



Marlborough Area Neighbourhood Plan

**Virtual Steering Group Meeting
Thursday, 29 October 2020 at 1.30pm
Via Zoom**

Present: Cllr Mervyn Hall (Chair) [MH], Cllr Peter Cairns (Vice Chair) [PC], Noel Barrett-Morton, Cllr Stewart Dobson [SD], 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'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

NOTES

1. Welcome/Apologies/Matters Arising/Clearance of Minutes

All were welcomed to the meeting. There were apologies from Morgan Jones (WC). The minutes of the meeting of 24 September were agreed as a correct record.

2. Regulation 14

MH gave an update on work towards the Regulation 14 consultation via the Working Party. A promotional leaflet had been drafted (with contributions from NPSG members from the previous meeting) and discussions with a videographer had begun which would include footage of Marlborough, Manton, Mildenhall and Savernake. Ideally, it would include a segment to highlight problems faced by young people seeking affordable homes. Another WP meeting would take place to finalise work. It was suggested that a statement should be prepared to cover elements not covered by the Plan (e.g. the work done around transport).

3. Proposed Additions to the Pre-Sub Plan

SH had prepared two papers which had been circulated prior to the meeting:

Technical Information to support Policy 18

The conclusion was that MARL 18 should state that:

No built development should exceed the 150 metre AOD contour on both the north and northwest facing escarpment from Pantawick in the west to Mildenhall and Axford parish boundary at Stinchcombe in the east and the north facing escarpment from Granham Hill in the east to the settlement boundary at West Manton in the west.

Main discussion points included:

- Input had been received for this from the NWAONB and WC
- That some quotes from reference documents should be paraphrased and referenced elsewhere
- That the technical information about the 150 metre contour would be best explained via a map

- Whether other settlements were above the contour line (e.g. Barton Park)
- That the Marleberg Grange development was not an encroachment and had been beautifully landscaped (SD)
- That the aim was to encourage preservation of the greenbelt

Chopping Knife Lane – Further Land off Elcot Lane (formerly 1B)

SH outlined the main points of this paper highlighting the importance of protecting the area from development, in particular, its position in retaining the distance between the distinct characters of Mildenhall and Marlborough. Main discussion points included:

- That some quotes from reference documents should be paraphrased and referenced elsewhere
- Whether or not a site could be removed
- That, if taken forward, a map would help explain this
- The importance of emphasizing that any objections to site 1B were not equally relevant to site 1A

All thanked SH for her work and thorough research on both papers. It was agreed that, at this stage, the Pre-Sub Plan should stay as drafted and revisions should be incorporated following the Regulation 14 consultation.

ACTION: SP to check with Pear Technology on mapping of contour lines

4. WALPA

PC gave an update on WALPA activities. The group represented 30 parishes discussing common ground. It was a forum that WC officers could address directly. Main update points were:

- Land supply remained an important issue – WC would be updating its land supply in early November
- There was a briefing with WC in early October
- WC officers were expected to respond in 3 weeks on NPPF, land supply and challenges to the 2 year review of NPs as well as Housing Market Areas

5. Finance

SP confirmed that there had been no change to the previous update (no expenditure). The Locality grant of £1,000 had been received.

6. AOB/Next Meeting

Kelham Gardens – The owner of the site adjacent to one of the MANP site allocations (the old gas works and for development as 9 apartments) has submitted a planning application for a house. This was the land that the Town Council had tried, unsuccessfully, to acquire from the then owners, Wiltshire Council, for use as a residents car park.

SH reiterated that all areas of Marlborough had been taken into account for her paper on changes to MARL 18.

Next Meeting - This would take place, virtually, on Thursday, 26 November October at 1.30pm.

Town Clerk

10 November 2020