



# Marlborough Area Neighbourhood Plan

**Virtual Steering Group Meeting  
Thursday, 25 June 2020 at 1.30pm  
Via Zoom**

**Present:** Cllr Mervyn Hall (Chair), [MH], Noel Barrett-Morton [NBM], Cllr Peter Cairns [PC], Cllr Stewart Dobson (WC), Susanne Harris [SH], Neil Homer (ON) [NH], Morgan Jones (WC) [MJ], Simon Mills (Preshute Parish Council) [SM], 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'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 - **WCS** – Wiltshire Core Strategy – **WC** – Wiltshire Council - **WP** – Working Party

## NOTES

### 1. Welcome/Apologies/Clearance of Minutes/Update

MH welcomed all to the meeting. His update included that an addendum to the 2017 Housing Needs Study had been commissioned and OH was finalising the Site Assessments Report. NH confirmed that the need for inclusion of WC data on projected educational needs was marginal and the SG should be mindful of the possibility of a new school and that it could be revisited at the 5-year plan review stage.

SM felt that comments about the feedback from WC had been an important discussion point during the previous meeting. No other matters were arising in the minutes of 7 May 2020 and they were agreed as a correct record.

### 2. Advice Note: Concerns raised by Preshute Parish Council

Main concerns raised by Preshute Parish Council in its comments paper (*Review of the draft Sustainability Appraisal (SA) v2 for the Marlborough Area Neighbourhood Plan (MANP)* - previously circulated to all) were the priority given to affordable housing need and whether it was properly evidenced, the choice of the Barton Dene site as one of the sites going forward, whether the Neighbourhood Plan was consistent with the emerging Local Plan and a suggestion that it should be re-written to go to 2026 rather than 2036.

There was discussion around the Advice Note submitted by OH (circulated to all) which covered the points raised and it was noted that offers of meetings to discuss these issues had not yet been taken up by Preshute Parish Council. However, SM felt that not all points raised had been sufficiently covered in the Advice Note. NH confirmed that the Plan's policies were consistent with the Local Plan – it was not out of kilter with it. Furthermore, all the sites had already been informally consulted on. Trade-offs would need to be made to mitigate constraints brought about by the AONB (as expected) and some heritage issues. It was important to remember that the NP would lever protection against further future development.

### Housing Needs Study – Addendum

Cobweb Consultants were preparing an update on projected housing needs figures to take its original study to the end of 2036. Methodology had been passed to WC. A draft was expected within the next 2 weeks. NH confirmed that the original report was sufficient to meet requirements and the new evidence requested would be going over and above what was normally needed at Neighbourhood Plan level, anything more would normally be dealt with as part of Local Plan work.

All agreed that a meeting should take place soon between Preshute Parish Council to clear up outstanding issues.

**ACTION: SP to arrange meeting with Preshute PC reps + MH NH PC SD and MJ**

### **3. Pre-Submission Plan**

A proposal was put forward that the Plan should still be extended to 2036. All voted for this proposal except for SD and SM.

The most recent version of the Pre-Sub Plan had been circulated. All agreed that it was a good document and read well. Some comments had already been received and passed onto OH. SH raised that on the Protecting Valued Landscapes Policy – There was no mention of:

- 1) North west escarpment from Pantawick along the edge of Savernake Plateau to the Mildenhall/Axford parish boundary at Stitchcombe, including Three Cornered Meadow
- 2) Escarpment from Granham Hill to Manton Grange

The current list of valued landscapes in a protected area would need to be checked.

SD questioned the recommendation for an extension of the Conservation Area to cover Hyde Lane Back Lane and The Common/Herd Street Areas of Special Quality (ASQ).

NH explained new policies **MARL19** (Achieving Dark Skies), **MARL20** (Mitigating Climate Change: New Buildings) and **MARL21** (Mitigating Climate Change: Carbon Sinking). MARL20 was a new policy being tested through NPs and focusing on the PassivHaus standard which had been shown to be the most effective means of improving the energy performance of new and existing buildings. This cannot be enforced on developers, but it came with certain benefits in the planning system for them.

All welcomed the inclusion of climate mitigation policies

**ACTION: ALL to pass on further written comments to SP for NH as soon as possible. NH to discuss Protecting Valued Landscapes Policy with Leani Haim.**

### **4. Regulation 14**

MH confirmed that Regulation 14 should start as soon as practicably possible with the formal consultation continuing for 10 weeks. A meeting should take place to look at the practicalities of this ahead of the scheduled meeting (Thursday, 30 July). It would need careful planning.

**ACTION: SP to arrange meeting date for Thursday, 16 July at 1.30pm**

### **5. Finance**

SP confirmed that as at the end May accounts, £2,458 remained as an ear marked reserve, £2,000 was in the revenue budget for 2020/21 and added to this was the Locality £6,600 grant. Upcoming expenditure included mapping charges (Pear Technology) and consultants' fees (OH and Cobweb Consulting). Another £1,000 had been made available by Locality for additional work resulting from hold ups due to the pandemic. SP would be applying for this for work around Regulation 14.

## **6. AOB/ Next Meeting**

**Malmesbury Neighbourhood Plan** – Neighbourhood Plans made more than 2 years ago may fall foul of changes to the NPPF (para 14). This had happened in Malmesbury where its Plan (made in 2015) gave the town no protection against a development of 70+ houses because it was more than 2 years old. WC had no option other than giving in planning permission. This was linked to a technicality around Wiltshire Council not having a 5-year land supply. (Formerly the land supply was calculated on different areas of the county now it took into account Wiltshire as a whole). If there is no five-year land supply then paragraph 14 is engaged. Paragraph 14 provides for what is commonly caused the 'tilted balance' in favour of granting planning permission.

Those with environmental constraints (such as Marlborough) would be in a better position than those without them for protection against speculative developments coming forward.

**Next Meeting** - This would take place, virtually, on Thursday, 16 July 1.30pm.

**Town Clerk**

**2 July 2020**