

# A NEIGHBOURHOOD PLAN FOR EGERTON

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## WORKING GROUP

### Note of meeting held at 7.30pm on 3 December 2020 via Zoom

**Present:** Jane Carr (Chair), Jerry Crossley, Elaine Graham, Graham Howland, Richard King, Ian Mella, Claire Stevens, Lois Tilden (Secretary). Apologies: None

Declarations of interest: EG & RK (Orchard Nurseries site for older people's housing) GH (Gale Field)

The minutes of the meeting via Zoom on 4 November were approved.

#### 1. Action points from previous meeting as itemised separately below:

- **Update on responses from Southern Water and Natural England/DEFRA**

JC reported that she was trying to get Southern Water to confirm the position on the capacity of the sewers and sewerage systems in Egerton to cope now and with the prospect of any additional housing development. She had been given to understand that there was disagreement between Southern Water and Ashford Borough Council about the responsibility for improvements in the system across the Borough. LT mentioned that the sewer fracture at the foot of Rockhill Road was a recurrence, indicating that the sewer was not up to standard. She had mentioned this to Kent Highway Services who had been monitoring the roadworks as it made economic sense to replace longer lengths of the sewer and prevent regular disruption and diversions due to repetitive small-scale repairs. KHS said this was something they would follow up. Defra had confirmed that there was no need for any further appraisal following Natural England's concerns about adverse effects of effluent in the River Stour catchment area since the Stour was not in fact the relevant river.

- **Update on Minerals' Screening**

JCr said that KCC's original concerns about Kentish ragstone and mining feasibility were unfounded because the local deposits were too small and therefore uneconomic. It was necessary for JC to respond to KCC to state this position formally, with the expectation that KCC would agree and drop the subject.

- **Comments on interactive maps and summary site assessments on web site**

All thought the maps and summaries were clear and a great improvement. Disappointingly, there had been no feedback from anyone in the village.

- **Update on Orchard Nurseries**

RK & LT reported briefly that discussions had been held at the most recent EPC meeting in closed session in view of commercial confidentiality.

#### 2. Site Assessments

The sub-group had helpfully completed a further site assessment. CS had discussed it and all the earlier assessments with JCr to help ensure consistency and objectivity. It was decided that a further review of the assessments would be carried out to streamline the marking scale and again proof the weighting for objectivity. The next step would be to seek the views of an outside planner. Alison

Eardley from Faversham was suggested as a possibility as she had experience in neighbourhood planning. Being outside the Borough, she could take a fresh look without pre-conceived ideas.

### **3. Issues from the re-drafted Plan**

The Group needed more time to go through the details of JC's redraft and to fill in missing gaps or cross-check links. It was agreed that further comments and additions should be sent to JC and to the rest of the Group by 14 December. An example would be the inclusion of self-build development – a draft section on this topic should result in ABC clarifying its stance on this.

### **4. Any Other Business:**

JC had raised concerns with local ward councillor Ken Mulholland about inconsistent and conflicting advice the Group had received from ABC over time. KM had brought the matter to the attention of the Chief Executive, Tracey Kerly, who was prepared to host a meeting with representatives of the Group, along with Ian Grundy who had been the original ABC planning contact. It was agreed a date in early January would be suitable.

### **5. Date of next meeting via Zoom: Wednesday 16 December 2020, 7.30pm**

**The meeting ended at 20.40**