacts of development on protected bats (including roosting, foraging grounds and commuting routes) associated with the Savernake Forest bat roosts and other species. The hibernation roost of Annex II bats in the disused railway tunnel will be protected. Development must avoid adverse impacts on protected species and designated local wildlife habitats and features
- an Air Quality Management Area ('AQMA')<sup>(2)</sup> has been declared in the town and there are local concerns that development will lead to mandatory limits set by European Directive 2008/50 being exceeded. Measures to improve air quality in Marlborough must be considered

**2.5** The Wiltshire Infrastructure Delivery Plan ('IDP')<sup>(3)</sup> identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area, including.

- new site for Preshute Primary School and extension of existing village primary schools to provide additional places
- extension of secondary school to provide additional places
- provision of additional nursery school places
- support development of local primary care health facilities, as most practices at capacity

**2.6** However, neither the WCS or the IDP identify insurmountable issues to the extent that they would restrict the delivery of the level of housing proposed over the Plan period.

## Housing requirements

**2.7** The housing requirements for the Marlborough Community Area are set out in *Table 2.2* below. The table shows the overall housing requirement for the community area over the Plan period 2006-2026. In addition, it shows the number of dwellings that have already been delivered and those that are planned. This leaves an 'indicative residual requirement' of homes yet to be delivered during the remainder of the Plan period.

**Table 2.2 Housing requirements for the Marlborough Community Area at April 2017<sup>(4)</sup>**

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Marlborough	680	357	306	17
Marlborough CA Remainder	240	160	46	34
Marlborough total	920	517	352	51

## Neighbourhood planning

**2.8** Neighbourhood plans can also allocate sites for housing and review settlement boundaries. The progress of a neighbourhood plan and the level of housing it is proposing to allocate help determine which settlements to consider through the site selection process. Likewise, the settlement boundary review will not look at settlements that are considered to have had their settlement boundaries reviewed by a sufficiently advanced neighbourhood plan.

2 Wiltshire Council. Air Quality Strategy for Wiltshire 2011-2015, page 45. Available:

<http://www.wiltshire.gov.uk/report-draft-air-quality-strategy-for-wiltshire-october-2011.pdf>

3 Wiltshire Council (December 2016). *Wiltshire Infrastructure Delivery Plan 3 2011-2026. Appendix 1: Marlborough Community Area.*

4 Wiltshire Council (June 2017). Topic Paper 3 Housing Land Supply.



**2.9** Marlborough Community Area has two neighbourhood plans in preparation. *Table 2.3* below shows the stage of the neighbourhood planning process reached by these plans. If the neighbourhood plans were sufficiently advanced, having at least submitted a draft neighbourhood plan to the Council for a Regulation 16 Consultation, then this would include information on whether it is allocating housing and reviewing settlement boundaries. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website<sup>(5)</sup>.

**Table 2.3 Status of neighbourhood plans in the Marlborough Community Area at April 2017**

<b>Plan Area/ name of NDP</b>	<b>Stage Reached</b>	<b>Is it allocating housing, if so, how much?</b>	<b>Is it reviewing the current settlement boundaries?</b>
Marlborough	Area Designation (Mar 2016)	Unknown at this stage	Unknown at this stage
Aldbourn	Area Designation (Aug 2016)	Unknown at this stage	Unknown at this stage

5 Wiltshire Council. (2017). Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed April 2017.

## 3. Settlement boundary review

3.1 The Plan also proposes amendments to the settlement boundaries, as defined in the WCS, of the following settlements within the Marlborough Community Area:

- Marlborough
- Aldbourne
- Baydon
- Broad Hinton, and
- Ramsbury

3.2 **Appendix A** contains maps showing the proposed amendments to these settlement boundaries and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology*<sup>(6)</sup>.

