

Preshute Parish Council

Preshute Neighbourhood Plan 2021 to 2036

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The Preshute Neighbourhood Plan

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1.0 Introduction

1.1 The Localism Act 2011 empowered local communities to prepare Neighbourhood Plans for their area to guide future land use. The Neighbourhood Planning (General) Regulations 2012 (as amended) sets out how the plan is to be prepared. This must be in general conformity to National Planning Policies as set out in the National Planning Policy Framework (NPPF) 2021 and Strategic Policies as set out in the Wiltshire Core Strategy.

1.2 The Wiltshire Core Strategy sets out strategic planning policies for the period 2006-2026. This plan is being reviewed by Wiltshire Council and the strategic policies will be ‘rolled forward’ to cover the period 2016-2036 and a draft plan is expected to be published in the third quarter of 2023 for consultation. The revised Strategic Plan will be called the Wiltshire Local Plan. The Preshute NP has been prepared in parallel with the Wiltshire Local Plan.



Fig 1: The Devil's Den historic monument

1.3 On 31 July 2020 Preshute Parish Council resolved to prepare a Neighbourhood Plan for the whole of the administrative area of the Parish. Wiltshire Council gave approval for Preshute Neighbourhood Area Designation on 19 November 2020. (as shown in Fig 2)

1.4 Preshute Parish Council appointed a Neighbourhood Plan Working Group comprising of Parish Councillors and others with an interest in or knowledge of the plan area.

1.5 The Neighbourhood Plan Working Group consulted all residents to identify issues and priorities of importance to the community. Planning and Landscape Consultants were appointed to carry out research and generally to advise on the plan.

1.6 The purpose of the Neighbourhood Plan is to set out policies for the plan area that responds to the issues identified by the community and the Working Group and which will be used to determine planning applications in future.

1.7 The principles that have been applied ensure the plan:

- is in general conformity with National Policy
- is in general conformity with strategic policy of Wiltshire Council
- conforms to the principles and aims of achieving a sustainable future and recognises the importance of tackling climate change by not encouraging additional carbon emissions. This is to be achieved by limiting additional traffic, fostering biodiversity and encouraging environmental enhancement.

Preshute Neighbourhood Plan

Preshute Neighbourhood Area Designation



Fig 2: Preshute Neighbourhood Area Designation (Map 1)

2.0 Preshute - setting and a brief history

2.1 Setting.

2.1.1 Preshute is a rural parish adjacent to Marlborough and lays entirely within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Bisected by the River Kennet and the A4 Bath Road, Preshute's southern border takes in the unmatched Wansdyke and West Woods (now identified as the source of Stonehenge's mighty sarsen stones), while to the west is the World Heritage Area of Avebury.



Fig 3: West Woods from Downs Lane, with A4 Bath Road in foreground

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2.1.2 Preshute is a rural community of some 200 residents and the local economy is supported by farming, world class equestrian sport, tourism and forestry. The community treasures its archaeological and natural heritage and being an unmatched open and natural space for all.

2.2 A brief history

2.2.1 The area we know today as Preshute has been inhabited from at least Neolithic times. Roman settlements have been discovered near Manton House. The name Preshute (meaning Priest's Cell) comes from the original name for the church at the eastern end of Preshute Lane, Manton. However, Preshute parish, or the area that defined it subsequently can trace its beginnings back to the land development around the Mount (now within the College's grounds). A Church was built in the 11th century to the west of the Mount and along with the significant lands encircling it, called Preshute. The new parish surrounded the town of Marlborough.

2.2.2 In the 13th Century the parish appears to have been divided into Elcot tithing (largely to the east of Marlborough) and the King's Tithing. The hamlets of Clatford and Manton and probably the church, were included into the western Preshute parish. The parish also included two areas of surrounding downland - one owned by the Crown and the other by the Templars were added as well as the area now known as Marlborough Common. The first mention of Clatford Manor appears to be 1066, when it was owned by a gentleman called Alwin. The estate passed to the Mortimer family and in the 12th, Century became a small priory. Over the coming hundreds of years, the manor and its surrounding farmland changed hands many times. In 1923, Clatford farm was sold to J.B. Wroth. The farm was sold again in 1978 and today, two members of the Wroth family still serve as Councillors on Preshute PC.



Fig 4: Preshute lays within a treasured part of the Wiltshire countryside

2.2.3 From the mid-16th century to 1901 Preshute parish stretched 10km from the north-west by the Ridgeway at Hackpen Hill (269m) across the Marlborough Downs and the Kennet valley to the south-east adjacent to Granham Hill (183m), the Swindon to Salisbury road and the Wansdyke.

