



# Marlborough

## Area Neighbourhood Plan

### **MANP Steering Group 8.4.21 1.30pm - Minutes**

**Present:** Cllr Mervyn Hall (MTC), Cllr Peter Cairns (MTC), Cllr Stewart Dobson (WC), Susanne Harris, Bill Roe (Marlborough College), Deborah Scofield (TM), Sir Nigel Thompson (SNT), Deirdre Watson, Richard Spencer-Williams (Town Clerk), Neil Homer (Consultant).

**Apologies:** Cllr Noel Barret- Morton, Morgan Jones (WC Planning Officer),

**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

1. **To Agree minutes of 18. 3. 21.**  
Agreed

2. **To receive and consolidate feedback from the working parties review of the consultation responses.**

The 'Sport' and 'Public' Working Parties feedback to the steering Group their respective initial considerations and thought son the public feedback comments.

#### **A. Sports feedback**

Three main themes were discussed;

- I. **Protection of existing facilities** (Minal Sports field, Marlborough Cricket / Hockey Club, Marlborough Tennis Club, Marlborough Football Club) and these need to be included in the Plan.

- II. **Existing projects** – 3G pitch, new training pitch, a new sports hall and courts at St John's school.
- III. **New Provision** - more will be needed in area due to increasing demand and demographic growth.
  - Also Sport clubs need to maintain links town.
  - College to support the town is desirable
  - NH suggested Marl 9 – may be worth revising for future consideration.

Specifically, it was suggested by NH that it may be worth stating sport site options explicitly as options are limited. There was a subsequent discussion about the best way to represent sporting facility developments.

**ACTION:** Review / amend MARL 9 to consider a standalone sports policy or enhance MARL9.

## B. Public Feedback

The main points were;

- **Housing Target** could be reviewed
- **Medical Centre** and its location/ enhancement
- **Employment land** to be kept as is
- **Parking** but amend text to account for climate change and accessibility

The **housing targets** were discussed with the following points being covered:

- If the housing targets are not revised this could jeopardise the MANP achievability in terms of its support at referendum stage and in terms of delivery
- The existing currently proposed housing number was derived from the housing needs assessment.
- Gauging the housing need target is a common issue of concern in NP processes.
- The need to take on board feedback comments and demonstrate this has been accounted for and be able to articulate this to residents.
- The primary task of Steering Group is ensuring the NP is the best outcome for the community; and the current task is to check and review the current version of the draft plan, adjusting if possible, and so that it can be accounted for as best the MANP Steering Group can.
- There may still need to find out why current affordable houses are not occupied if this is the case?
- The Need to ensure the MANP is balance ambition and realism so that it has relevant and good outcomes.

**ACTION:** Alternative/ revised site assessment proposal to be drafted by NH for the SG to consider.

There was then a discussion re: robustness of **housing evidence base** and how it underpins the NP.

- SD reflected affordable houses issue is ongoing and he has had conversations with Housing Officer, who is not aware of empty properties; SD is following up.
- Government policy encourages Housing Associations to sell old properties and to develop new – which can mean relocating the investment to more economically viable sites.
- NH stated he considers the existing evidence base will support the current suggested housing strategy. The technical issues are currently addressed within the

plan. The issue evolves more around public opinion – which although a different matter is also as relevant. Both need to be considered and balanced. **The residents need to back the overall Vision set out in the NP.**

- Possibly the emphasis may be on communicating the evidence base/NP going forward.
- The need to have confidence in what has been created thus far in NP, and focus should be on ‘marketing’ the NP so that residents understand it prior to referendum.
- In 2. B. The report is not by NO it is by O’Neil Homer (OH), this is the name of Neil Homer’s company.

#### **Report by O’Neil Homer**

Points raised in OH’s response report to the statutory/ Wiltshire Councils were discussed.

Points covered included;

- possibly include additional open space improvement narrative linked to WC’s Open Spaces Strategy. (MARL 15/20)
- Discussed the merits of amending the boundary (MARL 2/5).
- Medical Centre – could ensure the plan supports some resident’s aspirations to retain the George Lane site and see a new provision at a new site as well.
- Possible development of car park/ cycle way at Business Park in the long-term
- NH suggested site 7 / MARL 16 may need reviewing re: Wiltshire Council’s support. This however is popular with residents of Barton Park and maybe needed to secure resident support at referendum. Site 7 is subject of enquiry proposing it having ‘Village Green’ status. A petition has been presented to Wiltshire Council and is under review as a possible asset transfer. This is supported by MTC/ Wiltshire Council’s Area Board. Suggested dropping it as site could lose support.
- Statutory bodies general acceptance of the MANP, but more work may be needed to ensure they understand /support the plan’s ‘Vision’. NH advised follow up with AONB to explain what the MANP is trying to achieve.

**ACTION:** further contact with AONB

### **3. Communications in respect of Regulation 14**

- There was a discussion and recognition by the Steering Group for a need to recognise the feedback comments have been noted and that this is communicated.
- Possible press release? – at right time which could refer to policies amendments.
- A general message of thanks has been posted on the MTC website.

**ACTION:** Revise FAQs based on feedback – for website. (CPC)

### **4. Next meetings - 27.4.21, 2pm Technical clarification of WC response**

- **29.4.21 1.30pm Steering Group Meeting**  
**Draft Agenda**
  1. Decision re: Sports facilities / Marl 9
  2. Decision re: Housing targets / Marl 1
  3. Specific Marl 1 review
  4. Amendments - coverall
  5. Decision re: ready for submission?

RSW 8.4.21