

# A NEIGHBOURHOOD PLAN FOR EGERTON

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## WORKING GROUP

### Minutes of meeting Monday 17 September 2018 @ 7.30pm, Committee Room, Village Hall

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

1. **Apologies for absence** Claire Stevens (Mel Rawlinson & Peter Rawlinson no longer attend).
2. **The minutes of the meeting on 10 July** 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**

JC had produced a summary report on all of the comments at the workshops on the plots of land, some of which had been sent through after the workshops. One question raised by a member of the public was whether the Group would identify any sites if none suggested by landowners was deemed suitable. It appeared at first sight that plots with suggestions for only one dwelling should be ruled out as these would be subject to normal planning applications to ABC. It was agreed that all would look at the summary in more detail and submit comments to JC in readiness to discuss this with consultants before reaching any conclusions. RK provided a paper version of ABC's revised 2030 Borough Plan following the Planning Inspector's report -it needed to be checked for any relevant changes that might impact on the NP.

**Action: All to review the summary and comment to JC; JC to write again to all the landowners to explain how far we had reached on the outcome of the workshops; LT to review the ABC revised Plan for relevant changes and report back on this and any revisions to the Government's NPPF that had a bearing on the NP**

- b. **Website and other publicity**

Following additions and a few changes, Sandra Laws had created a live website [www.egertonnp.co.uk](http://www.egertonnp.co.uk). LT had updated EPC at the meeting on 4 September and in writing as to NP progress, giving the website details. This would continue for each EPC meeting, ensuring that updates would be precisely recorded in EPC's minutes. It had been agreed at the EPC meeting that a link from EPC's website to the NP website would be created. EPC had also been invited to become ambassadors for driving the Plan forward through positive engagement with villagers. GH had also publicised the website on Facebook. An article had been published in the August edition of Egerton Update to let people know where matters stood following the workshops. To avoid adverts breaking up the text about the NP in Egerton Update it was agreed that MR would be asked to provide an exclusive page for future news items.

**Action: RK to ask MR about improving the Update layout. GH to add screen shots of views and vistas, and to take GPS data to overlay on the main map for the website; All to consider what might be usefully added to the website.**

c. **Consultants**

The consultants at the South Downs National Park had set out their terms of engagement including confirmation of their fee structure. JC and LT confirmed there was nothing controversial in the content and that their fees were charged on a daily rate. The consultants would be invited to the next meeting, subject to their availability and timing. Savings would be made because the consultants had carried out similar work in other areas.

**Action: JC to check on consultants' availability for meeting the Group; to seek advice from consultants about an audit of work to date; and seek advice on driving forward policies for the NP that would pass the test for objectivity and equity**

d. **Housing Needs Survey**

This would now need to be rescheduled for October as the summer break had delayed Group action.

**Action: In the next few days JC and LT would tailor the covering letter to accompany the survey, re-work the survey questions to suit Egerton's wider needs, add to the glossary of terms submitted by ACRK and send the material to ACRK for comment and action.**

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

As had been confirmed in correspondence, IM and JC had completed the application and a Locality grant for £3765 had been approved. Due diligence will be required before payment is made. A few more quotes had been requested by Locality to validate the grant but this needed clarification. The sum (so far) allowed the Group to go ahead with the first two phases of work with the South Downs consultancy.

**Action: JC to seek clarification from Locality as to their precise needs.**

f. **Windfall development**

LT had found various references to windfall development in other NPs but the NPPF's latest revisions and the ABC 2030 Plan revisions - both this month - may have changed the policy or wording. LT suggested that it was likely to be more appropriate to confine the NP wording to a short statement that matched wording in the NPPF and ABC's final 2030 plan, leaving the detail and decision-making to ABC.

**Action: LT & JCr to draft wording for the NP**

g. **Strategic objectives of the NP**

JC's draft document setting out bullet-points under headings of "Protect, Sustain, Develop" had been revised slightly after comments from others in the Group and was now on the website. These needed to be developed further in order to support evolving/emerging policies. JC had

since produced a draft document setting out a proposed allocation of projects to each member of the NP Group, to support NP policies and objectives. All were invited to comment on the proposals. It was agreed that “home-working” should be a separate heading as it embraced a host of issues that had planning and wider implications. The definitions of agricultural land and their classification was also discussed as a relevant consideration in formulating the NP, especially in terms of what could be deemed sustainable development or sustainable land use. LT stated that in the course of the Planning Inspector’s examination of the ABC 2030 Plan, ABC had been asked to conduct a review of their own Strategic Objectives to exclude those that Government did not regard as truly strategic.

**Action: All to make comments on JC’s ideas in 10 days, and to work with another member of the team (or someone else willing to assist) on each of the projects and start researching and drafting first thoughts based on existing NPs where relevant. Policies and Objectives to be updated by all as progress is made; LT to check with ABC to ensure the wording in Egerton NP was not in conflict with the official definition of “strategic objectives”; GH and CB to draft a note on “home-working” factors that could be included in a questionnaire as part of the NP consultation process; LT to look up agricultural classifications and Landscape Areas on KCC and ABC websites**

## 2. Any other business

**None**

**Date of next meeting:** 20 Oct at 11am and provisionally 25 Oct 12-3pm

The meeting ended at 9.20 pm