3.3 No settlements in the Marlborough Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

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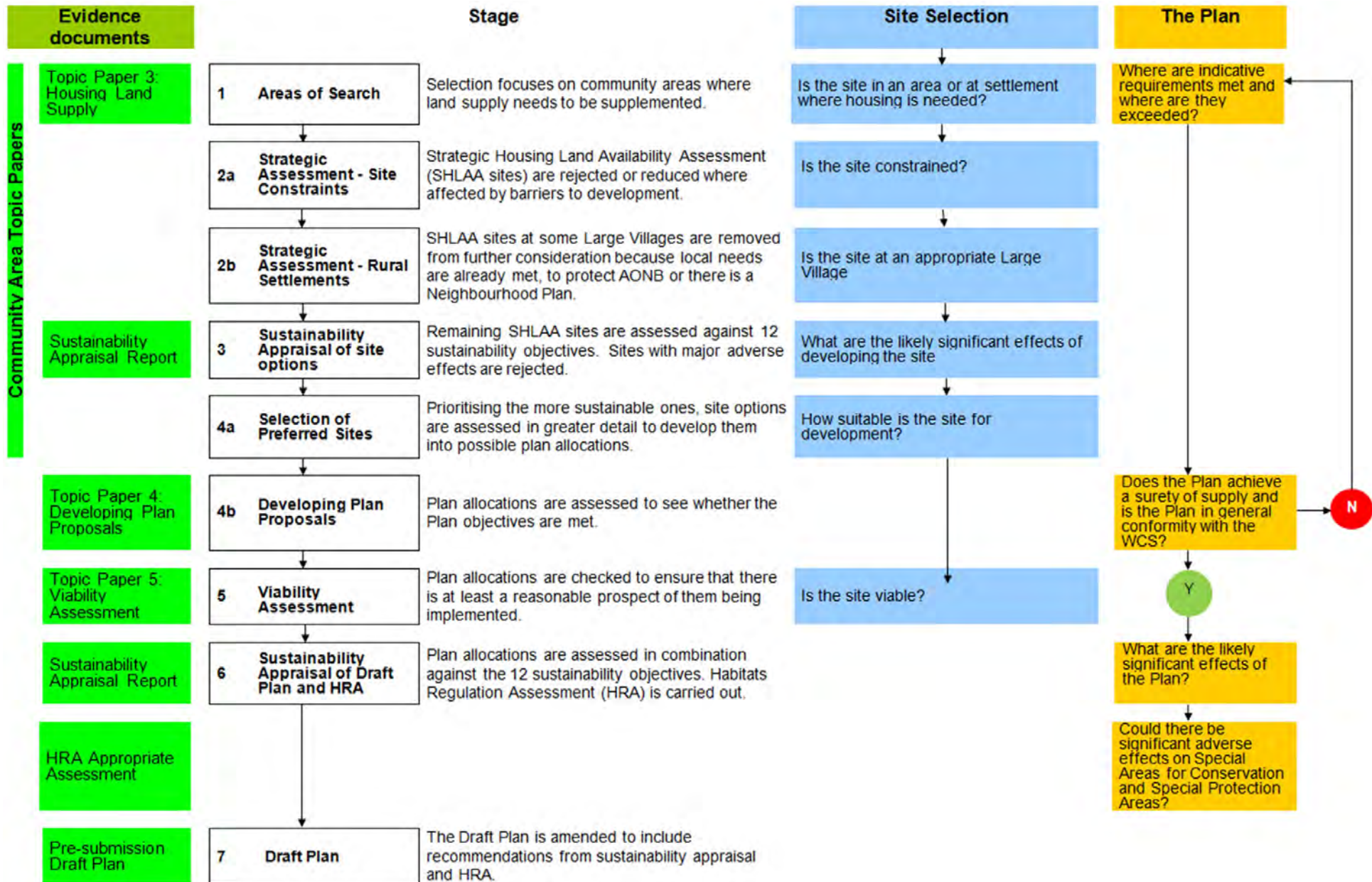
6 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

## 4. Overview of the site selection process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process, which is explained fully in Topic Paper 2: Site Selection Process Methodology<sup>(7)</sup>.*

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7 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.



## 5. Outcome of the site selection process for Marlborough

### Overview

- 5.1** This section summarises the outcome of the site selection process for the Market Town of Marlborough. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*<sup>(8)</sup>.
- 5.2** The decisions taken after each stage of the process for Marlborough, along with the reasons for these decisions, are summarised below.

