

# Marlborough Area Neighbourhood Plan

## Steering Group Meeting

Thursday 25<sup>th</sup> January 2017

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Present: Mervyn Hall, Morgan Jones, Ian Mellor, Noel Barrett-Morton, Susanne Harris, Dr Sam Page, Bill Roe, Guy Singleton, Sir Nigel Thompson, Stewart Dobson.

1. **Apologies** : Deirdre Watson, Peter Cairns, Shelley Parker

**Matters Arising** from last minutes: All agreed the minutes of the last meeting of the 14th December 2017

IM asked what the time frame was for the Response to Wiltshire Local plan Review Consultation on the Local Plan Review (Local Plan Consultation Paper and Joint Spatial Framework). MJ responded that he was not aware of a set completion date as this is an ongoing process.

MJ gave figures on planning position (gave a breakdown to MH) – 86 with planning consent not yet built including Rabley Wood View which is due to be debated by WC Cabinet before going before Eastern Planning Committee.

2. **Scoping of Neighbourhood Plan:**

MJ referred to his email forwarded to all by SP. Various documents have to be submitted to W.C. MJ has provided a list as per email. WC makes the decision whether a Strategic Environmental Assessment (SEA) needs to be carried out or a Habitats Regulations Assessment (HRA). If there is to be a development near a river or AONB it is likely that there will be a need a SEA or HRA.

IM asked whose responsibility it is to carry out a SEA or HRA if required. MJ confirmed that it is the responsibility of the SG Committee to commission such and MH confirmed that financial resources were in place if necessary.

DSP stated that Marlborough has been declare an Air Quality Management Area and did this need to be included in in assessment. MJ confirmed that it did.

MJ – Sustainable Development Assessment needs to include social, economic and environment elements. This could be submitted as a separate document or an appendix etc.

MJ – use a clear methodology to show how each site has been assessed and decisions made. Policies may need to be written to address.

MJ – Vision Statement needs to include that public consultations took place to identify needs.

Conservation Area Statement needed. MH – use one from KDC as this is about to be removed from WC Local Plan. Quality of conservation area of town needs to be added e.g. protection of designs. Be specific as W.C's planning rules are generic and this should be more detailed. Set parameters for developers. E.g. primary and secondary area shop front designs, what areas are designated for retail, materials to be used, style and quality of design and materials.

MJ produced a large map of conservation area which includes related policies (including KDC's). Although an old map it could be an important document especially if NPSG Committee reviewed, renewed, transferred and updated the policies. MJ will provide a link to this map. Conservation, preservation and business need to be included.

**IM to produce a draft vision statement** – no more than a page and including:

- Meeting the proven needs of the community.
- Conservation and protection of the historic heritage, character and identity of Marlborough.
- Some consideration for future business development.

**MH to produce a short summary of scope, based on the draft contents list.**

Committee looked at the draft structure and MJ's list of required documents that need to be submitted to the Local Planning Authority and Examiner at the relevant stage. These make a good framework.

MH asked MJ about the difficulties of working with 2 Core Strategies. MJ confirmed that the WC Core Strategy is the one to follow for the MANP. Swindon Core Strategy has not yet been adopted and may not be for several years.

### 3. Forward Planning- Task List

SUBJECT	STATUS
Affordable Housing	Quantified in Cobweb report
Parking	Need to finally quantify capacity increase needed.
Cemetery	MTC to quantify
Allotments	MTC to agree in conjunction with Allotment Association.
Educational	Statements are required from both Preshute Primary School and St John's Academy on future expansion/re-siting.
Recreation	Marlborough Rugby Club and Marlborough Youth Football Club have stated future needs.
Medical Facilities	The Medical Practice has specified future space requirements.
Employment	Demand is there for both small rural units and larger business park units, so should be considered in call for sites.
Infrastructure	Thames Water need to be contacted for a statement.
Transport Infrastructure	Aspirations for a railway station and a bypass but not sufficient consultation yet. Need to mention de-priming A346.

"Health and Wellbeing Centre"	Wiltshire Council aspiration but no consultation carried out and hub budgets now withdrawn.
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**Things to do**

- ❖ Talk to Thames Water re capacity of sewage treatment plant
- ❖ Preshute School – replacement school, need a statement.
- ❖ St John’s – possibility of expansion at site/ admissions policies, need a statement.
- ❖ St Mary’s – New school.
- ❖ G.P’s surgery (no funding at present but site needs to be designated).
- ❖ Impact statement of intended housing on schooling and doctors.
- ❖ Recreation and sport – SH to write up quantified required lands (a further 8 hectares required by ‘Open Spaces Policy’ re Countryside and Recreation’.
- ❖ Additional business park – quantify
- ❖ Transport – no quantitative evidence at present – should encourage de-priming of A346 instead of building a bypass
- ❖ Health and wellbeing centre for Marlborough ( formerly called ‘Campus’ or ‘Hub’ – should this be included as it was thought that W.C. had pulled the plug on this policy, clarify.
- ❖ Write up results of public consultations across the four domains – highlighting land needs
- ❖ Start writing draft – some parts are already written

4. NT asked if we are employing a script writer. MH – we provide the content ourselves – may employ a writer to combine styles.

Identify needs, quantify needs, meeting objectives, need to specify the methodology against each topic.

Committee to look at style of other plans

We need to review working party memberships for the task of authoring the report – next steering group meeting.

MJ will send some links to other NP

Next meeting Thursday 22<sup>nd</sup> February