



Marlborough Area Neighbourhood Plan

Marlborough Area Neighbourhood Plan (MANP) – Steering Group Meeting 18.3.21

Present: Cllr Mervyn Hall (MTC), Cllr Peter Cairns (MTC), Cllr Noel Barret-Morton (MTC), Cllr Stewart Dobson (WC), Susanne Harris, Bill Roe (Marlborough College), Deborah Scofield (TM), Cllr Guy Singleton (Savernake PC), Sir Nigel Thompson (SNT), Deirdre Watson, Morgan Jones (WC Planning Officer), Shelley Parker (Town Clerk), Richard Spencer-Williams (Town Clerk), Neil Homer (Consultant), Leani Haim (Consultant).

Apologies: No apologies.

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. Minutes of meeting 25.2.21 – Agreed.

2. Consultation response to Regulation 14

The matter if the consultation response was discussed, notably;

There were 190 responses, including a detailed response from WC and several statutory responses.

Cllr Hall thanked Deidre Watson for her hard work in collating thematic feedback data. Cllr Hall suggested the NP process moved to referendum as soon as possible, and the focus should be on preparatory work to prepare for this.

DW suggested it was key to learn from WC when the NP might be able to get to referendum – in terms of WC's capacity to check and approve the plan as ready. MJ stated it was process led and would be presented for referendum when the plan had successfully passed through Regulation 15 and 16 stages. These steps could take 7-8weeks minimum.

MH proposed the formation of Working Parties to review the public and statutory responses to the consultation, and to further consider engagement with the Sports Forum and the WC letter from Mike Kilmington. It was suggested by NH this should be done if possible, in the next two weeks. It was also suggested further consultation should also be done with Minal Sports Club.

Agreed: to set up x2 working parties to further consult with the Sports Forum and consider the 'sports' need, and to review and consider the public consultation responses.

WP 1 'Sports' – Cllr M Hall (Chair), S Harris, Cllr Dobson, Bill Roe.

WP 2 'Public' – Cllr P Cairns (Chair), S Harris, Cllr Dobson, D Watson.

NH suggested there was a possibility of a public hearing being called due to the nature of the MNP. Owing to due process, coupled with WC's ratification processes this could mean a 6-month timeline to get to referendum. Therefore, it was needed to aim for a June/July for submission of the MNP.

DW questioned the NPWG's capacity to sustain the level of time and energy needed to do this.

NW raised the question if the level of 'anti- feeling' reflected in the consultation material was reflected in other such exercises. MH suggested the response was not necessarily representative of the whole population. SD suggested the turnout for the referendum could be low, and therefore the 190 responses could represent a significant challenge.

The 'affordable housing target was debated. MJ advised that there would need to be robust evidence to support this target, both in terms of need and 'developer intent and commitment. RSW questioned how the latter could be evidenced.

SD stated that the WC response did not include a response from 'Education'. MJ stated that WC Panning were comfortable with this as there was other needs assessments to inform the provision of school places in the area.

GS suggested the onus should be on the developer to deliver the 50% affordable housing target.

SP asked what how many people replied to the Local Plan consultation, to gauge what a typical average response to consultation might be expected? **Action** MJ to find out and feedback.

DW asked for investigation into how many empty properties were empty in the local housing association stock? **Action** Cllr Dobson offered to find out and feedback.

MH emphasised the need was for affordable family housing.

SH questioned the assessment of need for houses and raised concern over the capability of St Johns School to provide for the resulting increased population. MH stated the housing need was evidenced via the Housing Needs Assessment report. It was also suggested WC's housing waiting list could be referred to assist evidence the need.

SD stated that St John's school recently had carried out consultation and its catchment cohort was set to increase. This led to a discussion around policies that affect school intakes.

Finance

- £1485 in MTC EMR
- £2000 in CIL funding
- Funds can still be accessed via Locality.
- OH to invoice for up to 31.3.21.

A.O.B.

MJ (WC) offered to facilitate further explanation or meetings with specific WC officers on consultation aspects if needed.

BR expressed his gratitude to Shelley Parker for all her hard work and support and wished her well for the future; this was endorsed by the group.

NH requested;

- to meet with MJ to clarify aspects of WC's technical feedback. MJ agreed to do this.
ACTION OH to send MJ a list of questions prior to allow him to prepare.
- To work with WC Planning to create a 'statement of common ground' to support the passage of the MANP of Regulation 15 and 16 stages in the NP process.
ACTION OH and MJ to arrange meeting.

Next meetings.

25.3.21 2pm Steering Group Working Party – Public consultation response.

8.4.21 1.30pm Steering Group

27.4.21 2pm Technical clarification of WC response

29.4.21 1.30pm Steering Group