### Stage 1: Identifying broad 'areas of search'

- 5.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for Marlborough. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 5.4** *Table 2.2* demonstrates that there is an indicative residual requirement of 17 dwellings for Marlborough to be delivered during the Plan period. However, the outstanding requirement is very low. Taking into consideration the fact that the Wiltshire Core Strategy has already identified a strategic on land to the west of Salisbury Road; and the settlement is located in the North Wessex Downs Area of Outstanding Natural Beauty (AONB), there is no compelling reason to identify further greenfield sites for allocation through this Plan. It is likely that this would be delivered through windfall development so does not warrant further consideration. In addition there will be the opportunity to consider the need for additional growth through the Marlborough Neighbourhood Plan making process.
- 5.5** Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation at Marlborough and the site selection process ends after Stage 1.

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8 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

## 6. Outcome of the Marlborough Community Area Remainder site selection process

### Overview

- 6.1** This section summarises the outcome of the site selection process for the Marlborough Community Area Remainder. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*<sup>(9)</sup>.
- 6.2** The decisions taken after each stage of the process for the Marlborough Community Area Remainder, along with the reasons for these decisions, are summarised below.

### Stage 1: Identifying broad 'areas of search'

- 6.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for the Marlborough Community Area Remainder. The areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 6.4** *Table 2.2* demonstrates that there is an indicative residual requirement of 34 dwellings for the Marlborough Community Area Remainder to be delivered during the Plan period. However, a main purpose of the Plan is to ensure a surety of housing land supply. To a significant degree this objective is already met for the East Wiltshire Housing Market Area (HMA). There is therefore no strategic priority to allocate sites for housing land at Large Villages where scales of housing are intended to only meet local needs. The priority for planning control to pass to the local communities to develop their own vision for the future of their area takes precedence. Local needs can be addressed through neighbourhood planning. Large Villages in the East Wiltshire HMA are therefore removed from 'areas of search'.
- 6.5** Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within the Marlborough Community Area Remainder and the site selection process ends after Stage 1.

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9 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

## 7. Conclusions

### Marlborough

- 7.1 There is an indicative residual requirement of 17 dwellings for the Market Town of Marlborough to be delivered during the Plan period. However, the outstanding requirement is very low and a strategic allocation has already been identified in the Wiltshire Core Strategy for the town, which falls wholly within the North Wessex Downs AONB. The indicative residual housing requirement is likely to be delivered through windfall development, so does not warrant further consideration. Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation at Marlborough and the site selection process ends after Stage 1.

### Marlborough Community Area Remainder

- 7.2 There is an indicative residual requirement of 34 dwellings for the Marlborough Community Area Remainder to be delivered during the Plan period. However, a main purpose of the Plan is to ensure a surety of housing land supply. To a significant degree this objective is already met for the East Wiltshire HMA. There is therefore no strategic priority to allocate sites for housing land at Large Villages where scales of housing are intended to only meet local needs. The priority for planning control to pass to the local communities to develop their own vision for the future of their area takes precedence. Local needs can be addressed through neighbourhood planning. Large Villages in the East Wiltshire HMA are therefore removed from 'areas of search'. Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within the Marlborough Community Area Remainder and the site selection process ends after Stage 1.

