

A NEIGHBOURHOOD PLAN FOR EGERTON

WORKING GROUP

Minutes of meeting Tuesday 10 July 2018 at 8pm in the Committee Room, Village Hall

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

1. **Apologies for absence** None - Mel Rawlinson & Peter Rawlinson will no longer attend.
2. **The minutes of the meeting on 30 June** were approved.
3. **Action points arising from minutes:**
 - a. **Workshop on Land for Building on 27 June – 10 plots of land for consideration as allocated sites in the NP: comments from village participants, objectivity, and scope for any more sites**

EG had circulated her report for use as a template and most had so far submitted their reports. **Action: All to be completed by the end of the week and circulated to all.** JC had written to all landowners to explain that their proposals would be fully considered but it would take some time; they would hear more in September. It was agreed that the Group would need more clarity from consultants about how to go about identifying more sites in the absence or lack of sites regarded as suitable. In addition it was necessary to consider the propriety of influencing and determining layout and design of any development, bearing in mind the essential element of objectivity. It was agreed that the draft criteria for development would need to include a scoring mechanism in a matrix such as that used by ABC, to be used for each site and tailored for Egerton, on which consultants could assist.

It was understood that all aspects of policy determined by the Group would evidence-based, under the 3 broad headings of “Protect, Sustain and Develop”. The methodology for making assessments from which to derive policies would need to be clear, transparent, fair and subject to open consultation. The policies would be for housing, commercial development, leisure & amenity space, green spaces and areas from - and to - which views and vistas should be protected from any development. **Action: JC and LT would collate the returns, calling on help from others as needed for analysis and seek advice from consultants about driving forward policies for the NP that would pass the test for objectivity and equity.**

b. **Membership of the Group**

LT had spoken to Jerry Crossley (JCr) who was very willing to be part of the Group and would attend meetings when possible. Indeed he had already produced some very helpful documents relating to the revised Government NPPF. It was agreed JCr should be adopted as a formal member of the Group. **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**

c. **Egerton Fete 7 July**

The stall at the fete had been of interest to a relatively small number of people (mainly due to the greater interest in the World Cup Football match being broadcast in parallel). There had been some useful feedback and some concerns expressed about the nature of the Plan and ideas for development. It was agreed that more publicity was needed. See next point.

d. **Website and other publicity**

Sandra Laws had set up the website in draft format, but it was not yet accessible to all in the Group. Once everyone had seen it and commented, it would be ready to go live and be publicised. An article would be published in the next Egerton Update due in August to let people know where matters stood following the workshops. **Action: JC to draft and All to comment. Once the website link was ready to use, All to inspect the website and comment as needed.**

e. **Consultants**

JC had written to the consultants at the South Downs National Parks to invite them to set out their terms of engagement including confirmation of their fee structure. She had also itemised the work completed so far and the input we sought from them. JC had also contacted Jim Boot to suggest that whilst he and his ideas had not been pursued, he might help with any gaps in evidence-gathering to support policies. **Action: Awaiting consultants' terms.**

f. **Housing Needs Survey**

JC had confirmed to Tessa O'Sullivan, ACRK, that we would like to proceed with a Housing Needs Survey to cater for Egerton's specific needs in September at approx. £1000 + VAT. The analysis by ACRK could then tie into a final assessment of sites for housing during October. EG had provided a copy of the survey results on older peoples' housing from the Parish Plan so that this would also feed into the NP's evidence for development. If the survey revealed a lack of housing needs, the case for new development would still need to be considered in the light of pressure from (or on) ABC to increase housing stock across the Borough and to ensure the future sustainability of the village in terms of mixed housing, the current demographic pattern and projected future trends. **Action: JC and LT to tailor the covering letter to accompany the survey and check for plain English in the glossary of terms submitted by ACRK.**

g. **Progress on grant application for "Locality" funding**

JC and IM had almost completed the lengthy grant application for funds from "Locality". **Action: IM and JC to complete the Locality grant application.**

4. **Windfall development**

LT had started gathering information from the revised NPPF, ABC's draft 2030 Local Plan and JCr had also produced a note on this topic. Tentative views so far were that the NP should only make a passing reference to such development (with a clear definition), and that it would not be

within the scope of the NP's policies because such development should fall to ABC for determination on a case-by-case basis and subject to their over-riding policy in the 2030 Borough Plan. **Action: LT & JCr to draft wording for the NP.**

5. **Strategic objectives of the NP**

JC had already drafted a document setting out the headings of "Protect, Sustain, Develop" as strategic objectives and had drawn out some of the significant factors under each one. These needed to be developed further in order to support the emerging policies. It was agreed that everyone should study the draft and add more detail to make it a more comprehensive and robust. **Action: All to suggest additions or alterations to the document to strengthen it and to offer taking on any of the topics as an individual project. (GH immediately offered to carry out a study of existing and potential Tree Preservation Orders (TPOs) and of Public Rights of Way (PROWs). Others to circulate their ideas to everyone else in the Group.)**

6. **Any other business**

It was agreed that Egerton Parish Council (EPC) should be invited to be ambassadors for driving the Plan forward through their engagement with villagers; and that the Group should seek a regular slot in EPC's monthly meetings to give updates on progress as well as answer questions. A separate meeting would be requested in September so the Group could give a presentation to EPC. **Action: LT to attend the regular meeting of EPC on 7 August and give an update, provide a note for the record and seek a further opportunity for a presentation.**

7. **Date of next meeting**

Monday 17 September 7.30pm in the Hall (not the Pavilion!)

The meeting ended at 9.50 pm