

# A NEIGHBOURHOOD PLAN FOR EGERTON

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## WORKING GROUP

**Meeting 10.30 am Saturday 28 April 2018 at the Sports Pavilion**

Present: Jane Carr (Chair); Chris Burgess, Elaine Graham, Graham Howland, Ian Mella, Lois Tilden (Secretary).

1. **Apologies:** Richard King, Mel Rawlinson, Peter Rawlinson, Claire Stevens.
2. **The minutes of the meeting on 22 March** were approved.
3. **Matters arising from the minutes, notably action points not covered under main Agenda items:**
  - a. JC had arranged a meeting with ABC, along with RK and LT, on Friday 4 May to discuss the progress of the Plan to date and next steps - including use of consultants, an audit, facilitators for workshops, funding, and the basis of a specific questionnaire to assess housing needs to include scope for lower-cost private rentable properties.
  - b. Jerry Crossley had kindly produced a summary of the Parish Design Statement in time for the Parish Assembly.
  - c. EG had arranged the next meeting for 22 May and workshop venues for 9 & 27 June (with some additions discussed later in this meeting).
  - d. Apart from JC, PR and LT, all members had attended the Parish Assembly.
  - e. All preparation (graphs, documents, badges, publicity and map marking) had been carried out in time for use or display at the Assembly.
  - f. MR had in hand a draft newsletter and input to the Egerton Update following the Assembly.
  - g. CS would be asked to produce a draft questionnaire on economic development issues by 4 May.
  - h. LT would ask RK at EPC's meeting on 1 May if he had checked with the Clerk to EPC about accounting for NP matters in EPC's finances.
  - i. GH would contact Martin Chapman by 4 May about joining or assisting the Group.

#### 4. **Parish Assembly**

Those attending the Assembly reported that overall attendance was mainly by people running their own stands and familiar members of various clubs and societies in Egerton. Nevertheless there was significant interest in the Parish map. Several people responded encouragingly by marking specific areas for housing or commercial development; sites not for development and important views and vistas. It was agreed that whilst the responses could not be regarded as representative of the village as a whole, bearing in mind the turnout at the Assembly, they formed a useful stepping-stone to move ahead with the workshops.

It was noted that the Assembly had been well-publicised throughout the village through varied media: everyone had had the chance to attend. It was encouraging to learn that some newcomers to the village had attended the Assembly, and it was agreed that their interest should be tapped when the Group needs extra help. Overall, it appeared that whilst there was an underlying feeling

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## WORKING GROUP

of “not in my back yard” regarding new building, some well-planned development was not ruled out. **Action: see Communication and Workshops below.**

### 5. Communication

MR had taken photos at the Assembly to include in an article in the next Egerton Update. GH had taken a photo of the map with its dots placed by attendees and had posted it onto the Egerton NP Facebook page and Instagram. It had already reached well over 100 people and prompted some questions and observations, including some additional ideas about land-use.

It was agreed that the next NP Newsletter with Egerton Update should contain a centre-spread of the dotted map, to prompt more reactions and seek feedback from everyone on the basis that all voices need to be heard to create a Neighbourhood Plan. JC had drafted wording, expanded at the meeting, to invite comments on the dotted map as to possible building locations or land protection and to invite landowners to propose other sites that they thought could be designated for small-scale building for housing or commerce. They would also be invited to join workshops to examine and determine the basis on which sites could be used for building or should be protected.

Responses would need to be returned via email, the village shop or the Clerk’s postbox outside the Hall by 31 May. **Action: JC will send wording to MR; MR will produce Update and Newsletter with revised wording to reflect latest thinking; GH would email the dotted map. EG to contact Village shop and collect returned forms and hand to JC; LT to speak to Clerk likewise. JC to log returns by email and collate all returns.**

GH undertook to speak to Sandra Laws about a designated website and would report back next week. EG would contact Sarah Elworthy about a space in the Hall for the Group to display maps and other material at the Village fete on 7 July. GH would continue to use Instagram, Facebook and My Next Door to promote the work of the group and generate responses. **Action GH and EG**