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2.2.4 In 1901 Preshute was divided into Preshute Within and Preshute Without. Preshute Without included Clatford and Manton parts of the downland to the north of Marlborough and The Common. Preshute Within included the Church and lands to the south-west of Marlborough and St Margaret's was absorbed as a civil parish within the borough of Marlborough. Preshute Without was simplified to just Preshute parish in 1925.

2.2.5 Preshute historically has been a prosperous community and in 1334 was taxed fourth highest of the 10 parishes making up the Selkley Hundred. In 1377, it is recorded that there were some 139 poll-tax payers. By 1871, Preshute Without counted 1,374 souls - largely because of the growth of the Manton House racing stables and Marlborough College. Boundary revisions reduced that number to 615 by 1931, reducing again after Manton was absorbed into Marlborough in 1934. By the 2011 Census, the population was shown as 192, but has experienced growth since.



Fig 5: West Woods in the south of the parish is a nationally important area and now recognised as the source of Stonehenge's mighty sarsens

2.2.6 From a geological viewpoint, most of Preshute is on the chalk of the Manton and Fyfield Downs, and was included as a key area within the North Wessex AONB in 1972 as one of the first areas to be designated as an AONB. The parish is criss-crossed by many ancient public Rights of Way. From the sarsen littered downs at Fyfield (near the Devil's Den), the unique environment of the chalk stream River Kennet and the tranquillity of West Woods, Preshute is surely one of the most beautiful parishes in Wiltshire.



Fig 6: The chalk stream Kennet runs through the parish

3.0 Preshute Today

3.1 Preshute is an entirely rural area, containing several large agricultural holdings for both arable use and livestock farming. These include sheep rearing, cattle farming and milk production. The parish is also home to long established major equestrian businesses of national note, providing employment for many local people and other suppliers to the businesses. Over time, these businesses have contributed to the unique character of the landscape.

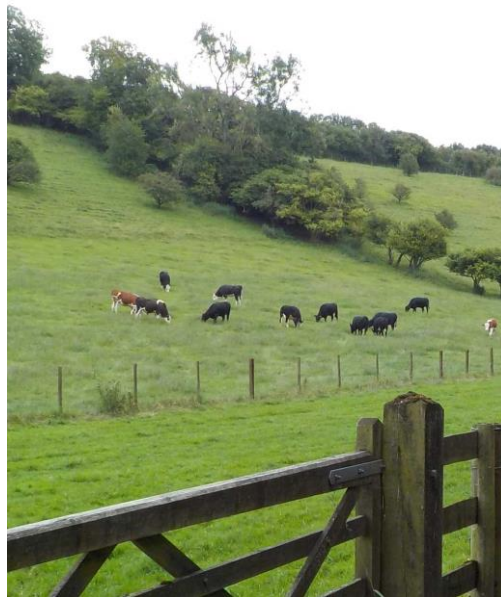


Fig 7: Livestock at Clatford Bottom

3.2 There are three scattered hamlets: Clatford, the Manton House and Manton Park Estates (including two world class horse racing yards and an equestrian centre) and the Temple Farm Estate. There is a small employment area on the A4 and additionally, other small businesses and tourist accommodation elsewhere in bed and breakfast and holiday rental type establishments.



Fig 8: Preshute is a centre for world class equestrian training

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3.3 The resident population is about 200 people, many of whom live and work in the local agricultural and equestrian businesses.

3.4 The area includes a variety of landscape types including the River Kennet valley, woodlands of national importance, rolling pasture forming important skylines and classic downlands. The nationally important and scenic landscape has multiple national and local landscape, heritage and other designations.

3.5 The Parish is crossed by numerous Public Rights of Way and Bridleways and forms the setting for nationally important historic routes including the National Ridgeway, Wessex Ridgeway, Wansdyke and White Horse Trail. There are many more footpaths and bridleways which are extensively used by walkers, cyclists and horse-riders.

3.6 The entire Parish is within the North Wessex Downs Area of Outstanding Natural Beauty.

3.7 Preshute is an important Parish forming part of the landscape setting for the market town of Marlborough in the east and the Avebury World Heritage Area in the west.



Fig 9: Rolling arable downland at Barton Dene

3.8 Marlborough is the jewel in the crown of Kennet valley towns with development nestled along the River Kennet and is a market town in the Wiltshire Core Strategy. The town is contained by the adjoining higher land, which forms the uninterrupted skyline setting.

