

A Neighbourhood Plan for Egerton

Egerton Neighbourhood Plan Steering Group

Minutes of 10th meeting held August 8th, Committee Room, Egerton Village Hall
Present: Peter Rawlinson (chair), Graham Howland, Ian Mella, Melanie Rawlinson, Richard King, Chris Burgess, Lois Tilden
Apologies: Jane Carr, Elaine Graham

Minutes of last meeting approved.

(i) Peter Rawlinson informed the group that he had attended the exhibition at Charing which detailed Ashford Borough Council's new housing targets for its Draft 2030 Plan – which calls for a significant increase in the number of new dwellings in the borough. PR spoke to Carly Pettit (from ABC N Plan advisory team) and she explained that there was pressure to find extra homes but that the A20 corridor could be considered for a significant number .

PR asked if Egerton would be expected to increase any further new dwellings – given the news about “Sunpatch” land becoming available plus the development on New Road. Carly was pleased to hear about that and wasn't expecting Egerton to be asked to come up with any further allocation as it would appear to be contrary to where ABC would wish to place development. She said that Egerton's N Plan should still be in time to fit into the final ABC 2030 Plan.

(ii) There was only one response to Egerton's consultation with ABC on producing a Neighbourhood Plan and that came from a Cheshire-based company called Gladman. This company is behind a number of developments in neighbouring villages. Gladman does not build homes – it appears to be a specialist developer which identifies land for development by others. It has been involved in applications in Tenterden, Smarden and Charing.

(iii) Richard King said that ABC had granted a string of planning consents that had still not been developed and wondered if these had not yet been counted into the 2030 plan and if not could this fulfill some or all of the extra allocation required.

Lois Tilden has been through the ABC second draft Plan 2030 consultation document in great detail; LT and RK had a meeting the previous Friday to consider Egerton's response to ABC's consultation. Points for consideration included the concern that Ashford would eventually meet Charing if the A20 was over-developed with ribbon applications. On the plus side, ABC's draft plan included a new provision for “Green Corridors”. Since this was a policy topic that Egerton PC had flagged up as missing in the first draft Plan, EPC would want to emphasise support for it. EPC had also signed the letter in support of KALC's concerns about over-development in the villages.

The group then discussed more details on progressing the Plan via the Public Workshops

Elaine Graham had booked the Village Hall for the Public Workshops for Sat Sept 16 pm, Wed 20th Sept eve and Sat Sept 30 am. An open invitation for all villagers to attend has

been issued via *Egerton Update* which was distributed to every household in early August. The magazine also featured an update on progress

It was decided that all the additional volunteers (11 individuals) should be asked to come to the next steering group meeting to bring them up to date with progress plus see if they could help out with the workshops. (*This has been done – MR*)

The final format of the workshops has still to be decided but early thoughts are around a PowerPoint presentation to : bring everyone up to date; set the scene; provide latest ABC planning information; outline ABC's projection for new homes; explain the Egerton context; remind villagers what they wanted as expressed in the earlier Village Plan; then invite villagers to express their views on potential village development via a workshop format. The group agreed that the development criteria started by LT and Chris Burgess should help us focus the workshops. PR would extract bullet points from the first draft of the criteria to simplify the text. Each workshop would consider different headings that attendees could discuss and comment on. Leaders of each workshop would familiarise themselves with the greater detail of the criteria to facilitate debate. A key issue would be to head off attempts to cater for the "Not In My Backyard" syndrome, as this could lead to there being no development anywhere. Final criteria needed to be objective, fair, transparent and meet stringent tests so that they could be applied consistently to avoid successful challenge. The results of the workshops would then be analysed and a questionnaire for distribution to each household in the village would be developed. The group also agreed to ask attendees to sign in to the events so that we know who has attended and be able to determine if our consultation process is sufficiently inclusive and robust. This would be required before we can get to the stage of holding a village referendum as anticipated in August/September 2018.

The group also expressed that one of the focus areas should be around what makes Egerton so special: views, vistas, the church etc. Melanie Cox one of the volunteers has produced an excellent album of photographs which can be used in the workshops.

PR and Melanie Rawlinson will produce and put out additional notices around the village about the workshops

The large maps should also be available (MR has these)

Basis of N Plan is to be distributed more widely on EPC noticeboards etc (RK and Heather James) and via the village website (MR to follow up)

ABC data on Egerton (population, housing data, land use, businesses, designated areas such as the Conservation area , historic and ancient buildings or sites, protected sites and so on) should be available at the workshops – should be accessible via Carly and Ian. LT would make a start on this using ABC and KCC websites.

Next meeting - Tuesday AUGUST 29th at 7.30pm at Village Hall Committee Room

Graham Howland unlikely to be able to attend because of pressing work commitments; LT not able attend - clash with another village event.

Meeting ended 9.15pm