### 6. Views and Vistas

GH reminded the Group about the Bluebell Run on Sunday 13 May – this might be a means of getting photos of vistas. GH was also involved in a Bluebell Walk on Saturday 12 May. This was likely to make it easier to stop and take photos. GH would use GPS technology to log the precise direction and geographical location of views and vistas that walkers considered worthy of protection and captured in photos. There would be a break in the walk at about 1pm at the Chapel’s rear building (Chapel Lane, in the Forstal) where some additional people might like to join the walk at its half-way stage. **Action: GH will take photos and use GPS to pinpoint direction and location; GH offered to display the dotted map and other material at the Chapel building to capture and generate more interest.**

### 7. Workshops – i) identifying land for building and defining site criteria and ii) identifying views and vistas

It was agreed that there should be two distinct workshops, described in the heading above. There was discussion about inviting specific landowners only or relying solely on the responses to the invitations to be issued in the newsletter. It was agreed that the first workshop on Saturday 9 June

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## WORKING GROUP

would be to discuss views and vistas. The second workshop Wednesday 27 June would be to discuss potential housing and commercial building locations and the criteria to be applied. The numbers and composition of participants would determine how to divide them into groups. To overcome concerns about the mixing at workshops of landowners and those living on neighbouring land, it was agreed that prior to the workshops there should be one or two sessions with all landowners who put forward site proposals to clarify the context and scope of the NP and to discuss their ideas. Subject to demand, these sessions would be on Thursday 7 and Friday 8 June at 7.30pm but with a 6.30pm start for members of the Group to hold a briefing session. This would give the Group time to assess the responses about land use proposals and be prepared for focussed and meaningful discussion, without raising expectations. JC outlined the sites that ABC had identified as part of the background work in drafting their 2030 Borough Plan. Several had been rejected because of their agricultural nature and setting; the distance from facilities (not sustainable); and/or being outside of the curtilage of the village. It was agreed that these considerations would have to be taken into account when the Group looks at any proposed sites emerging from responses to the Newsletter. Facilitators would be needed for the workshops as well as a member of the Group per table to act as a guide as needed. ***Action: JC to circulate the details of ABC's site assessments to the Group. EG to book all venues for all Group meetings, workshops, and pre-workshop sessions. ( 1 session may be subject to cancellation if lack of demand.) JC & LT would ask ABC for ideas on facilitators when meeting on 4 May and look up other ideas to put to the Group.***

### 8. Budget

IM produced a breakdown of headings, totalling a budget of about £7-9k. It appeared there was no need for a general questionnaire as there was a valid Parish Plan in place with clear objectives based on responses to earlier questionnaires, but this would be verified with ABC. A specific questionnaire would be needed on housing needs. JC and IM understood that ABC would only fund a referendum. "Locality", an organisation funded by Government, would provide grants now rather than ABC. ACRK would need to be engaged for advice and assistance, some of which would incur expenditure. A detailed form would need completion on-line to secure funding from "Locality". It was agreed this needed more input than from a single member of the Group as the questions were complex. It might be easier to complete the forms using a Telecottage computer and desk since more than one person could view the screen. Website development could cost £500. EPC should be reminded of the likely expenditure. Applications for funding would need to be via Egerton Parish Council. ***Action: IM to revise the budget in line with discussion; IM to draft formal submission to RK/EPC with a provisional budget explaining the need for interim costs to be borne by EPC, with retrospective grant funds becoming available. IM to highlight the complex questions in the Locality on-line form and raise them with the Group for an agreed response. In the interim, LT to flag up expenditure and accounting issues with RK/EPC at EPC meeting 1 May.***

9. **Next meetings** : Group: Tuesday 22 May, 8pm at the Pavilion; Sessions with landowners 7.30 pm Thursday 7 & Friday 8 June (Group pre-meet 6.30pm –both dates provisional); Workshop on building etc Saturday 27 June; Workshop on views and vistas Saturday 9 June 10am. ***Action: EG to book the venues.***

The meeting ended at 12.45pm