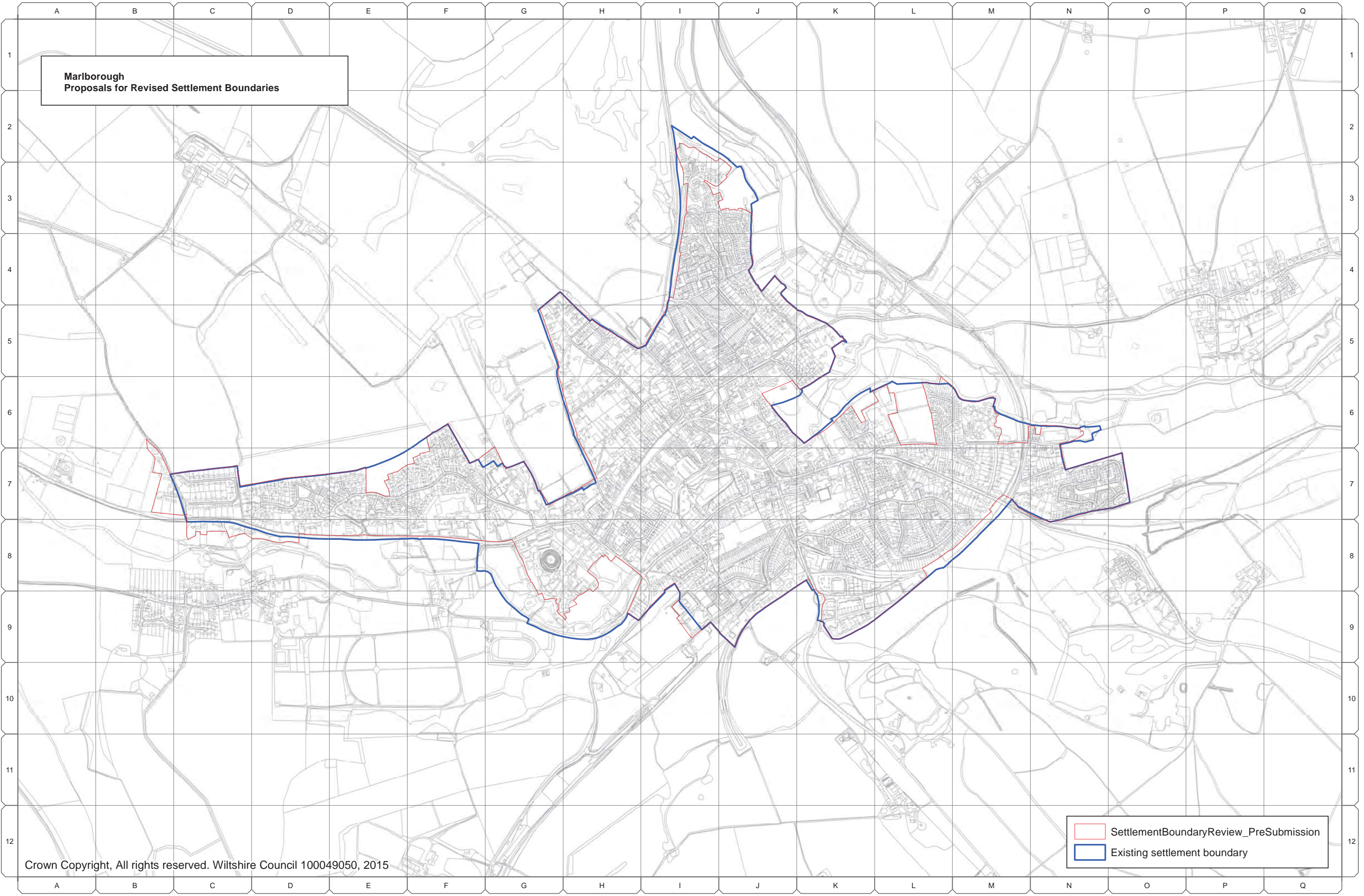
### Settlement Boundary Review

- 7.3 The Plan has reviewed the settlement boundaries of the following settlements within the Marlborough Community Area:
- Marlborough
  - Aldbourne
  - Baydon
  - Broad Hinton, and
  - Ramsbury
- 7.4 No settlements in the Marlborough Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

# Appendix A: Proposals for revised settlement boundaries



**Marlborough  
Proposals for Revised Settlement Boundaries**



SettlementBoundaryReview\_PreSubmission  
Existing settlement boundary

## Marlborough

**A.1** The preceding map of Marlborough illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.1* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology<sup>(10)</sup>. The grid reference numbers are those used on the map overleaf.

**Table A.1 Proposed amendments to Marlborough Settlement Boundary**

Map Grid Reference <sup>(11)</sup>	Proposed Amendments
B6, B7, C7	Amend boundary to include built residential development that is physically related to the settlement.
C8, D8	Amend boundary to include built residential development physically related to the settlement.
C7, C8, D8, E8, F8, G8	Amend boundary to follow but not include clearly defined physical features - the road.
G8, G9, H9, H8	Amend boundary to exclude area of land which relates more closely to the open countryside and with the capacity to extend the built form of the settlement.
I9	Amend boundary to include community facilities development (i.e. school and community college) that is physically related to the settlement.
K8, K9	Amend boundary to follow but not include clearly defined physical features - the road.
L8, M7, M8	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
N6 (SE)	Amend boundary to follow but not include clearly defined physical features – hedgerow.
N6 (SW)	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
M6	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
L6 (NE)	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
L6	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
K6, J6	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.

