

A NEIGHBOURHOOD PLAN FOR EGERTON

WORKING GROUP

Note of meeting held at 7.30pm on 21 January 2021 via Zoom

Present: Jane Carr (Chair), Jerry Crossley, Elaine Graham, Richard King, Ian Mella, Claire Stevens, Lois Tilden (Secretary). **Apologies:** Graham Howland

1. Declarations of interest: JC, JCr, IM, CS, LT – None: no financial or business interests or ownership of any sites that were put forward by landowners for consideration in the Plan or in any other item on the Agenda; EG & RK - no financial or business interests or ownership of any sites that were put forward by landowners for consideration or in any item on the agenda - sole concern is in taking forward a project for accommodation in the interests of older people in the village irrespective of site location or ownership. It was noted for the record that GH had always declared an interest due to his in-laws' ownership of a site for consideration but a) he had never participated in any discussion or assessment of any sites put forward and b) he had no personal financial or business interest in any sites put forward. He had no such interests in any item on the Agenda.

2. The minutes of the meeting via Zoom on 16 December 2020 were approved.

3. Action points from previous meeting unless itemised separately below:

Southern Water and Natural England/DEFRA responses on nutrient neutrality

JC had reported the positive outcome to ABC that there was no issue. In effect, JC and LT had carried out research of value to ABC although this had not been acknowledged.

Minerals' Screening

JCr confirmed this was settled satisfactorily with KCC. JC had drafted a suitable paragraph for the NP.

Interactive maps and summary site assessments on web site

All were pleased with the way this had now been presented.

Orchard Nurseries – intended for older people's housing

EPC was making progress with the terms of access with the landowner. Subject to that, a revised form of words would be needed for the draft Plan. Although it had been thought it should be an aspiration, not a policy, in the light of more recent discussions between the joint landowners' representative and EPC there was some optimism that it could be included as a policy for 6-10 homes on the site.

Action: RK to draft wording

4. Meeting with ABC

JC reported that she, RK and LT had attended a helpful Microsoft Teams meeting on 12 January facilitated and chaired by Cllr. Ken Mulholland. Simon Cole, ABC's new Planning lead, had been welcoming, open and frank during a full and constructive discussion. He expressed enthusiasm for the approach we were taking in our NP; apologised for the breakdowns in communication and for the misleading guidance we had been given. He was committed to improve the dialogue between us and ABC and confirmed he and his team would aim to be true critical friends in progressing the NP.

Action: JC to issue more detailed notes about particular aspects of the meeting

5. Site Assessments

CS had taken the lead with EG and IM support and had painstakingly revisited all sites with a resulting review of assessments. These had been sent to all members of the Group for comment (except for GH). The weighting had been recalibrated following comments and overall consistency validated. It was agreed further details were needed for each site such as off-street parking availability and uniform appraisal of effects of traffic congestion, distinct from the generation of extra vehicular movements created by proposed new development. **Action: CS to redraft and go through with JC additional details including brief descriptions of the sites at the top of each assessment and to draw out conclusions more explicitly and prepare final versions for the website**

6. Issues from the re-drafted Plan

- **Additional paragraph on biodiversity**
LT had drafted a paragraph reflecting key points.
- **Possible additions to P3 – Green space:**
LT had drafted a section on the value of Pembroes Cross and RK had drafted a section on the value of Stonebridge Green to justify inclusion in the NP.
- **Further work on Key Views**
Additional wording had been drafted by members of the Group to support the requirement to demonstrate the special nature of views from Bedlam Lane, from Mundy Bois towards the Church, Court Lodge to Charing and North Downs, Elm Close to the Weald, Egerton House over the Greensand Way and Link Hill to Pembroes Cross.
- **Dark Skies policy P6**
LT had researched further and redrafted; she had also found a clearer map from CPRE **Action: LT to check copyright**
- **Inclusion/Revision of the Heritage assessment**
CS and JC were checking to ensure Historic England criteria applies to the inclusion of non-listed items.
- **Change Policy S3 Parking to Community Aspiration**
JC had added the need for inclusion of electric charging points for electric vehicles.
- **Comments on D1, D2, D4-** JC had redrafted to reflect height limit of buildings, amenity impact, street scene and views, including a sentence in Policies D2 & D4 with cross referencing.
- **Amendment of D3 Housing Policy Action:** JC had redrafted using similar words to ABC about “indicative numbers of homes”.
- **SWOT would become an Appendix .**
- **Additional maps (definitive map, key views, sites for development, community assets).** It was agreed more work was needed to identify additional maps as well as the definitive footpath map from KCC.
- **Gale Field and Orchard Nurseries – exception site status rather than allocations and community aspirations:** this possible status was flagged up in the discussion with ABC on 12 January.