3.9 In February 2020 Wiltshire Council adopted a revised Settlement Boundary for Marlborough within which development should be contained. The Settlement Boundary defines the urban area of Marlborough and the rural area of Preshute. This boundary protects the setting and skyline around Marlborough and prevents visual coalescence of Marlborough and agricultural buildings in Preshute, especially along Barton Dene.

3.10 Much of the land in Preshute surrounding Marlborough is above 150m OD which forms the skyline from numerous vantage points on important and well used Public Rights of Way in the AONB, including the White Horse Trail in the west and south and the Wansdyke to the south.

3.11 The Marlborough Settlement Boundary forms a clear and recognisable urban fence and marks the boundary between urban and rural characteristics.



Fig 10: Looking East from the White Horse Trail towards Barton Dene over farmland north of Barton Park houses

3.12 The 2020/1 Pandemic has underlined Preshute's important Healthy Placemaking (ref: NHS & Design Council) role as a local and national destination for walking, cycling and exploring the history and natural ecology. Preshute Parish, with its natural beauty and extensive footpath network is a valuable resource, not just in its own right, but as an area to foster exercise and wellbeing for local people and visitors.

3.13 Preshute has become an important area for active tourism use with many walkers, cyclists and horse riders taking advantage of the numerous paths and bridleways through the open countryside, the Kennet valley and the woodlands at West Woods – the area believed to be the source of the sarsen stones used at Stonehenge. In addition to visitors from far afield the area is also extensively used by residents of Marlborough and nearby towns for exercise and recreation. The increase in visitor numbers is to be welcomed. The increased visitor numbers give rise to the need to facilitate this usage, improve footpath signage and maintenance, information signage, parking and tourist accommodation and facilities.



Fig 11: Clatford cottages

4.0 Public Consultation



Fig 12: Homes on the Manton House Estate

4.1 For the initial community engagement, the Parish Council produced a leaflet describing the neighbourhood plan and a questionnaire. Hardcopies of these documents were distributed to each house and business in the parish in early March 2021. In addition, we identified and spoke to non-resident land owners and sent them the leaflet and questionnaire. Both leaflet and questionnaire were available online through the parish website, the latter allowing residents to respond online by PC or mobile.

4.2 There are 53 individual residences within the parish and we received 26 responses to the questionnaire. A summary of comments received and analysis is set out in Appendices A2 and A3.

4.3 The largest number of responses were from retired residents, with good response from residents working in Preshute or working elsewhere. Land owners were also well represented. We had no responses from business owners living elsewhere or people working in Preshute but living elsewhere.



Fig 13: The need to protect open landscape and skylines was noted as important. This is the skyline from PRoW PRES32 north towards Barbury Castle

4.4 The responses highlighted the following:

- Need to protect open landscape views and skylines
 - protect archaeological assets
 - encourage biodiversity-
- protect and support farming interests and equestrian businesses
- protecting the current urban fence around Marlborough as a clear definition of urban and rural
- encourage additional local appropriate employment, and tourist accommodation
- support re-use and conversion of redundant buildings for employment, residential use and tourist accommodation
- improve signage and appropriate public access and improve linkages between footpaths throughout the Parish and links to paths in adjoining Parishes
- support environmental enhancement such as additional tree planting and environmental improvements along the river valley

Some other issues raised are outside the scope of the Neighbourhood Plan, but are nevertheless a clear guide to the Parish Council in its work with other agencies. These include reducing speed limits on narrow rural roads, introducing Quiet Lanes, improving rural bus services and improving broadband connectivity.

A few residents suggested we could consider whether it was possible to facilitate a very small number of cheaper houses for local people.



Fig 14: Historic landscape viewed from the Ridgeway towards Temple Farm, with the medieval era Wick Farm to the left

5.0 Community led objectives and vision

5.1 The vision for Preshute

The community engagement preceding the drafting of this Neighbourhood Plan overwhelmingly endorsed the outstanding landscape quality. The whole area lays within the North Wessex Downs AONB and contains elevated downland and the valley of the River Kennet. Preshute is unique in that it contains a rich kaleidoscope of heritage, landscape, biodiversity, river and unique archaeological assets. It is adjacent to the Avebury World Heritage Area and is widely considered as the source of Stonehenge's mighty sarsen stones. There are long distance ancient pathways of national importance offering panoramic views of open landscape and skylines across the parish and beyond.



Fig 15: Skyline to south east from PRES32 towards Barton Dene

It is this peaceful environment that has taken on significantly greater importance during the 2020/1 Pandemic naturally engaging with NHS guidelines for Healthy Placemaking, allowing residents from the surrounding town and villages to enjoy sustainably the open countryside, uninterrupted views, history and biodiversity - within walking distance of their front doors. As the constraints of the Pandemic have eased, this sustainable accessibility has witnessed a welcome return to the area of visitors and tourists.