10 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

11 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

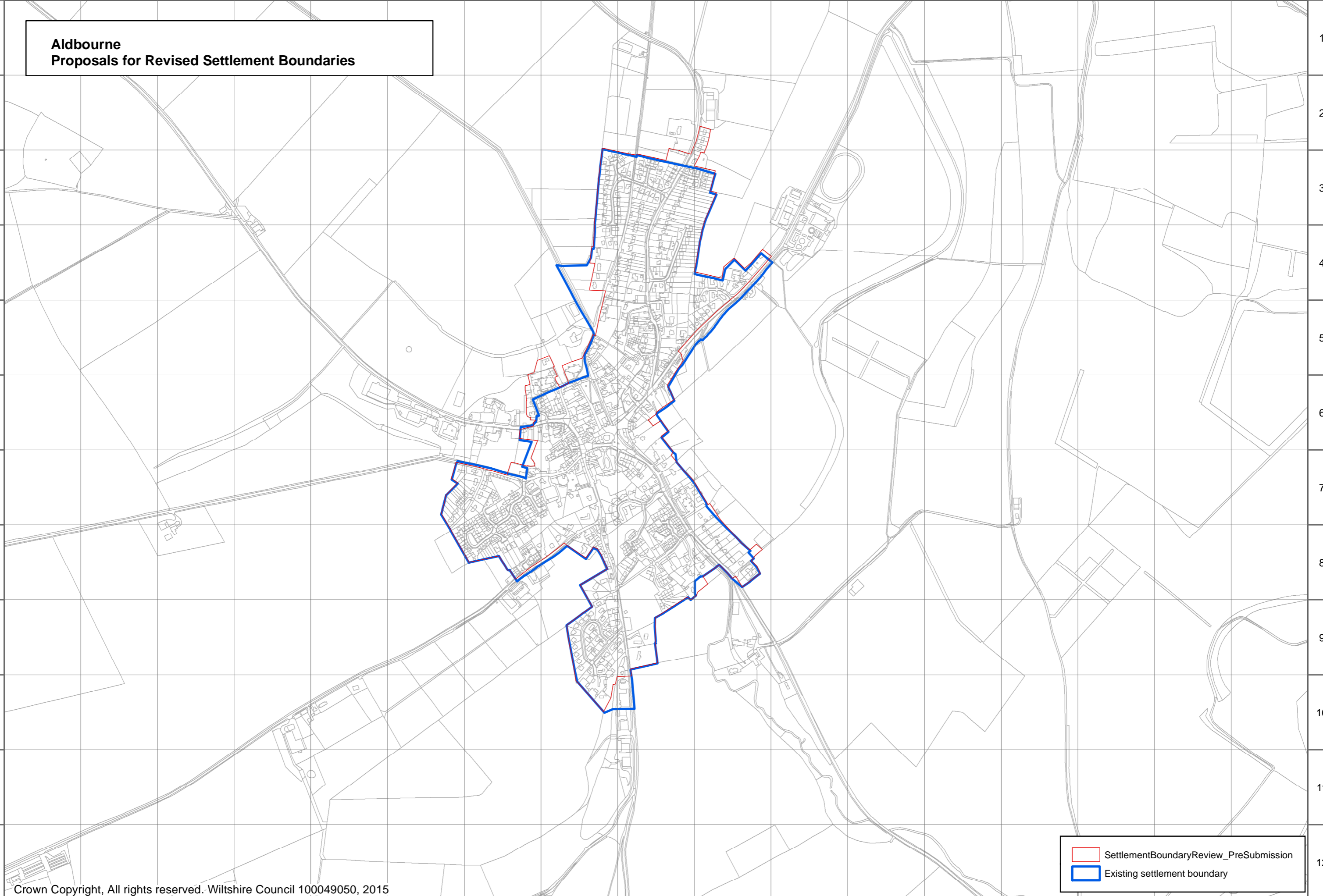
I2, J2, J3	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
I3, I4	Amend boundary to follow but not include clearly defined physical features - the road.
F7, G7	Amend boundary to include built residential development that is physically related to the settlement.
E7, F6, F7	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.

