

## A Neighbourhood Plan for Egerton

### Egerton Neighbourhood Plan Steering Group

Minutes of 9th meeting held July 11, Committee Room, Egerton

*Present: Peter Rawlinson (chair), Elaine Graham, Graham Howland, Ian Mella, Melanie Rawlinson, Richard King, Chris Burgess, Lois Tilden*

*Apologies: Jane Carr*

1. The meeting was called as ABC had just announced that it needs to find 12,000 new homes in addition to those set out in its current draft [2030 Plan](#). There is a presentation of this in Charing on July 27<sup>th</sup> 4 – 7pm. Members of the Steering Group are asked to go along if possible
2. Richard King updated the meeting [by mentioning with](#) the gift of land that Derek Marks has donated to the village - one and a half acres behind “Sunpatch”. There has been some discussion [at meetings of Egerton Parish Council](#) that this could ~~be a location~~ [provide the site of for](#) older people’s accommodation – this being a key recommendation within the Parish Plan. Early discussions with ABC suggest that this may be an acceptable use for the land. This could add an ~~other~~ [additional](#) 10 or so houses into the pot (on top of those already allocated in [the ABC 2030 Plan](#) for Egerton in ABC’s Draft Plan on New Road). [Subject to appropriate local authority approvals and negotiation with a developer, this project may have scope for some “planning gain” that could support and could possibly be linked to](#) the development of ~~the site for~~ the pre-school [within the school grounds, in the village](#). Access to ~~the~~ land [behind Sunpatch](#) could also ~~be via~~ [come through](#) the proposed development in New Road. This could form part of the Neighbourhood Plan submission and ~~could arguably~~ [might “up” augment](#) the expected ratio of development that Egerton could be expected to take (even with Ashford’s new housing target).
3. During the consultation period for Egerton’s Neighbourhood Plan there was only one comment on the proposal – from a company called Gladman - a Congleton based Development Company that is already behind the building of 50 new homes in Smarden. The letter [was no more than an unsolicited](#) ~~basically was an~~ offer of “help” through the process and was addressed to ABC. [It was agreed](#) ~~Therefore that~~ -Egerton has ~~sd~~ no requirement to respond.
4. The timing was felt to be right (and in line with process and timeline) to begin the first major consultation with residents via a series of workshops in September. Content of these to be scoped at August meeting. Elaine Graham to set dates and venues for 3 meetings mid to end September to encompass mid week evening and weekend sessions to give all residents chance to attend one session. Suggestion is that we ask all participants to sign in on the day so we know has attended
5. Lois Tilden and Chris Burgess volunteered to start to build criteria for assessing development – which could be used as discussion prompts within the workshops

6. EPC is adding its signature to a letter from [EKALC](#) which is objecting to the high number of development applications in Kent in rural areas.

7. The next Egerton Update to provide dates for workshops and to urge villagers to attend public meetings

#### NEXT STEPS:

- The Steering Group agreed [to](#) meet again Tues Aug 8th at the Committee Room in the village Hall 7.30pm to begin to plan the content of the workshops
- Elaine Graham to circulate dates/venues/timings etc for the 3 village workshops
- Lois Tilden and Chris Burgess to start to build criteria and circulate for assessing potential development that could be used as a basis for discussion prompts within the workshops
- Melanie Rawlinson to publicise workshops via August Egerton Update

9.10pm meeting ended