In this important function, Preshute forms the setting both for Marlborough - an historic town of conservation importance - as well as the approach to the Avebury World Heritage area. National Policy and Wiltshire Core Strategy policy is to protect this unique area from any major development or urbanisation.

The recently adopted (2020) Settlement Boundary for Marlborough (See Appendix 1: Map 13) provides a clear edge to the town, which our community engagement has endorsed should be maintained and within which new development must be contained.

Consequently, the scope or desirability of major land use changes within the Preshute Parish Plan area is limited. The land use objectives within the plan area will be small scale and modest in nature in the absence of any exceptional circumstances in the public interest. Our public consultation has demonstrated an unequivocal support for this approach and protection for the greenfield AONB.

The following community-led objectives are in conformity with NPPF, the adopted Wiltshire Core Strategy, as well as other responsible agencies such as the North West Downs AONB, the Environment Agency, Natural England and Historic England, which seek to conserve assets of acknowledged importance.

5.2 Protecting important views and skylines

The community observed that because of the topography of the area, there are numerous views into, over and across the AONB from National Trails and other key public vantage points that also have the function of retaining the landscape setting of the historic Kennet valley town of Marlborough.

A key observation is that land above 150m OD is generally on the skyline.

There are other lower lying areas of visual importance from important viewpoints e.g. along the Kennet Valley and at Barton Dene.



Fig 16: Skyline from Manton to Clatford Road north towards White Horse Trail (PRES27) on skyline

Skylines in the AONB should be maintained as open and uninterrupted, and development projecting into these could only be considered acceptable if exceptional circumstances were proved, it was in the public interest and no alternative was feasible.

5.3 Maintaining a clear rural boundary with adjoining urban areas and avoiding urban sprawl

The community engagement stressed the importance of maintaining a clear urban edge to Marlborough and Manton. An objective is to retain the established, recently adopted (2020), Settlement Boundary between Preshute and the existing built area in Marlborough and Manton as a clear definition of urban and rural. This is particularly so for the following locations:

- East and West of Downs Lane.
- West of Manton
- North of the existing built area at College Fields and Barton Park
- Along Barton Dene in Preshute

The NP should seek to protect the integrity of this established boundary between urban and rural. It should be an objective to avoid urban sprawl in the AONB, which would be contrary to the AONB designation.

Consequently, even small scale, sustainable development must respect the unique setting and unique local character of the area. Policy is aimed at enhancing existing features and biodiversity.



Fig 17: Housing at Clatford

5.4 Reconciling protection of the natural and man-made assets with encouraging community needs

The Preshute community stressed the importance of protecting and supporting farming interests and the significant equestrian businesses. Most employment in the plan area is in these principal activities and these are of great importance locally. Generally, the NP supports new development required by existing businesses, provided that any new structures and buildings are carefully sited and designed to protect the landscape character and important assets and views. The NP also supports proposals from these businesses to move to carbon neutral or reduced emissions operations and working to integrate a significantly greater number of visiting general public and tourists.

5.5 Encouraging small scale mixed use/housing for local people

With a more sustainable lifestyle and providing local housing for local workers as objectives, the NP will support proposals for a small scale mixed use employment/affordable housing development at the site known as the Elm Tree Farm business area, on the A4 Bath Road at Clatford. This site is not on any skyline.



Fig 18: Existing light business use buildings at Elm Tree site on A4 Bath Rd

Development of this site would accord with NPPF paragraph 120 - Making Effective Use of Land – and Wiltshire Core Strategy Policy 2, which encourages development of previously developed land to deliver regeneration and limit the need for development of greenfield land.

The NP envisages a mixed use development comprising Use Class E units and local needs affordable housing and any market houses necessary to deliver the affordable homes.

Business expansion would be for appropriate Use Class E (commercial use for offices, light industry, etc) or other appropriate *sui generis* uses.

Small scale development of affordable houses for local people (cross subsidise, if necessary, by a small number of market houses) also accords with the aims of Wiltshire Core Strategy Policy 44.

The NP is also mindful of the Environment Agency designation that the Thames Water region within Preshute is 'seriously water stressed', which reflects the extent to which available water resources are used. Future pressures on water resources will continue to increase and key factors are population growth and climate change.

5.6 Re-use of derelict or redundant buildings

The community engagement also suggested the re-use of existing and derelict buildings, of which there are a number in the parish, to avoid buildings that have potential from remaining unused.