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**Aldbourn  
Proposals for Revised Settlement Boundaries**

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- SettlementBoundaryReview\_PreSubmission
- Existing settlement boundary

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## Aldbourne

**A.2** The preceding map of Aldbourne illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.2* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology<sup>(12)</sup>. The grid reference numbers are those used on the map overleaf.

**Table A.2 Proposed amendments to Aldbourne Settlement Boundary**

Map Grid Reference <sup>(13)</sup>	Proposed Amendments
I3, J3, J2	Extension of boundary to take into account built residential development that is physically related to the settlement.
J4, J5, I5	Amendment to boundary to follow but not include clearly defined physical feature – the road.
I6	Remove area that relates more closely to the countryside and to follow a defined physical feature.
J8	Extension of boundary to take into account built residential development and curtilages that are physically related to the settlement.
H10, I10	Amend boundary to remove employment development at the edge of the large village.
G8, H8	Amendment to boundary to follow but not include clearly defined physical feature – the road.
G7 (N), G6 (S)	Extension of boundary to take into account built residential development that is physically related to the settlement.
G7 (NE)	Remove area that relates more closely to the countryside and to follow a defined physical feature.
G5, G6, H5, H6	Extension of boundary to take into account built residential development and community facilities that are physically related to the settlement.
H5 (NE), H4	Amend boundary to exclude area of land that more closely relates to the countryside and has the capacity to extend the built form of the settlement.

12 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

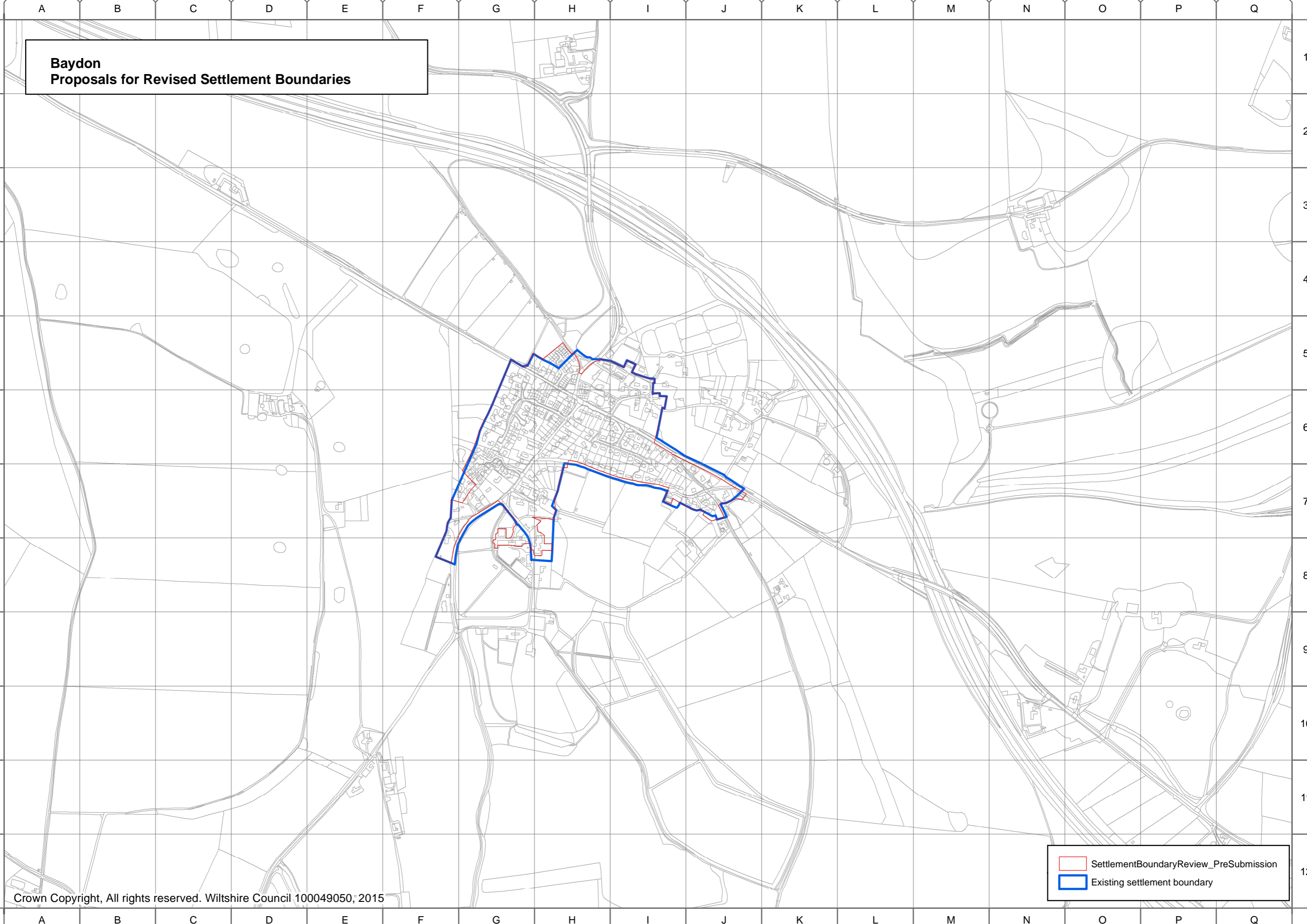
13 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

