



Marlborough

Area Neighbourhood Plan

MANP Steering Group 25.11.21 at 1.30pm via 'zoom'.

NOTES

Attend: Cllr Mervyn Hall (MTC), Susanne Harris, , Cllr Guy Singleton (Savernake PC), , Deborah Scofield, Deirdre Watson, Stuart Dobson, Nigel Thompson, Richard Spencer-Williams (MTC Town Clerk)

Apologies: Cllr Noel Barret-Morton,

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'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 – **WALPA** – Wiltshire Area local Planning Alliance - **WCS** – Wiltshire Core Strategy – **WC** – Wiltshire Council - **WP** – Working Party

1. Minutes of 16. 9.21 were agreed.

2. Regulation 16 Submission –

The SG discussed in general the comments made to WC at the Regulation 16 stage.

The SG agreed the following comments in response to those comments made to Wiltshire Council;

- **Kennet and Marlborough Surgery** – MANP SG believe there is a need for more housing. The intention of the NP is to support the possibility of increasing the capacity for medical facilities, recognising this is not directly within the gift of the MANP. Notably- surprise at the Surgeries comments given the work undertaken with them in preparing the NP.
- **Marlborough Sports Forum** - There seems to be some confusion between what is the remit of Marlborough Town Council and the MANP.
- **Cunnane Planning** – MTC has explained to Mr Cunnane that a plan for the High Street is not within the parameters of the NP, and this matter lies more with WC directly and MTC. It has been proposed within MTC that a joint working party could be set up to look this matter.
- **Marlborough College** –
 1. The MAN SG do not believe it is appropriate to include a policy specific to Marlborough College.
 2. The MANP recognises the strong community support for the retention of College Fields / Land at Barton Park as a protected green space.
 3. It is not appropriate for MANP to comment on the policies of another Parish (Preshute), who are not included in the MANP area.
 4. The Settlement Boundary will be adjusted to encompass any housing development that joins to Marlborough, whether inside the Parish boundary or not.
- **Crown Estates** – the Elcot land site was deleted in response to public consultation, and recognition of the already crowded development at this location.
- **Walsingham Planning representing Kelham Gardens** – MANP does not support age specific housing.
- **Historic England** – none of the proposed sites have heritage assets. Also, MANP SG recognises that all development would be subject to national and WC planning requirements and scrutiny in this respect.
- **Ramsbury Estates** – the inclusion of the ‘Green area’ and ‘Verge’ in Cadley reflect the community interest, and do not prevent additional access rights. The list of Savernake Heritage Assets was produced by Savernake Parish Council, and then professionally vetted by the NP consultants.
- **North Wessex Downs AONB** – the MANP seeks to ensure the housing needs are recognised and balanced against the needs of the environment.
- **Wiltshire Council**
 - 1 **Land at Salisbury Road** – the landowner is committed to completing the evidence base for the site. The landowner is fully aware of the need for consideration of traffic analysis, the bats, and to plan for woodland.
 - 2 **Medical Centre** - the Medical centre is not linked to the housing development at Barton Dene. Suggest adding ‘grade 2’ to listings for the Barton Farm Buildings.

- 3 **Land at Chery Orchard** – a development in progress has now reduced the number of dwellings to 24.
- 4 **Kelham Gardens** – this is one of only two brownfield sites. MANP SG is keen to utilise brown field sites. Flood mitigation will be for developers to consider and ensure.
- 5 **MARL 15 Protecting Local Green Spaces** -The Green already has existing protection and was therefore on the wrong list, and Minal Parish Council requested that a full list of all green spaces with existing protection should be included in the main body of the MANP instead of being included in Supporting Documents because many people couldn't find this information.
- 6 **MARL 19** – MANP SG recognises this will need to be revised as planning stipulations reflects a developing planning aspect. The MANP SG consider all future developments should compliment and be in line with WC building standards and guidance. If revision is necessary MANP will incorporate this.

Also, MANP SG noted the comment regarding textual inaccuracies and all those identified will be corrected. Also, any inconsistent statements will be removed.

All other comments were noted.

Deidre Watson and Susanne Harris were thanked for their summary of the feedback to the SG in preparation for the meeting.

3. Finance

The is currently no budget to fund any NP activities. MH suggested if funds were need for technical advice in response to the examiner's report then MTC would have to be approached to assist from an emergency reserve.

4. Communications,

The need to clarify and communicate exactly where the NP is in the process, the next steps, and the likely referendum time was discussed and recognised.

ACTIONS

1. RSW to arrange meeting with Kennet and Marlborough Surgery to understand their feedback position.
2. DW To prepare a summary report to explain the MANP SG responses to the Regulation 16 comments.
3. RSW to contact WC Planning for advice of the detail of the next stage and also likely time for a referendum.
4. RSW to submit Reg 16 feedback comments to WC
5. RSW to arrange Informative post on MTC website to clarify where the MANP is in the process

5. Next meeting date

27TH January 2022 1.30pm via 'zoom'.