

East Peckham Parish Council

EPPC Local Development Committee Minutes

Minutes of a meeting of East Peckham Parish Council's Local Development Committee, held on **Tuesday 14th July 2026 at 7.15pm** in the Parish Meeting Room, Jubilee Hall, Pippin Road, East Peckham TN12 5BT.

1. Attendees, Apologies for absence, Addition of members

Attendees: Chair M Williams, Vice Chair K White, D Seal, T Hendry-Lewis, S Milligan, D White, M Foster, Parish Clerk, 2 resident members of the task groups

Apologies: Richard Packham, Rachel Packham

It was noted that Councillor S North and resident member M Crouch have resigned from the committee. M Crouch will continue to offer support within the Task Groups

2. Signing of Minutes of previous meeting; Thursday 18th June 2026

It was resolved to accept the minutes as a true and accurate record.

Proposed: S Milligan, seconded: T Hendry-Lewis, all in favour

3. Declarations of interest or lobbying

D. Seal: declared an interest as Chairman of the Almshouses Trust

K White: As per previously submitted declarations, also noted has now resigned directorship of Boroughs Oak Paddock Limited and is a Trustee of the Almshouses Trust.

D White: as per previously submitted declarations

4. To receive an update on actions from previous meetings and resolve any further actions if required.

Clerk confirmed tasks allocated to the Parish Office had been completed. It was resolved to defer the review of the rest to the next meeting due to time constraints.

Proposed: M Williams, seconded: K White, all in favour

5. Discussion and Approval of Topic Papers: Demographics, Natural Environment, Housing, Heritage & Conservation, Amenities & Services, Transport and Connections

Minor points in the topic papers were clarified during brief discussion, sundry type-o's noted.

K White noted that the work undertaken so far is highlighting that this is the most extensive review of the Parish undertaken in many years, and likely to be for the next decade at least.

It was resolved to approve all 6 topic papers for wider distribution and sharing at the community consultation on Sunday, but caveated with the fact that they are working documents that will organically change through the process.

Proposed: D Seal, seconded: T Hendry-Lewis, all in favour.

6. SWOT Analysis to inform Draft Vision and Objectives

The Committee split into 2 groups and undertook a full SWOT analysis of 3 topic papers per group, considering all aspects highlighted in the topic papers. These will be written up and published in due course.

7. Draft Vision and Objectives of the Neighbourhood Plan

Initial discussion was had on how to approach this and best way to ensure the community can get involved and have input in the process. This is an ongoing piece of work that will be followed up during Public Consultation.

8. Feedback from Meeting with TMBC

8.1. Regulation 19 Update

K White gave a brief update from the meeting; Regulation 19 will be going to Committee for review in the first week of September 2026, with the relevant papers and updated policies being released on 24th August. Consultation on Regulation 19 will last 6 weeks; some aspects of the original plan have fallen away and others added, with the evidence base being published along the way.

8.2. EPPC Neighbourhood Development Plan

The Housing Requirement Figure and the model TMBC used to gain the figure is fully explained in the briefing paper that was prepared for the Planning and Transport Committee (and circulated to the LDC*) However the final HRF figure will not be known until Regulation 19 is published.

TMBC advised being aware of confusion within the community between the Local Plan and the Neighbourhood Development Plan and consider the timings of the Local Plan in relation to the NDP schedule to avoid overlap where possible.

9. Date and Plan for next committee meeting; September 2026, date to be confirmed closer to the time.

Meeting closed: 9.30pm

* A copy of the briefing paper is available on the Parish Council website under the briefing notes for the Full Council Committee Meeting on Wednesday 15th July.