



Marlborough Area Neighbourhood Plan

**Virtual Steering Group Meeting
Thursday, 7 January 2021 at 1.30pm
Via Zoom**

Present: Cllr Mervyn Hall (Chair) [MH], Cllr Peter Cairns (Vice Chair) [PC], Noel Barrett-Morton, Cllr Stewart Dobson [SD], Neil Homer [NH] (ONeillHomer), Shelley Parker (Town Clerk) [SP], Bill Roe (Marlborough College) [BR], Deborah Schofield (Transition Marlborough) [DS], Guy Singleton (Savernake Parish Council) [GS], Sir Nigel Thompson [SNT] and Deirdre Watson [DW]

Glossary of Terms: **ARK** – Action for the River Kennet – **BCS** – Basis Condition Statement – **CCG** – Clinical Commissioning Group – **CLT** – Community Land Trust – **HNA** – Housing Needs Assessment – **KAMP** – Kennet & Avon Medical Partnership – **LP** – Local Plan – **LPA** – Local Planning Authority – **MHCLG** – Ministry of Housing, Communities & Local Government – **MTC** – Marlborough Town Council – **NA** – Neighbourhood Area – **NFU** – National Farmers Union – **NP** – Neighbourhood Plan – **NPPF** – National Planning Policy Framework **NPSG** – Neighbourhood Plan Steering Group – **OH** – O'NeillHomer – **PC** – Parish Council – **PPG** – Patient Participation Group – **SA** – Sustainability Appraisal and also Site Assessment – **SHELAA** – Strategic Housing and Economic Land Availability Assessment – **SHMA** – Strategic Housing Market Assessment – **SEA** – Strategic Environmental Assessment – **ToR** – Terms of Reference – **TM** – Transition Marlborough – **WALPA** – Wiltshire Area local Planning Alliance – **WCS** – Wiltshire Core Strategy – **WC** – Wiltshire Council – **WP** – Working Party

NOTES

1. Welcome/Apologies/Matters Arising/Clearance of Minutes

All were welcomed to the meeting. There were apologies from Morgan Jones (WC) and the minutes of the meeting of 26 November 2020 were agreed as a correct record. MH thanks both Mildenhall and Savernake Parish Councils for formally clearing the relevant documents ready for the Regulation 14 consultation. In answer to points raised by Savernake Parish Council, it was confirmed that members of parish councils could, of course, comment as individuals to the consultation.

2. Regulation 14 – Consultation Clash

By coincidence, Wiltshire Council (WC) was also running its Local Plan consultation at the same time (Jan-March). Some advice on whether the MANP consultation should go ahead had been given by WC Officers. NH had prepared an advisory File Note which had been circulated to NPSG members setting out options which he summarised during the meeting. It was clear that there were some complex issues and unknowns arising from the LP that would impact the NP (housing numbers, site allocations, brownfield and greenfield sites, Small Village status, etc).

However, there was concern too that there was no appetite for a further delay. The LP proposals for development in the Marlborough Community Area were largely in sympathy with the Neighbourhood Plan (i.e., on housing numbers at up to 245). The Local Plan proposed a number of site allocations and was using its consultation to help sift them. MANP site allocations (derived from earlier local consultation) had already been reviewed, sifted and tested against environmental constraints and sustainability. This meant that our Pre-Submission Document was more advanced than the WC Local Plan and should help to shape it.

Following discussion, a vote was taken with the majority view opting for:

Proceeding with the Reg 14 consultation as planned, using the November 2020 version (subject to minor amendments to acknowledge the concurrent LPR consultation)

ACTION: [OH] to amend the Pre-Submission Document.

3. Regulation 14 - Preparation

The consultation would run from 18 January – 8 March. The following was underway and close to finalising:

- A leaflet – for delivery to all households in the Neighbourhood Plan area
- A Press Release
- A Promotional video

Some amendments were suggested to the leaflet and SP also mentioned that there were some gaps in the documents listed at Appendix B of the Pre Submission Document and this would need to be addressed ahead of the consultation start date.

ACTION: SP and DW to work on press release. SP to incorporate amendments into the draft leaflet. MH and SH to check for gaps in the Open Spaces work.

4. Local Plan

WC was holding virtual online events for all Community Areas covered by the Local Plan Review. The one relating to Marlborough would take place on **Monday, 25 January at 7pm**. Information about how to book a place for this had been circulated to all NPSG members before Christmas.

ACTION: ALL NPSG members to attend the online event and ask questions of the proposals raised in the Local Plan

5. WALPA

PC confirmed that WC had still not confirmed its final land supply figure and this was not expected for another 6 months. Without this in place, there was likely to be speculative development proposals coming forward. WALPA was the right conduit through which town and parish councils could apply pressure on the LPA.

6. Finance

A Town Council budget proposal for £500 had been made for the budget line for the Neighbourhood Plan for 2021/22. This would be ratified at the Full Council meeting on 18 January 2020. An application would also be made for a CIL contribution towards this and there was a balance too of Locality grant funding to apply for.

7. Mildenhall Planning Application

Mildenhall Parish Council had drawn the NPSG's attention to a planning application for Permission in Principle for a residential development of between 1 and 5 dwellings at Poulton Farm, Poulton Hill. This may be a speculative application (registered on 11 December with a comments deadline of 30 December) impacted by the land supply issue. Little details had been given about the size of the proposed housing. For the NPSG to be satisfied, these would have to be smaller, affordable houses. The site may also be suitable for employment (small industrial units). It would be important to support Mildenhall Parish Council's stance on this.

ACTION: SP to confirm MANP support to Mildenhall Parish Council

8. AOB/Next Meeting

Cherry Orchard - SP highlighted that WC had contacted her about the reference in the draft Pre-Sub Document about the number of houses at Cherry Orchard. This was unlikely to be as many as 30, but closer to between 15-20. However, current wording indicates 'up to 30' which would suffice for the consultation period.

Next Meeting - This would take place, virtually, on Thursday, 28 January 2021 at 1.30pm.

Town Clerk - 15 January 2021