The Preshute Plan area contains a number of unused but locally important agricultural buildings and barns etc., which form part of the local character and history. Wiltshire Core Strategy Policy 48 Supporting Rural Life allows for proposals to convert or re-use buildings in rural areas for employment, tourism, community uses, meeting rooms, or places of worship provided they fulfil the requirements set out in Wiltshire Core Strategy Policy 48. Residential use of old rural buildings is only allowed where there is evidence that re-use for employment, tourism, community uses, meeting rooms or places of worship are not practical. It is considered that this proviso is too restrictive and may result in buildings becoming vacant, unused, dilapidated and dangerous. The use of appropriate unused buildings on very small sites may be able to accommodate some housing for local people or could help to diversify the local economy, provide for local needs or make a small contribution to the housing supply in the parish.

Therefore, it is considered that a new policy is appropriate.

5.7 Reducing the carbon footprint

Community engagement highlighted the importance of current and future efforts to reduce carbon footprint at a local level within the parish.

Policy will encourage responsible use of renewable energy installations for local households and local business, while maintaining the rural character of Preshute. Proposals for development must encourage minimisation of carbon footprint and increased use of renewable energy. Proposals for wind turbines, biomass generators, anaerobic digestion plants and other energy from waste technology will only be supported where they have an acceptable or proven negligible impact on the environment, particularly visual amenity, habitat and biodiversity, the historic environment, residential amenity (including noise, odour and safety) and agricultural land/soil.

Our community engagement strongly noted that proposals for intrusive fixed installations such as wind turbines or solar panel 'farms' are inappropriate for the AONB unless their impact is negligible.

Another observation was that land that is unsuitable for farming or equestrian uses should be considered for environmental enhancement and biodiversity, including tree planting. It is an objective to minimise the environmental impact on the parish of climate change and the risk to water resources (including flooding).

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Increased use of sustainable transport in the form of Electric Vehicles (EV) for residents and people passing through the area is also supported by the community. Accordingly Preshute PC support the installation of a public EV charging point.

As this is a general working philosophy for Preshute PC, specific policy is integrated where required in other policies.

5.8 Enhancing legitimate public access and enjoyment. Fostering tourism

There has been a significant increase of walkers, cyclists and riders out from the local towns and villages during and subsequent to the Pandemic. These numbers are expected to be maintained and increase as tourists return. Preshute wants to ensure everybody enjoys the countryside, within the spirit of the NHS Healthy Placemaking initiative. It is an objective to facilitate legitimate public access, countryside code awareness and guiding visitors along the many Public Rights of Way, PROW (See Appendix 1, Maps 8, 9). It is an objective to foster tourism responsibly, ensuring the best interests of our residents, landowners and farmers are upheld.



Fig 19: Cottages on the Manton House Estate

An objective is to enhance public car parking without damaging impact on the landscape and place signage to prevent congestion in the lanes. Signage and appropriate access to PROWs must be improved.

In response to a recent planning application for a perceived large scale grain processing weighbridge, a significant community response expressed a desire to have a speed limit appropriate to all road users in Downs Lane, as the lane is extensively used by walkers, cyclists and recreational horse riders and vehicles and HGVs are often perceived to be travelling at inappropriate speeds.

5.9 Enhancing biodiversity and the environment

The NP Working Group and Preshute Parish Council support policies and proposals by landowners, farmers (through Marlborough Downs Space for Nature) and various responsible statutory agencies and other environmental bodies, which are aimed at enhancing biodiversity, wilding areas and other environmental enhancements.

5.10 Tree planting

The NP Working Group and Preshute Parish Council support the planting of indigenous species of trees in appropriate locations.

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In particular the Working Group and Parish Council are keen to mark the Covid-19 pandemic by planting 200 trees. This would represent one tree for every member of the community to mark this once-in-a-lifetime event, as a memorial to all those who have been affected by the pandemic and to celebrate the work of everyone who helped to address its consequences in so many ways. These groups of trees and avenues will be marked by small plaques describing them as Covid Copses and recognising the generosity of owners in making the land available. Inter-woven with the proposals presented below is a philosophy that encourages and supports biodiversity enhancement with proposals such as additional tree planting and environmental improvements along the river valley.



Fig 20: Skyline from Manton Drove west towards Fyfield Down and the Ridgeway

6.0 Community led Policies

The following policies, each given the prefix **PRES**, are aimed at ensuring development takes appropriate regard to the character of the environment and gives proper weight to environmental assets, conservation and enhancement of the landscape and interests of acknowledged importance and ensure sustainable development.

6.1 NATURAL AND HISTORIC LANDSCAPE

PRES 1

NATURAL AND HISTORIC LANDSCAPE

1 Development will be permitted where it does not have a detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of the North Wessex Downs AONB in the plan area.

