

Egerton Neighbourhood Plan

Consultation Statement 2017– 2021

Produced by the Egerton Parish Council Neighbourhood
Plan Steering Group (ENPSG)



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Community Consultation 2017-21

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1. Introduction

1.1 This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 under Section 5(2). A Consultation Statement:

- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- (b) explains how they were consulted;
- (c) summarises the main issues and concerns raised by the persons consulted; and
- (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

1.2 This Consultation Statement summarises all the statutory and non-statutory consultation that has been undertaken with the community and other relevant statutory bodies and stakeholders in developing the Egerton Neighbourhood Plan. It describes how concerns have been addressed and what changes have been made to the final Plan as a result of the pre-submission consultation.

1.3 The Neighbourhood Plan Steering Group (ENPSG) and Egerton Parish Council (EPC) are satisfied that throughout the Egerton neighbourhood planning process, all reasonable steps were taken to provide sufficient information to everyone in the parish about the objectives and to invite all to help shape them. ENPSG ensured that details of all component projects and their progress were regularly publicised through a variety of media. Frequent opportunities were given to consultees to comment on, or contribute to, any aspect of the features being developed in the neighbourhood plan, at all stages before the final draft plan was published. This equipped everyone to take an informed decision on how they might vote in the neighbourhood plan referendum.

2. Aims of the Consultation process

2.1 In the Community Consultation and Engagement Strategy and Action Plan produced at the beginning of the Neighbourhood Plan process, based on the priorities of village residents attending a series of workshops in September 2017 (see Appendix 3), ENPSG stated that its strategic objectives were:

- to **protect** the quality of community life and rural environment that is special to the parish;
- to ensure that there is a **sustainable future** for the parish through enhanced housing and infrastructure provision and of business services and leisure facilities, re-invigorating the vitality of the community; and
- to **develop** housing and infrastructure to meet current and future housing and economic needs whilst being sensitive to the distinctive character of the parish.

2.2 Key audiences were identified during a meeting with a local volunteer who had a social science background. Methods were suggested as to the approaches needed and how feedback could be collected, to ensure that all interest and age groups could be consulted. Most methods initially proposed were used, and all feedback was recorded, whether given in person, by post-it note, by letter or email or by completed questionnaire. In addition to the Neighbourhood Plan designated website, linked to the Parish Council and village websites, a Facebook page and an Instagram account were set up. The Covid-19 Lockdown in 2020 occurred at a crucial stage in the Regulation 14 consultation, preventing the planned workshops in April 2020, but the period of consultation was extended to 6 months to allow time for consideration of the draft Plan.

3. Background information to the Consultation on the Egerton Neighbourhood Plan

3.1 Publication of the **Parish Plan** in 2015 was the result of three years consultation with Egerton residents, including two questionnaires and several public meetings, which established a vision and priorities for the future of the village. This led to thinking that a Neighbourhood Plan was a necessary next step.

3.2 A flier was distributed in early October 2016 to every household in Egerton to announce a meeting for a presentation and discussion on the merits – and potential downside - of a Neighbourhood Plan. A public meeting took place on 19 October 2016, hosted by the Parish Council, attended by 100+ residents, at which there was near unanimous agreement to proceed with a Neighbourhood Plan. Volunteers were sought to take this forward as a sub-committee of Egerton Parish Council.



3.3 On 30 November 2016, Egerton's Neighbourhood Plan Steering Group (ENPSG) was formed from a combination of parish councillors and members of the public who had volunteered to take this forward.

4. Membership of the Neighbourhood Plan Steering Group (ENPSG)

4.1 From 2016 to 2017 membership was:

Peter Rawlinson (Chair, Egerton Parish Council Vice-Chairman), Chris Burgess, Jane Carr, Elaine Graham, Graham Howland, John Matthews, Ian Mella, Melanie Rawlinson , Lois Tilden.

4.2 From 2018 the ENPSG consisted of:

Jane Carr (Chair, strategy & policy, liaison with local planning authority, public bodies & consultants, oversight of projects, events & workshops, publicity, housing needs, drafting, editing)

Jerry Crossley (Egerton Parish Design Statement review, site assessments, specialist planning issues)

Elaine Graham (Posters, older people's housing, green spaces, site assessments)

Graham Howland (Parish councillor 2018-19, views, maps, imaging, photos, social media)

Richard King (Chairman, Egerton Parish Council, older people's housing, drafting, editing)

Ian Mella (finance, site assessments, proofing)

Claire Stevens (views, local businesses, working from home, undesignated heritage assets, site assessments),

Lois Tilden (Secretary, Egerton parish councillor from 2019, research, planning, drafting, site assessment criteria, housing, green spaces, climate change, environment)

5. Themed Working Groups Membership

Jane Carr, Lois Tilden, Tessa O'Sullivan (ACRK) – Housing Needs

Graham Howland, Claire Stevens – Views and Vistas

Elaine Graham, Lois Tilden, South Downs National Park Planning Authority -- Green Spaces

Lois Tilden, Jerry Crossley, South Downs – Site assessment policy and criteria

Claire Stevens, Ian Mella, Elaine Graham (part) – Site Assessments

Chris Burgess, Claire Stevens, Jane Carr - local businesses, utilities provision and working from home

