



Marlborough Area Neighbourhood Plan

**Steering Group Meeting
Thursday, 31 January 2019 at 10.30 am Council Chamber, Town Hall,
Marlborough**

Present: Cllr Mervyn Hall (Chair) [MH], Noel Barrett-Morton [NBM], Susanne Harris [SH], Shelley Parker (Town Clerk) [SP], Ian Mellor [IM], Bill Roe (Marlborough College) [BR], Guy Singleton (Savernake PC) [GS], Bridget Strong (TM) [BS], Sir Nigel Thompson [SNT] and Deirdre Watson [DW]

Neil Homer of O'NeillHomer also attended part of the meeting

Glossary of Terms: **ARK** – Action for the River Kennet - **CCG** - Clinical Commissioning Group - **HNA** – Housing Needs Assessment – **LP** – Local Plan – **MHCLG** - Ministry of Housing, Communities & Local Government - **MTC** – Marlborough Town Council – **NA** - Neighbourhood Area – **NFU** – National Farmers Union - **NP** – Neighbourhood Plan - **NPSG** – Neighbourhood Plan Steering Group - **PC** – Parish Council – **PPG** – Patient Participation Group – **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. Apologies/Collection of all Register of Interest Forms

MH welcome Neil Homer and NPSG members to the meeting. Apologies were received from Cllr Peter Cairns, Cllr Stewart Dobson and Morgan Jones (WC). Outstanding Register of Interest forms were collected.

2. Call for Sites – Sifting Exercise

Using a bespoke Site Assessment Form, all proposed sites were considered – 19 proposals in all. Of these, those rejected fell outside of the MANP area or did not adjoin the town/village boundary or were no longer available. There were those too where additional information was needed especially with regards to affordable housing (in line with the 3 priority categories set out in the Call for Sites letter. An extract is as follows:

- Category 1 We will consider what housing land is available where the land owner will commit to providing land at a nominal price to a community-controlled, not-for-profit local housing provider to deliver only genuinely affordable homes (i.e. homes for rent or sale at well below market value).
- Category 2 We will consider what housing land is available where the land owner/developer will commit to delivering more than the adopted 40% requirement for affordable homes.
- Category 3 We will make up any provision gap that is left by considering what housing land is available where the land owner/developer will commit to meeting the standard 40% target.

In compliance with the Code of Conduct, both BR and IM left the room for assessment of sites at or close to Barton Dene (2).

Following assessment of sites for housing, NH offered the following main points:

- The Call for Sites and sifting process had served its purpose, subject to clarification from some landowners

- On affordable housing none had come forward in Category 1, four had come in within Category 2 and others in Category 3
- If 100 affordable houses were needed – there was enough land, theoretically suitable on a 50/50 basis. Now need to justify 100 open market houses
- Within 2-3 proposals, it may be possible to include a surgery as part of a mixed use scheme
- Where there was some ambiguity, landowners should be consulted soon. The onus was on landowners to provide evidence of suitability. If they could overcome the initial housing criteria, then a natural priority would be to those offering affordable housing at 40% and above
- Many sites will have problems – a reason why some have not been put forward before
- Thought needed to be given to the next round of consultations – the public needed to see options
- WC is the ultimate arbiter. The list needs to be discussed with officers to identify any showstoppers. This must be done ahead of meetings with landowners and any public consultation
- The technical side was the most important – politics cannot influence this.

Other sites specific to parking, recreational/sports and cemetery requirements were dealt with separately and marked on each Site Assessment Form.

ACTIONS: SP to complete Site Assessments Forms. BS to find out more about the Marlborough's Air Quality Management Area (AQMA). SP to make enquiries about Public Transport Map. NH to draft Site Assessment Report.

Following a working lunch, the remainder of the meeting continued.

3. Extension of the Plan to 2036 in line with Wiltshire Council's Local Plan

A vote was taken and all present agreed that the Neighbourhood Plan should be extended to 2036.

4. Town Centre Report – Benchmarking

This was a useful report and though there were no real conclusions, it did provide a raft of useful evidence for not only the Neighbourhood Plan but also for other organisations particularly businesses and traders. All agreed that it should be circulated widely and posted on relevant websites.

It provided more evidence of the need for car parking and would help to provide the support for a NP policy or recommendation for a Town Centre Master Plan.

BR explained that the impact of Marlborough College on the High Street had not been covered, The College had carried out a survey of its own which set out the economic importance to the town of money spent by parents and students, especially in restaurants. Again, this would give more credence to the need for a Town Centre Master Plan.

ACTION: BR to send SP a copy of the College Survey. SP to circulate the Town Centre Benchmarking Report widely and to include the Marlborough High Street Retailers Association as well as the Chamber.

Next Meeting

The next NPSG meeting would be Thursday, 21 February 2019 at 1.30pm.

Town Clerk – February 2019