2 Proposals will need to demonstrate that full account has been taken of landscape and historic landscape character, visual quality and local distinctiveness. They will be expected to conserve and enhance the natural and historic landscape and any significant landscape features and elements.

As the plans in Appendix 1 demonstrate, Preshute is characterised by a kaleidoscope of natural, man-made, historic and landscape assets. The following policies set out how these features should be considered when development is being proposed.

6.2 BIODIVERSITY

PRES 2

BIODIVERSITY

Development will be required to conserve and enhance biodiversity, and where possible, provide net gains.

The Environment Act 2021 states that from 2023 all development will be required to provide a minimum 10% net biodiversity gain.

6.3 HISTORIC ENVIRONMENT AND HERITAGE ASSETS

PRES 3

HISTORIC ENVIRONMENT AND HERITAGE ASSETS

1 In considering development proposals that may affect a designated heritage asset or its setting, great weight will be given to the asset's conservation. Proposals that affect an undesignated heritage asset (*see footnote*) will be considered in terms of the scale of any harm or loss against the significance of the asset.

2 Development proposals that sustain and enhance the character, appearance and significance of historic or heritage assets and their settings and put them to viable uses consistent with their conservation will be permitted.

Footnote to PRES 3: Undesignated heritage assets within Preshute are listed within the 'Preshute Parish Monuments Report' produced by Wiltshire Council (dated 10th October 2022)

6.4 LANDSCAPE CHARACTER AND SKYLINES

The plan area is also characterised by a network of extremely well used Public Rights of Way. Some of these are National Trails such as the Wansdyke, the White Horse Trail and the internationally important Ridgeway. Others are more local, but equally important in terms of density of usage and the views of, into and across an outstanding landscape that is appreciated by large numbers of local people and visitors.

Whilst all the plan area is equally important in landscape terms from both leisure and heritage viewpoints, the land around the historic town of Marlborough within Preshute serves an additional purpose forming the setting for the town. The importance of this area in views from National Trails in forming the setting of the Kennet valley town of Marlborough and the character of the AONB was established in 1972 by a planning appeal determined by the Secretary of State.

PRES 4

LANDSCAPE CHARACTER AND SKYLINES

1 Development will only be permitted:

- which has no material adverse effect on the character or appearance of the landscape, and
- which preserves the unbroken skylines that form an essential feature of the AONB and in particular the views of, into and across the AONB.



Fig 21: Skyline from Manton to Clatford Road north towards White Horse Trail (PRES27) on skyline

6.5 ENCOURAGE SMALL SCALE MIXED USE/HOUSING FOR LOCAL PEOPLE

With a more sustainable lifestyle and providing local housing for local workers as objectives, the NP will support proposals for a small scale mixed use employment/affordable housing development at the site known as the Elm Tree Farm business area, on the A4 Bath Road at Clatford. This site is not on any skyline. The local Community expressed a view that the plan should make some provision for a limited number of affordable houses for local people and for small local businesses.

Development of this site would accord with NPPF paragraph 119 - Making Effective Use of Land - and Wiltshire Core Strategy Policy 2, which encourages development of previously developed land to deliver regeneration and limit the need for development of greenfield land.

Residential development of affordable homes also conforms to the aims of NPPF paragraph 78. Business expansion would be for appropriate Use Class E (commercial use for offices, light industry, etc) or other appropriate *sui generis* uses.

Small scale development of affordable houses for local people (cross subsidised if necessary, by a small number of market houses) also accords with the aims of Wiltshire Core Strategy Policy 44.

PRES 5

DEVELOPMENT SITE ELM TREE BUSINESS AREA

The discreet area of land within the curtilage of Elm Tree business area is considered suitable for small scale business uses falling within Use Class E, which would have no material adverse effect on amenity of residential property in the vicinity.



The land is also considered suitable for residential development comprising affordable houses to meet the parish’s identified housing need. If evidence is presented that demonstrate that the delivery of the affordable homes will be not be viable, without market houses, a limited number of market houses will be permitted sufficient to deliver the number of affordable homes to meet that local housing need.

A mixed use development comprising Use Class E units and local needs affordable housing and any market houses necessary to deliver affordable homes, will be supported. Any affordable houses will need to be managed by a Rural Housing Association or Community Trust and will give priority to people who already live or work in the area.

6.6 SUSTAINABLE DRAINAGE SYSTEMS

The Environment Agency have proposed the following policy to restrict surface water run-off, reduce flooding and any reduce adverse environmental effects of development.

