



# Marlborough Area Neighbourhood Plan

## Steering Group Meeting

Thursday, 5 December 2019 at 1.30pm, Council Chamber, Town Hall,  
Marlborough

**Present:** Cllr Mervyn Hall (Chair) [MH], Noel Barrett-Morton [NBM], Susanne Harris [SH], Morgan Jones, Wiltshire Council [BR], (Cllr Peter Morgan (Preshute Parish Council) [PM], Shelley Parker (Town Clerk) [SP], Debs Schofield (Transition Marlborough) [DS], Guy Singleton (Savernake PC) [GS], Sir Nigel Thompson [SNT] and Deirdre Watson [DW]

## NOTES

The meeting was preceded by a preview of the new MANP webpages set up by Dawn Whitehall (MTC Webmaster/Administrator). DW offered to help support the pages going live with content, etc.

### 1. Apologies

Apologies were received from Cllr Peter Cairns and Cllr Stewart Dobson.

### 2. Site Selection

File Notes, prepared by OH, had been circulated which set out various options based on the sites put forward, public consultation outcomes and work already completed by AECOM.

For ease of reference, the sites were matched to the map used for public consultation and AECOM's site referencing. The table below explains this:

<b>AECOM</b>	<b>Site Number</b>	<b>Consultation Map</b>
1	<i>Land off Elcot Lane</i>	<i>A</i>
2	<i>Further land off Elcot Lane</i>	<i>B</i>
3	<i>Land south of A40 London Road</i>	<i>C</i>
4	<i>Land at Salisbury Road</i>	<i>D</i>
5	<i>Land at Barton Dene</i>	<i>E</i>
6	<i>Land at Pelham Court</i>	<i>F</i>
7	<i>Former Resource Centre</i>	<i>J</i>
8	<i>Land at Kelham Gardens</i>	<i>I</i>
9*	<i>Mildenhall Adj Home Farm Close</i>	<i>H</i>
10*	<i>Mildenhall Adj. Playing Field</i>	<i>G</i>

\*The Mildenhall sites are likely, following a resolution from Mildenhall Parish Council, to be removed from the process and affordable housing dealt with via the rural exception site process – though there is nothing to stop these sites coming forward in the future for this

The options as taken from the File Notes were:

**Option A** - go with sites 1, 5, 7, 8, and either 9 or 10 (9 is slightly easier to mitigate than 10 and may be less contentious so assume that is chosen) plus the Police Station = 250 total homes. This will deliver 107 affordable homes (assuming site 1 @ 50%, sites 5/7/Police @ 40% and zero on site 8 (unviable)) plus the 26 College homes (an AH substitute in effect)

**Option B** - as above but without site 1, delivering a total of 200 homes, of which 108 are affordable (defining the 26 College homes as such). There is a risk that WC will not support either of the Mildenhall sites, in which case they'll lose 10 affordable homes, which may favour site 1 again

**Option C** – sites 1, 3, 4, 7, 8, 9 and the police station = 278 total homes. This will deliver 134 affordable homes (assuming sites 1, 3 and 4 @ 50%, sites 7/Police @ 40% and zero on site 8 (unviable)), or 124 out of a total of 268 without Mildenhall. Although 8% higher than the 245 home target, this should be within the flexibility margin when final schemes are considered, as the capacities used so far are indicative only.

Discussion centred around protected landscapes, split sites, Community Land Trusts, the Local Plan Review process on site allocation, development extending over parish boundaries, the figure of 245 – 250 houses to meet the community need for circa 100 affordable homes.

A majority agreed that the preferred choice was Option A. (A-5, B-0, C-1, A&C -1). There was 1 abstention. (8 at the meeting had voting rights)

MH explained that this would be given to AECOM to continue its processes around the SA/SEA and advise on 'reasonable alternatives.'

### **3. Next NPSG Meeting**

MH reminded everyone that the next meeting would take place on Thursday, 9 January at 1.30pm in the Council Chamber.

**Town Clerk**

**16 December 2019**