

A NEIGHBOURHOOD PLAN FOR EGERTON

WORKING GROUP

Note of meeting held at 11am on 5 March 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 although Orchard Nurseries has been identified as a prospective site. 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 21 January 2021 were approved.**
- 3. Action points from previous meeting unless itemised separately below:**

Meeting with Egerton Parish Council February 2021

JC had circulated EP councillors with a copy of the draft Plan in advance of this private meeting and had invited questions. The meeting was detailed and positive. It was pleasing to hear that EP Councillors considered the draft Plan to be an impressive piece of work, thanking all the group, especially JC who had taken forward so many complex issues. The additional drafting points with explanations that JC had circulated were approved, on the basis that they made no material changes to the substance of the draft. The Group reported to EPC that ABC had informally indicated that any comments they were likely to make to the draft Plan would meet the basic conditions and would not materially affect it. LT would draft a note of the meeting with EPC and check consistency with the Clerk who had also taken notes. The draft would be circulated to all for comments. At the EPC meeting on 2 March EPC publicly declared that they approved the draft Plan and that it could be submitted formally to ABC subject to no forthcoming material amendments emerging from the South Downs NPA, our consultants.

Positive Publicity

To counter rumours and negative messages on social media, JC had drafted an article setting out NP facts in Egerton Update so that each household was 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.

4. Community Aspirations

Pre-school: It was agreed this should be included as it had been a priority in the Parish Plan.

Action: JC to draft

Footpath from Crockenhill road to the school: it was agreed this should be included. **Action: JC to draft**

Car parking next to the Pavilion: Action: JC to draft

Aspiration for a community woodland: JC would ask GH to look into any advice available from the Woodland Trust about the wording on this. **Action: GH**

All points and wording to be checked by JC for conformity with national guidance and the priorities in the Parish Plan.

5. Gale Field– exception site status or allocation:

ABC had indicated to ERH that the proposal for exception site status was likely to be acceptable. The question of inclusion in the Plan was still to be clarified. JC had established through advice from Locality and ABC that there are no precedents for allocating exception sites in neighbourhood plans, but equally no arguments against inclusion in some form, which implied it could be included. Meanwhile English Rural Housing had submitted a draft revised layout assisted by LT for 8 affordable homes rather than 10 on the site. There would be two maisonettes, 2 two-bed and 2-three bed houses, one bungalow and one open market bungalow for cross-subsidy purposes. Larger gardens than usual were made possible thanks to the landowner. JC had been awaiting confirmation about the affordable homes proposed for the New Road site in the ABC Local Plan as to scope for being allocated for local needs housing but this appeared not to be possible. The same would apply to affordable homes that would be required in the developer's proposals for North Field that had been re-drawn and submitted for consideration in the draft Plan. Local needs housing would need to be provided by a housing association or other social/community provider in negotiation with the landowner/develop and this concept had not proved productive. It was noted that ABC had the lead role in determining the balance of affordable housing in any commercial development. Text in the Plan about local needs affordable housing would therefore remain as drafted by JC.

6. Orchard Nurseries

It was acknowledged that if access were agreed and the development of 8 bungalows went ahead, the older people downsizing and moving into the bungalows would free-up 8 larger homes in the village and thus reduce the demand for new, large homes. The matter of access was being negotiated between EC and the landowners: an agreement in principle had been reached, without prejudice and subject to contract details. When added to the number of large barn conversions in the parish and new large homes on the New Road site, it was agreed that these three sources should meet demand at the higher end of the open market housing requirement from inside and outside the village. These points to be included. The question of status in the draft Plan would depend on the access. **Action: JC**

7. Site Assessments

CS had taken on board comments about the presentation of the assessments in discussion with JC. The views of our consultants would be sought in readiness for final versions on the website. **Action: JC**

8. Next Steps

- a. Final version of the draft will be produced following comments from our consultants;
- b. Site selection report – to be completed after advice from our consultants
- c. Basic conditions statement – being drafted by JC;
- d. Community consultation statement – being drafted by LT;
- e. Submission to ABC under Reg 15 – anticipated by end of March, subject to completion of the above;
- f. Draft a flyer for EPC to look at before posting to everyone in the village to explain what has been happening, show them clear plans for each site, say what happens next;
- g. ABC to publish the draft plan on their website and consult widely about the draft Plan over a six-week time frame;

- h. NP Group to put link on our website to ABC website simultaneously and ensure consistency;
- i. NP Group to meet again in April to check all evidence documentation is available and ensure it is in sound shape.

9. Any Other Business

RK reported that ABC Councillor Ken Mulholland had congratulated the team for producing a “professional and comprehensive” Neighbourhood Plan.

10. Date of next meeting via Zoom: Wednesday 31 March 7.30pm

The meeting closed at 12.35pm