

Preshute and Marlborough Neighbourhood Plans approved by the community

You may remember that both Preshute Parish Council and Marlborough Town Council have recently produced Neighbourhood Plans (NP) that set out policies to cover planning applications up to 2036. These Neighbourhood Plans were voted on by the local community and approved in February and March this year. Both councils worked closely with Wiltshire Council to ensure their NPs were in alignment with Wiltshire Council's developing draft Local Plan. Initially the Marlborough Area Neighbourhood Plan (MANP) proposed building 245 new homes in Marlborough. Wiltshire Council state on page 17 of MANP, *"there is no strategic necessity for 245 open market dwellings"* and it goes on to state *"Assessed need would be met by a contribution of a minimum of 50 dwellings"*. (This was provided for by the MANP which allocated land for 65 homes). On the same page it states *"The town is not regarded as a sustainable location for growth of any scale and must address its challenges within its environmental constraints."* It also states that, *"on current evidence, further employment land is not needed at Marlborough"*. We struggle to understand what has changed to ride roughshod over the views of the community to propose unnecessary development within the AONB. There is no explanation why WC has inexplicably contradicted their own stated strategy by proposing major development which they said in March 2023 were not necessary.

Area of Outstanding Natural Beauty (AONB) has highest level of protection

Marlborough is the only market town in Wiltshire contained within the AONB. The National Policy gives the highest level of protection to the AONB, the same as is given to National Parks. *"Development Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest"*. There are no exceptional circumstances and there is no public interest to be served in developing Barton Dene.

Impacts of these major developments

These major developments will have severe impacts on the character of the nationally important AONB, increase congestion, reduce air quality, cause parking problems, place additional burden on services and infrastructure and create a precedent for further degradation of the wider area.

Making your voice heard

- Wiltshire are consulting on the draft Local Plan between 27th September and 22 November. There will be an **exhibition in the Library on Monday 9th October between 3pm and 7pm.**
- You can **read and comment on the draft Local Plan** at [https://www.wiltshire.gov.uk/article/8048/Current-consultation-Reg-19-autumn-2023 ...](https://www.wiltshire.gov.uk/article/8048/Current-consultation-Reg-19-autumn-2023)
- You can read the approved Marlborough Area Neighbourhood Plan and Preshute Neighbourhood Plan at <https://www.wiltshire.gov.uk/article/1079/Made-plans>
- **Email your comments or objections to** spatialplanningpolicy@wiltshire.gov.uk



Preshute Parish Council www.preshutepc.org.uk

*If you need further information please contact the Parish Clerk, Sophie Roberts,
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