

# A NEIGHBOURHOOD PLAN FOR EGERTON

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## WORKING GROUP

### Minutes of meeting Saturday 30 June 2018 10.00 am at the Sports Pavilion

Present: Jane Carr (Chair), Chris Burgess, Elaine Graham, Richard King, Graham Howland, Ian Mella, Claire Stevens, Lois Tilden (Secretary).

1. **Apologies for absence** Mel Rawlinson, Peter Rawlinson.
2. **The minutes of the meeting on 11 June** were approved. Action points arising were covered under main headings in the Agenda.
3. **Review, outcome and next steps flowing from workshop on Land for Building on 27 June – 10 plots of land for consideration as allocated sites in the NP**

Jane Carr thanked everyone present for their input before and during the workshop, plus Sandra Laws (printing the publicity flyer), Alan Arthur (flyer delivery) and Reg Crowhurst (refreshments and other tasks). The response from residents had been overwhelming. 110 people had signed in and quite a few more had been present. The turnout gave rise to a few logistical problems but the feedback from residents had been very positive and promising. Ian Grundy from ABC had been able to give assistance to one or two tables as points arose but otherwise had dealt with individual concerns and had to leave early. It was agreed that more volunteers should be called upon to help with organisation for future large-scale events. Several members of the group had already issued brief reports on the structure of the workshop. EG had already completed a report on the views expressed on her table. Two people on CB's table had completed forms themselves covering their observations, and all attending were invited to send in comments later if they wished, on cards, by telephone or email. It was decided that the format of EG's report would make a good template for others to use in compiling their reports. **Action: EG would circulate her report for use as a template. Each one to circulate their table's reports as soon as possible.**

#### A brief resume of observations by all members of the steering group followed:

A marvellous response from the public, the publicity had paid off; very positive and constructive comments overall; public appreciation of the event and opportunity to study and discuss ideas; a relaxed atmosphere; kept to the schedule; some genuine interest and enthusiasm, a happy time spent on one table; some concerns about drainage and sewerage in Egerton Forstal; some against more development at Harmers Way; not many landowners had appeared to have read the draft criteria for development; some people left early but this had the advantage of giving a greater opportunity to discuss sites for development in a more focussed way; some negative comments about landowners only looking to develop a plot for their own family purposes; an observation that Mundy Bois could become more than an outlying hamlet; reservations on some of the smaller sites being of little value to the village; preferred sites seemed to be Forstal road, Crockenhill and Harmer's way but there were reservations too; a bit chaotic but efforts by the team appreciated; a relatively few strident opinions that were negative; mix of housing needed to suit varied needs; request for a housing survey and need to protect wildlife habitat, village style and character; residents wanted to be kept informed of outcome and next steps.

Other points emerging:

**Publicity:** It was agreed that further publicity was needed to keep up the momentum and interest across the whole of Egerton. This would include the Website and further newsletters as well as at the Fete. JC would write to the landowners seeking clarification where needed and asking their permission to publicise their proposals on a map on the website (not on any social media) so that people could make any comments direct to the Group without any unwanted publicity. It was agreed that if landowners did not want their proposals published as tentative ideas, then they could not be included in the NP. **Action: JC to write to landowners; all to consider the tone and content of messages we need to convey to residents.**

**“Windfall” development:** In view of some of the sites proposed at first being for one dwelling (2 or more being a possibility) it was agreed that LT and JC would look further into the definition of “windfall” and the scope for single dwelling plots within a Neighbourhood Plan, in the context of the Government’s National Planning Policy Framework and ABC’s draft 2030 Plan. **Action: LT/JC to contact ABC, research further and report back, then draft letter to landowners if needed and draft appropriate wording for a policy in the NP. Action: JC/LT**

4. **Membership of the Group**

In view of the prolonged absence of MR and PR and the risk of conflicting interests as they had submitted a land-use proposal, RK agreed to speak to them about the situation. To help make up the deficit it was suggested that Jerry Crossley should be approached to join the Group as he had already offered advice and help on planning policy. **Action: LT to speak to JCr**

5. **Egerton Fete 7 July**

It was decided that the best use of the space allocated to the Group in the Hall would be for two tables with a map showing all the proposed development sites (if confirmed), the views and vistas marked on another map, and cards for people to complete with their comments. The draft criteria and other material would be on display on easels. Volunteers were needed as hosts for the tables to ensure there was proper understanding about the NP’s purpose. **Action: All to notify Jane of availability at the Fete**

6. **Website**

JC asked each of the team to look at the new website designed by Sandra Laws, and to comment before it goes live this month. Alerts would be included on it for events and prompts for responses to consultations/surveys, plus a link to send emails to the Group. It was agreed that information on the the proposed sites for development should not be included on Facebook, Instagram or NextDoor to avoid unmoderated discussion and potential misinformation. **Action: All to inspect the website.**

7. **Assessment and selection of consultants**

JC and LT had held meetings with two prospective consultancies, detailed in written reports from JC. After discussion, it was decided to go ahead with the South Downs National Parks consultancy in view of their success rate in helping to develop approved NPs that had many parallels with Egerton. It was agreed that Jim Boot might help with any gaps in evidence-gathering to support policies but not to appoint him as the main consultant, nor appoint his suggested experts who were much more expensive than South Downs. **Action: JC would write to the consultants to confirm the decisions.**

#### 8. **Housing Needs Survey**

JC and LT had met Tessa O'Sullivan, ACRK, about the scope for a Housing Needs Survey to cater for Egerton's specific needs. A tailored version of her standard survey would be possible, along with more detailed explanations and guidance notes as to the range of tenancy and ownership options, to make it easier for residents to understand and complete more effectively. A survey before September would not be possible nor practical. Cost would be approximately £1000 + VAT. The analysis by ACRK could then tie into a final assessment of sites for housing during October. JC asked EG to provide a copy of the survey results on housing from the Parish Plan. **Action: EG**

#### 9. **Progress on grant application for "Locality" funding**

JC and IM had almost completed the lengthy grant application for funds from "Locality". Assuming it was all in order, it would result in £9,000 to cover the costs of NP action. So far, a grant of £1000 had been approved from KCC via Cllr Charlie Simkins and £500 from ABC via Cllr Geraldine Dyer. The sums would be paid into EPC's account, from which all NP expenditure was being debited. To date, IM stated that NP expenditure had been £997.24. **Action: IM and JC to complete the Locality grant application.**

#### 10. **Any other business**

JC circulated a draft of the key objectives for the NP under the agreed headings of Protect, Sustain and Develop, and of the policies that would need to be drafted, with supporting evidence, to achieve those objectives. She invited all members of the Steering Group to comment on the objectives and on the range of policies. **Action: All**

#### 11. **Date of next meeting**

**Tuesday 10 July 7.30pm in the Hall** (not the Pavilion!)

**The meeting ended at 12.35**