Graham Howland, Hazel Harper, Fraser Boulton – community consultation strategy

Jane Carr and Claire Stevens - Local Heritage Assets with advice from English Heritage

Jerry Crossley – Parish Design Statement and review

Sarah Elworthy, Claire Stevens, Jane Carr – Health and Wellbeing

6. Neighbourhood Area Designation

6.1 At a meeting on 6 March 2017, it was proposed that the **Neighbourhood Plan Area** would be the whole of Egerton Parish, approved by Egerton Parish Council (EPC) on 7 March 2017 and submitted to Ashford Borough Council (ABC). This was confirmed by ABC in a designation letter dated 13 July 2017.

6.2 Whilst waiting for formal designation, the ENPSG and EPC drew up draft Terms of Reference for the Steering Group which were presented to residents in a Neighbourhood Plan Newsletter dated 13 March 2017 which was delivered to every household in the village. They were also consulted on at the annual Parish Assembly on 23 March 2017 (see Appendix 1 for Terms of Reference).

Community consultation 2017-2021

(see Appendix 1 for the Consultation timetable)

7. 2017

7.1 Parish Assembly 23 March 2017

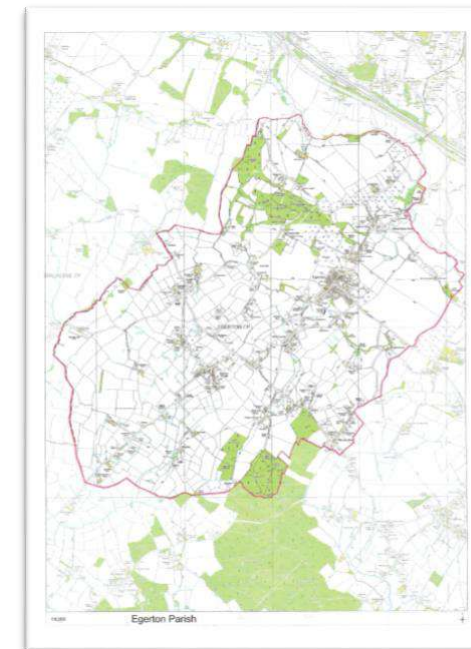
All Parish residents were invited and 90 attended:

- to comment on the draft Terms of Reference for the ENPSG;
- to offer their initial thoughts/ ideas/ comments/ concerns towards a Neighbourhood Plan;
- to indicate their preferred way of expressing their views; and
- to offer any skills that could help the process.

The Terms of Reference were supported by those attending, and initial comments strongly suggested a focus on small scale development to meet local needs.

7.2 Workshops September 2017

An announcement was distributed to all households for a series of 3 workshops to be held on 16, 20 and 30 September, asking residents what their hopes and fears might be for the future development of Egerton.



The workshops' aims were:

- to build an understanding of the sentiment of the village towards development issues and land usage;
- to start to establish what factors are important to residents;
- to begin to gauge what kind of development the village feels could be appropriate and which would not.

The themes covered were:

- Protect Development
- Community Development
- Housing Development
- Design Development

104 residents attended the workshops. Their hopes and fears for each of these themes were collected, collated and analysed, resulting in a prioritised list of issues (see Appendix 2) which formed the basis for the structure and first draft of the Plan.

7.3 Glebe Christmas Fair 2 December 2017

A stall was set up publicising a Neighbourhood Plan, Q&As, with Parish Map, leaflets about a Neighbourhood Plan, priority issues, the Parish Plan, the Parish Design Statement and a competition with donated prizes.

8. 2018

8.1 Parish Assembly 12 April 2018

58 residents attended and were invited to:

- identify the key views and green spaces that are important to them, and
- to review the priorities, vision and strategic objectives that had been developed following the September 2017 workshops.





8.2 Views and Vistas Workshop, 9 June

18 attendees, 2 subsequent written comments. Instagram site set up with images of views to reach a wider audience (see www.egertonnp.co.uk for a report on the workshop, and 2019 workshops for further consultation).

8.3 Call for Sites (May) and ENPSG meetings with individual site owners, 7 & 8 June

A second newsletter was issued to all householders in May both to encourage comments on future development from residents and to invite landowners with sites that could be suitable for small scale development to attend workshops on 7 and 8 June to discuss their ideas with the ENPSG. 8 landowners

attended individual sessions to present their sites and to discuss options with the steering group.

A guidance note was subsequently issued to each landowner in preparation for the open meeting on 27 June, with a first draft of the site assessment criteria (see Appendix 4).

8.4 Land for Future Building Workshop, 27 June

A flier announcing the workshop was delivered to every household and over 150 residents attended this meeting. Residents were invited to join one of 6 tables, and landowners were invited to make brief presentations to each table, in turn. ENPSG members at each table recorded all comments, and these were collated, and some provisional conclusions recorded.

Several comments received by residents unable to attend the workshop were also recorded. A report on the workshop was published on the web site (www.egertonnp.co.uk) and see Appendix 3 for the collation of responses and provisional conclusions.