PRES 6

SUSTAINABLE DRAINAGE SYSTEMS

New-build development will be required to incorporate appropriate Sustainable Drainage Systems to reduce surface water run-off.

6.7 RE-USE OF DERELICT RURAL BUILDINGS

Preshute contains some unused rural buildings, some of which may be suitable for re-use for a variety of purposes. Re-use of buildings where appropriate is very sustainable and prevents buildings becoming neglected, unsightly derelict or even dangerous. The following policy conforms to the aims of Wiltshire Core Strategy policy 48 but applies slightly different criteria.

PRES 7

RE-USE OF DERELICT RURAL BUILDINGS

Proposals to convert and re-use redundant rural buildings will be supported in principle subject to the following criteria:

- 1 The building must be shown to be truly redundant and unused.
- 2 The building is re-usable without substantial and fundamental demolition and re-building.
- 3 The conversion would not detract from the character or appearance of the landscape.
- 4 The building is already or can be provided with essential utilities for its purpose and the site has sufficient space for vehicle parking appropriate for its new use.
- 5 The building is reasonably accessible from a highway.

Suitable new uses include, employment, residential, tourism including accommodation, storage, cultural such as educational, sporting, or exhibition or other appropriate uses.

6.8 ECONOMIC VIABILITY

There are a number of businesses in Preshute that act as stewards of the environment, manage the land and provide local employment. In order to thrive and continue, businesses may need to adapt to new technology and environmental policies and to diversify.

The Preshute community stressed the importance of protecting and supporting these farming interests and the significant equestrian businesses. Most employment in the plan area is in these principal activities and these are of great importance locally. Generally, the NP supports new development required by existing businesses, provided that any new structures and buildings are carefully sited and designed to protect the landscape character and important assets and views. The NP also supports proposals from these businesses to move to carbon neutral or reduced emissions operations and working to integrate a significantly greater number of visiting general public and tourists.

PRES 8

ECONOMIC VIABILITY

Proposals for development that contribute to the viability of existing rural businesses or which constitute new businesses to provide local employment will be supported in principle provided that:

- 1 The new development is in keeping with the scale and nature of existing nearby buildings and structures.
- 2 The development would not detract from the character or appearance of the landscape.
- 3 The proposal will not give rise to dust, noise, traffic or disturbance inappropriate to its tranquil rural setting and the proposal would have no adverse impact on residential amenity.

7.0 IMPLEMENTATION, MONITORING AND REVIEW

7.1 PRES1 to 4 and 6 to 8 will be implemented through the statutory development management process.

7.2 PRES 5 will be implemented through collaboration with the landowners, rural housing association or local housing trust, the Parish Council and the usual development management process.

7.3 The Neighbourhood Plan will be reviewed by the Parish Council every two years to monitor progress, review policies and proposals and take account of any changes in legislation or regulations.

8.0 COMMUNITY ASPIRATIONS

Community aspirations suggested for implementation within normal business to Preshute PC, Wiltshire Council and other agencies during the preparation of this NP.

8.1 Enhancing legitimate public access and enjoyment. Fostering tourism

There has been a significant increase of walkers, cyclists and riders out from the local towns and villages during and subsequent to the Pandemic. These numbers are expected to be maintained and increase as tourists return. Preshute wants to ensure everybody enjoys the countryside, within the spirit of the NHS Healthy Placemaking initiative. It is an objective to facilitate legitimate public access, countryside code awareness and guiding visitors along the many Public Rights of Way, PROW (See Appendix). It is an objective to foster tourism responsibly, ensuring the best interests of our residents, landowners and farmers are upheld.



Fig 22: Cottages on the Manton House Estate

An objective is to enhance public car parking without damaging impact on the landscape and place signage to prevent congestion in the lanes. Signage and appropriate access to PROWs must be improved.

In response to a recent planning application for a perceived large scale grain processing weighbridge, a significant community response expressed a desire to have a speed limit appropriate to all road users in Downs Lane, as the lane is extensively used by walkers, cyclists and recreational horse riders and vehicles and HGVs are often perceived to be travelling at inappropriate speeds.

8.2 Enhancing biodiversity and the environment

Another observation from the community engagement was that land that is unsuitable for farming or equestrian uses should be considered for environmental enhancement and biodiversity, including tree planting. It is an objective to minimise the environmental impact on the parish of climate change and the risk to water resources (including flooding).

The NP Working Group and Preshute Parish Council support policies and proposals by landowners, farmers (through Marlborough Downs Space for Nature) and various responsible statutory agencies and other environmental bodies, which are aimed at enhancing biodiversity, wilding areas and other environmental enhancements.

