

# A NEIGHBOURHOOD PLAN FOR EGERTON

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## WORKING GROUP

### Minutes of meeting Monday 1 April 2019 at 7.30 pm, Hall Committee Room

1. **Present** : Jane Carr (Chair), Elaine Graham, Graham Howland, Richard King, Ian Mella, Claire Stevens, Lois Tilden (Secretary)
2. **Apologies for absence:** Jerry Crossley
3. **Declarations of Interest:** – Graham Howland (related to owner of land submitted for consideration); Richard King , Elaine Graham (interest in older people's housing destined for the land at Orchard Nurseries/Sunpatch).
4. **The minutes of the previous meeting** held on 13 March 2019 were approved.
5. **Action and follow-up points from previous meeting:**
  - a. **Website** - mobile phones can now access this, and Malcolm Laws will create a link from the Egerton village website to the NP website
  - b. **Definitive public rights of way (footpath) map** - availability of a copy has yet to be confirmed via Pat Parr to CS.
  - c. **Green Spaces** - preliminary identification will be carried out shortly by LT & EG and their report of the outcome will be circulated before the next meeting.
  - d. **Parish Design Statement** – there are many extra copies available via JCr & GH
6. **Site Selection Criteria:** with advice JC had obtained from the consultants, the next step would be to test out the matrix, using the three “traffic lights” assessment approach. It was agreed that the testing team could not include anyone with an interest in any of the plots of land. It was agreed that CS and EG, with JCr if content, would carry out this first stage by the first week in May and identify anything missing/inadequate. The outcome would be discussed at the next meeting. A final version of the matrix would then be sent to ABC for comment before finalising it and using it officially for all the sites. **Action: CS,EG,JCr**
7. **Developing NP Policies:** JC explained to the Group that it was time to start drafting policies in line with the evidence already gathered, using various locally-adopted NPs as models where relevant. It was agreed that the work would be allocated as follows, ideally with one person in the lead and another to act as sounding board:
  - **Views and vistas** – GH to lead, with CS support

- **Heritage sites** - CS to lead, with GH support
- **Green Spaces**, grass verges, ditches - LT & EG
- **Footpaths**, bridleways, ancient woodland – GH
- **Protection of the distinctive settlement** and overall environment – LT
- **Support for local businesses** & rural economy and local work opportunities
  - – IM with support from JC
- **Housing mix** – RK
- **Infrastructure** – JC

JC suggested there were other parishes whose approved neighbourhood plans could form a template for the policies – namely, Boughton Aluph, Wye, Effingham, Pluckley and Rolvenden. The first drafts of each policy should be submitted to all for consideration in time for the next meeting on 11 May. Thereafter the refined policies should be submitted to EPC for a discussion on 10 or 11 July. Date to be confirmed once new Parish Council in place after the Election on 2 May. **Action: All**

8. **Parish Assembly:** It was noted that most attendees were from other groups and societies who were represented at the Assembly. It was encouraging to see some new faces and expressions of interest in what was happening in respect of the NP. There were, however, reservations that that the current format of the Assembly did not give rise to more discussion or debate on hot topics that all could hear openly. It was agreed that the new EPC would be invited to consider re-vamping the Assembly, to meet formal legislative requirements as well as provide an informal setting for news, views and displays. **Action: JC**
9. **Egerton Update:** It was agreed that JC would ask Mel Rawlinson if the Calendar could be in the centre pages. An article with snappy text should be included in the next edition about the NP to make it more eye-catching. **Action: JC, LT**

#### 10. Any Other Business:

- a) In the light of the results of the Housing Needs Survey, and the case for more affordable homes for local people, JC had been in touch with English Rural Housing Association to find out if in principle they would be interested in a development of only 4-5 houses on one or more sites. JC had also considered the scope for setting up a Community Land Trust. CLTs are set up and run by ordinary people to develop and manage homes as well as other assets. CLTs act as long-term stewards of housing, ensuring that it remains genuinely affordable, based on what people actually earn in their area, not just for now but for every future occupier. The National Community Land Trust provides funds for such projects. JC will investigate further and will

also contact the Egerton Housing Association to establish if there is any interest in a new venture. RK had also been in touch tentatively with the landowners of the New Road site (which is already identified in the ABC 2030 Plan for housing development) and further discussions with interested parties (including ABC) were planned. A Community Land Trust arrangement also had some appeal. It was agreed that all options should be explored for all the potential development sites to provide the predominant type of housing needed in Egerton. **Action: JC, RK**

- b) JC reported that she was unable to access the gmail account and asked others to check and report back to her if they could access it or not. **Action: All**

**11. Date of next meetings and venues:** Saturday 11 May 10.00 am - preferably in the Committee room (IM apologised he would be unable to attend); Wednesday 19 June 7.30 (preferably Committee Room); Thursday 11 July and Wednesday 10 July (preferably Committee room) – one of which to be a meeting with EPC. EG to arrange venues.

The meeting closed at 9.45 pm