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Proposals for Revised Settlement Boundaries**

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SettlementBoundaryReview\_PreSubmission  
Existing settlement boundary

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## Baydon

**A.3** The preceding map of Baydon illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.3* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology<sup>(14)</sup>. The grid reference numbers are those used on the map overleaf.

**Table A.3 Proposed amendments to Baydon Settlement Boundary**

Map Grid Reference <sup>(15)</sup>	Proposed Amendments
G7 (E)	Exclude curtilage of property with the capacity to extend the built form of the settlement.
H5 (W)	Extension to include built residential development that is physically related to the settlement.
H5 (E)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
I6 (E), J6, J7	Amendment to boundary to follow but not include clearly defined physical feature – the road.
J7 (E)	Extension to include built residential development that is physically related to the settlement.
J7 (S)	Amendment to boundary to follow but not include clearly defined physical feature – the road, and to include curtilage of property that relates more to the settlement and has limited capacity to extend the built form of the settlement.
I7 (E)	Exclude recreational space that primarily relates to the countryside.
H7, I7 (N)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
H7 (N)	Extension to include built residential development that is physically related to the settlement.
H7 (S)	Amendment boundary to exclude area more closely related to the countryside.
H8	Amend boundary to exclude curtilage of property with the capacity to extend the built form of the settlement.
G8, G7 (S)	Extend boundary to include built development that is physically related to the settlement.
G7, F8	Amendment to boundary to follow but not include clearly defined physical feature – the road.

14 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

15 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

**Broad Hinton  
Proposals for Revised Settlement Boundaries**

- SettlementBoundaryReview\_PreSubmission
- Existing settlement boundary



## Broad Hinton

**A.4** The preceding map of Broad Hinton illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.4* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology<sup>(16)</sup>. The grid reference numbers are those used on the map overleaf.

**Table A.4 Proposed amendments to Broad Hinton Settlement Boundary**

<b>Map Grid Reference</b>	<b>Proposed Amendments</b>
G5, G6, H5	Amend boundary to include built residential development and curtilages of properties that relate more closely to the built environment and have limited capacity to extend the built form of the settlement.
H8	Amend boundary to include built community facilities development (i.e. church) that is physically related to the settlement.
K7	Amend boundary to exclude employment development at the edge of the large village.
H5, I5	Amend boundary to include the curtilage of a property that relates more closely to the built environment (e.g. a garden) or has limited capacity to extend the built form of the settlement.