8.3 Tree planting

The NP supports the planting of indigenous species of trees in appropriate locations by landowners. The NP also supports proposals by statutory and other agencies for proposals aimed at enhancing biodiversity, reducing pollution, rewilding etc.

Preshute Neighbourhood Plan

The NP Working Group and Preshute PC support the planting of indigenous species of trees in appropriate locations.

In particular the Working Group and PC will work with the Woodland Trust to mark the 2020-21 Covid-19 pandemic by planting 200 trees. This would represent one tree for every member of the community to mark this once-in-a-lifetime event, as a memorial to all those who have been affected by the pandemic and to celebrate the work of everyone who helped to address its consequences in so many ways. These groups of trees and avenues will be marked by small plaques describing them as Covid Copses and recognising the generosity of owners in making the land available.

Inter-woven with the proposals presented below is a philosophy that encourages and supports biodiversity enhancement with proposals such as additional tree planting and environmental improvements along the river valley.

8.4 Signage for Public Rights of Way

The Neighbourhood Plan proposes better signage for Public Rights of Way in order to guide walkers, cyclists and horse riders and improve access to and enjoyment of the countryside on authorised routes and trails. The PC will resolve to investigate PRow issues as advised in the NP public consultation.

8.5 Improve signage to car parks

Improve signage to existing public car parks to encourage their use and prevent *ad hoc* parking and to introduce management measures to prevent overnight stays in vans and motorhomes e.g., by installing height barriers etc. in order to protect the tranquillity of these areas and protect dark skies.

8.6 Improve public and tourist information

The Neighbourhood Plan supports better signage and installation of suitable information boards for features of natural, geological and historic importance in order to enhance the visitors' enjoyment.

8.7 Improved safety and amenity

Assess feasibility of reducing speed limit in Downs Lane and designation as a Quiet Lane, to facilitate safer use of the road by all road users (vehicles, pedestrians, equestrians, cyclists).

8.8 Support initiatives to improve fast broadband coverage

Support area and regional initiatives to improve fast broadband coverage to all parts of the parish.

8.9 EV Charging Point

Preshute Parish Council is keen to promote sustainable transport and support increased usage of Electric Vehicles by residents and people travelling through the area. Accordingly, Preshute PC support the installation of a public EV charging point.

However, the Working Group has also considered this but concluded that there is no obvious location for an EV charging point that would be attractive to an operator or easily accessible to users.

The most logical and appropriate location in the area is the petrol filling station and small shop on the A4, although this is in Kennet Valley parish. Preshute PC will liaise with Kennet

Preshute Neighbourhood Plan

Valley PC in encouraging the owners of the petrol filling station to install one or more EV points that would serve residents of both Parishes and visitors. The filling station sells hot and cold drinks, snacks and newspapers etc. and therefore has some facilities for customers charging their cars.

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Appendices

The Appendices are an accompanying document containing the following key Preshute Parish data:

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Appendix 1: Area Planning Designations

Map 1 Preshute Neighbourhood Area designation

Plans showing key heritage assets

- Map 2 Preshute Heritage - Scheduled Monuments
- Map 3 Preshute Heritage - Showing listed buildings
- Map 4 Preshute Heritage - Conservation Areas
- Map 5 Preshute Heritage - Historic England Plan

Plans identifying assets of nature importance

- Map 6 Preshute Nature Designations
- Map 7 Preshute Designated Sites of Special Scientific Interest & Special Areas of Conservation

Plans showing the numerous Public Rights of Way (PROW) across and around the Plan area

- Map 8 Preshute Movement 1 - National Trails, Rights of Way
- Map 9 Preshute Movement 2 - Rights of Way detail

Plans showing the landscape characteristics and designations

- Map 10 Preshute National Heritage Landscape Character 500 grid
- Map 11 Preshute Agricultural Land Quality
- Map 12 Preshute Landscape Character Assessment
- Map 13 Adopted Settlement Boundary for Marlborough
- Map 14 Preshute and North Wessex Downs Designated AONB - Local
- Map 15 Preshute and North Wessex Downs Designated Area of AONB - Regional

Plans showing the extent of flood zones and water source areas

- Map 16 Preshute Flood Extents, Area
- Map 17 Preshute Flood Extents, Local

Appendix 2:

Full Schedule of Listed Buildings, Ancient Monuments & Undesignated assets

- 2.1 Listed Buildings
- 2.2 Ancient Monuments
- 2.3 Undesignated assets (Link to Preshute Parish Monuments Report)

The Appendices document can be found on the Preshute PC website by searching for Neighbourhood Plan.

End of document