



Marlborough Area Neighbourhood Plan

**Virtual Steering Group Meeting
Thursday, 6 August 2020 at 1.30pm
Via Zoom**

Present: Cllr Mervyn Hall (Chair), [MH], Noel Barrett-Morton [NBM], Cllr Peter Cairns [PC], Susanne Harris [SH], 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 – **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'Neill/Homer - **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 - **WCS** – Wiltshire Core Strategy – **WC** – Wiltshire Council - **WP** – Working Party

NOTES

1. Welcome/Apologies/Clearance of Minutes/Update

MH welcomed all to the meeting. There were apologies from Cllr Stewart Dobson and Morgan Jones. The minutes of the meeting of 23 July 2020 (with one amendment to a date) were agreed as a correct record.

2. Affordable Housing Target/Site Options

Following the withdrawal of Preshute Parish from the Marlborough Neighbourhood Area and the associated loss of part of the Barton Dene site, a key decision for NPSG members was whether to reduce the affordable housing number by 25 houses (or 31 houses if a restrictive covenant on the Cherry Orchard site was not removed) or to retain the target figure. Future Neighbourhood Plan reviewers would not be able to change this figure easily and may need to hold a full consultation and referendum to do so. The Housing Needs Study had shown that 175 affordable were needed. Once already agreed development had taken place, then 81 affordable houses still needed to be found. Windfall sites could not be relied upon to fulfil the deficit. Furthermore, affordable housing was the key priority in terms of local, evidenced need.

It was formally agreed (by vote) that the target figure should remain.

Rationale included:

- Reducing the number following evidenced community need would not be right
- If the target number was reduced, reclaiming it later at a review stage would be difficult
- The most recent research (undertaken by MANP's consultant in 2020) had reiterated the ongoing need for affordable housing

Now that a large part of the Barton Dene site had been removed, a site offering circa 25 houses was needed. Members discussed sites put forward via the call for sites and traffic light shortlisting exercise:

Land off Salisbury Road

This offered 50% affordable housing and a total of 50 houses so 25 affordable homes. The lifting of a covenant on adjacent land at Cherry Orchard, which was also one of the sites going forward, would enable more affordable homes and the opening up of pedestrian and cycle routes into the town. This was not ideal for the same reasons as identified when the first Salisbury Road site (now Redrow's *Marlberg* development) was put forward for outline planning permission (e.g. increase in vehicle numbers) and its inclusion may evoke criticism

Further land at Elcot Lane

Not favoured as this would close the gap between Marlborough and Mildenhall and was some distance from town centre facilities and without a bus route, so encouraging car use. It was also difficult to access.

Land South of A4 London Road (Three Cornered Field)

There was strength of feeling that this should remain a green space. Within the setting of a scheduled ancient monument and in the Savernake Plateau Landscape Character Area. Sloped land would involve expensive engineering work for developers.

All agreed that the site to include to go forward to Regulation 14 should be Land off Salisbury road (otherwise described as Site D)

Further information was needed from the landowners of Site D:

- Confirmation of the lifting of the covenant on adjacent land and the inclusion of a cycle path on the site through to Cherry Orchard
- Mitigation measures on traffic issues (similar to those originally identified at the outline planning stage of the Salisbury Road site (the *Marlberg* development))

ACTION: SP to inform landowners of the decision around Site D and request further information. Inform AECOM of additional work needed (through OH)

3. Re-designation of Neighbourhood Area

With one amendment around the distance between Marlborough and Swindon, the application for re-designation and the new map were agreed. This would now need to be formally passed, as soon as possible, by the qualifying body, Marlborough Town Council and Mildenhall and Savernake Parish Councils. A note drafted by DW would be used to brief both Mildenhall and Savernake Councils. Once agreed, the application would be submitted to WC.

It was expected that the re-designation process (which included a 6-week consultation period) would take to late October/early November. The final decision was delegated to the Neighbourhood Planning Manager and did not need to be submitted to committee.

ACTION: SP to submit application for consideration to Marlborough Town Council, GS to submit it to Savernake Parish Council and SNT and DW to attend Mildenhall Parish Council meeting planned for early August.

4. Wiltshire Area Localism Alliance (WALA)

PC gave an outline of the work of this new group set up to highlight neighbourhood planning concerns and was made up of representatives from towns and parishes across the county. (Cllr Cairns was MANP's representative to this). It came about due to issues with the Malmesbury Neighbourhood Plan where it had not given protection against development due to a technical problem around WC's 5-year land supply. A press release would issue soon and letters sent to local MPs asking for their support and a forum set up to discuss land supply with WC.

5. Finance

SP confirmed that there had been no change since the meeting of 23 July 2020.

6. AOB/ Next Meeting

Next Meeting - This would take place, virtually, on Thursday, 27 August at 1.30pm.

Town Clerk

10 August 2020

DRAFT