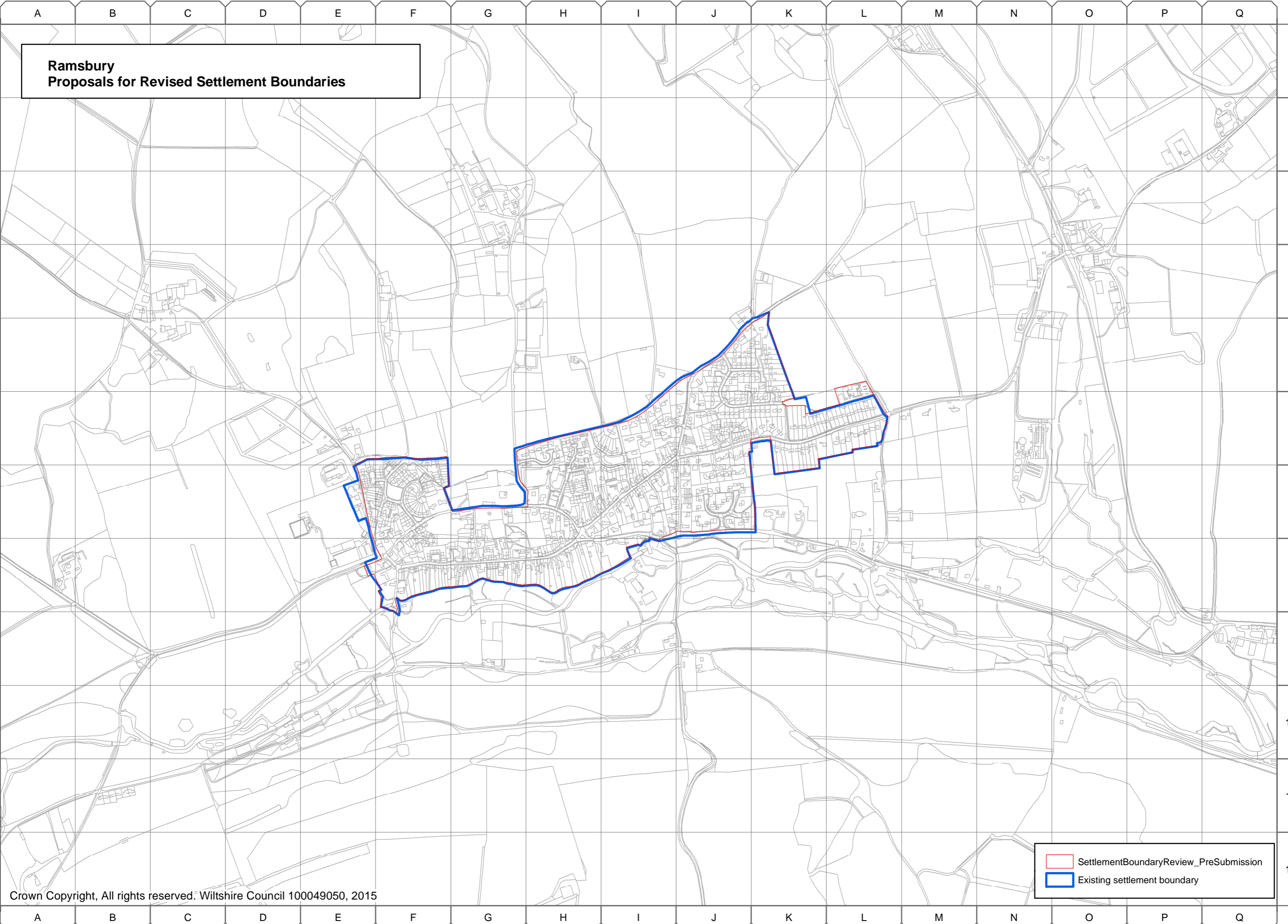
16 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

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Proposals for Revised Settlement Boundaries**

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- SettlementBoundaryReview\_PreSubmission
- Existing settlement boundary

A B C D E F G H I J K L M N O P Q

## Ramsbury

**A.5** The preceding map of Ramsbury illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.5* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology<sup>(17)</sup>. The grid reference numbers are those used on the map overleaf.

**Table A.5 Proposed amendments to Ramsbury Settlement Boundary**

<b>Map Grid Reference</b>	<b>Proposed Amendments</b>
E7	Amend boundary to exclude employment development on the edge of the large village.
F8, E8, F9	Amendment to boundary to follow but not include clearly defined physical feature – the road.
K6	Amendment to boundary to follow but not include clearly defined physical feature – the road.
L5, L6	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
G6, G7	Amendment to boundary to follow but not include clearly defined physical feature – the road.
I7, J7, K7	Amend boundary to follow but not include clearly defined physical feature – the road.

17 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

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For further information please visit the following website:

<http://www.wiltshire.gov.uk/wiltshsgsiteallocationsplan.htm>