- **Include self-build as brownfield**
- CS was considering if Policy D6 could be strengthened. **Action: CS**
- **Suggestion of a Community Aspiration to identify a site for community woodland** - it was agreed this should be pursued. JC would ask GH to look into any advice available from the Woodland Trust. **Action: GH**
- **Strengthen the approach to climate change and carbon neutrality**
LT had researched further and drafted more robust text that included making commitments (as recommended by ABC).
- **Consultation wording**
LT had provided draft sentences on this.
- **Coldbridge Farm**
JC had checked the facts as to location of the building outside the parish but some land within.
- **Bridleway from Hazledene Farm**
JC had corrected the reference.
- **Maps in the Plan**
JC had asked GH for more maps for possible inclusion within the text of the Plan for easy reference.

7. Redraft of the NP and proposed meeting with EPC

JC had incorporated all comments into a redraft. JCr had gone through the running order and suggested some re-ordering. All were invited to comment. It was agreed that it would be necessary to send the re-drafted Plan to each EP Councillor and then hold a one-off meeting with EPC to seek views on the draft, answer any points raised and as necessary re-draft any sections. EPC's commitment to action points within the plan would be sought, with the aim of seeking endorsement at the next EPC meeting on 2 March that the draft should be sent to ABC for their informal views before formal submission. The updated version would be posted onto the website.

Action: RK to canvass EP councillors for a suitable meeting date before the EPC meeting on 2 March.

8. Plans for New Road site as allocated in ABC's 2030 Plan

LT had produced a report on the plans submitted by the developer and presented it to EPC at its meeting on 5 January 2021. Overall there were positive comments but some negative ones and some questions - particularly about the size of the plot being larger than allocated in the ABC 2030 Plan, encroachment of a public footpath and no access to Orchard Nurseries (although it was understood the site owners and developer were prepared to alter this subject to negotiations with EPC). Despite welcome attractive building design features, landscaping and layout, there are a lot of high fences and walls delineating boundaries, making it seem urban. The developer had responded to some of the points at the Zoom meeting and EPC agreed that the report should be submitted to ABC, which LT had completed.

9. Timetable for submission to ABC

Action: JC had asked South Downs consultants to quote for carrying out a final review of the Plan. It was agreed a further bid would be needed to fund this. JC was also preparing a basic conditions statement and a review of the evidence-base such as records of our consultation exercises, and Housing Needs Survey. LT was working on the Community Consultation document.

Action: LT to complete the Community Consultation document, JC to complete the Basic Conditions statement and the final NP drafting by end of February, then to seek EPC's endorsement on 2 March of the draft Plan's submission to ABC for informal views.

10. Any other business

Planning application for 9 "affordable homes" on Forstal Road

LT had been studying the plans submitted by Clarendon Homes for this site. These plans were not the same as the earlier plans the landowner had proposed for development as part of the NP call for sites. These plans had not been sent to the NP Group nor EPC prior to submission to ABC. The description of affordable homes did not appear to meet Government criteria - which in turn would not lead to the site being designated as an exception site and it was outside of the confines of Egerton Forstal. LT was consulting nearby residents in order to compile a comprehensive report to EPC prior to a decision as to how it should comment to ABC.

LT further reported that this application had caused a lot of local concern but this had also led to a stream of unjustified criticism on local social media against the content of the NP, members of the Group, EPC and individual councillors. This included a number of inappropriate and false assumptions and accusations about the behaviour and conduct of individuals. Aside from any action that individuals might take in response to defamatory remarks, it was agreed that it was vital that the NP Group set out NP facts in the next Egerton Update so that each household would be reminded of the real evolution of the draft NP to date, how it aimed to represent the majority views of the village and why and what it contained. **Action: JC to draft an article, all to comment**

11. Date of next meeting: a Zoom meeting with EPC in early February then either Friday 5 March 11am or Monday 8 March at 7.30pm via Zoom

The meeting closed at 9.30pm