8.5 Housing Needs Survey, October 2018 (Report January 2019)

In order to establish a more precise evaluation of local needs, a survey was undertaken on behalf of the ENPSG by Action with



Communities in Rural Kent (ACRK) and was hand delivered to every household within the parish in October 2018. 483 surveys were distributed with 191 surveys being returned, representing a 40% response rate. The full report was published on the web site at www.egertonnp.co.uk, and was made available at all subsequent workshops/ open meetings.

9. 2019

9.1 Parish Assembly 21 March 2019

9.1.1 70 residents attended and were invited to

- review suggested policies under the headings Protect, Sustain and Develop;
- comment on the re-drafted Vision and Key Objectives;
- discuss the findings of the Housing Needs Survey (HNS);
- comment and make further suggestions on a preliminary list of non-designated heritage sites.

9.1.2 There was general support for the policy headings and the re-drafted Vision and Key Objectives; and also, for the local needs affordable rentable housing identified in the HNS – particularly for young people and families. A long list of potential non-designated heritage assets was drawn up following suggestions made by residents at the Assembly.



9.2 Workshop 21 September 2019

9.2.1 **This workshop was the first in a planned series of pre-submission workshops for 2019 and 2020, culminating in the formal Reg.14 consultation.**

9.2.2 The main aims of the workshop were:

- to present, and answer questions on, the first drafts of the plan policies;
- to present, and answer questions on, the Summary Assessments of sites still under consideration to meet identified housing needs ([click here to see the summary site assessments](#));
- to clarify housing needs as identified in the Housing Needs Survey.

9.2.3 Over 60 people attended and gave detailed feedback on both the policies and the sites either in person (by completing post-it notes with comments or talking to steering group members) or in follow-up emails and letters.

9.2.4 There was general support for the draft policies, but concerns were expressed about water supply, sewerage, security lighting, parking, and road access. Matters beyond the remit of a Neighbourhood Plan were referred to EPC for action, but have been emphasized in associated paragraphs in the Plan.

9.2.5 Comments on the sites (proposed for housing except the first one) were summarised as:

Hardens Field, Barhams Mill – commercial use

- Although small business units a good idea, roads and location generally considered to be totally unsuitable
- Adverse impact on landscape and neighbouring properties

Forstal Road/Crocken Hill - open market housing

- Concern about visual impact, impact on traffic at crossroads, impact on neighbours, impact of additional housing on sewerage system, executive homes not needed and no affordable housing, lengthening ribbon development
- Concerns over the loss of green space/open countryside, loss of grazing land, loss of tranquility, interruption of long views, the impacts on drainage, potential traffic congestion

Gale Field - local needs affordable housing

- Wide support for essential affordable housing to meet village needs, considered to be less detrimental than other sites, with minimal impact on neighbouring properties and the natural environment
- Considered to maintain green gaps and maintain key views, with scope to improve pedestrian accessibility to village centre and minimise traffic congestion with more off-road parking
- Some concerns about existing on-street parking, impact on neighbouring houses, historic views, additional traffic generation, and scepticism about alleviating existing parking issues, improving the footpath to the village centre and minimal environmental impact

Orchard Cottage paddock, Mundy Bois

- No major objections, minimal impact on neighbouring properties, protection of green gaps and key views, and minimal impact on traffic congestion and the natural environment but no affordable housing



North Field - open market and affordable, but not necessarily local needs, housing

- Some support for development, given proximity to village facilities, inclusion of small homes and affordable housing, scope for upgrading services
- Considered to align with existing settlement pattern, by continuing existing development, and to support community assets, with easy pedestrian access to village centre
- Wide concerns about scale of development, impact on the Greensand Way, the large number and density of houses, the impact on water supply and rain and foul water drainage, the adverse impact on neighbouring properties and difficult site access
- Concerns at increased traffic movements, the cumulative impacts of this proposal and Ashford Borough Council's allocated site for about 15 houses off New Road, interrupted long range views, adverse environmental impacts, and the imbalance created with the scale of new housing in this location
- Also concerns as not in accordance with the Housing Needs Survey or in line with the Parish Design Statement.

9.2.6 These concerns are reflected in both the Plan and the Site Assessment Report which accompanies the Plan.

(See Appendix 6 for full community feedback on the proposed sites at the September 2019 Workshop and by email afterwards, with notes on the action taken).

9.3 Workshop 30 November 2019

9.3.1 This full day workshop aimed to present the first full draft of the Neighbourhood Plan to as many Egerton residents as possible. The layout in the Hall was intended to remind each visitor how the plan had developed since it was first proposed in 2017.

9.3.2 111 people visited the Hall during the day, all of whom supported the lists of key views and the proposed list of local heritage sites. The outcome of the green space assessment concluded by the South Downs Planning team was broadly supported as were the draft policies. The outcomes of the site assessment exercise and the proposed map of the village confines were also presented and attracted considerable discussion.

9.3.3 52 questionnaires were completed (see Appendix 8) and, as with the September 2019 workshop, all feedback has been recorded and has been considered as part of the re-drafting of the Plan. In summary, responses included:

- Almost unanimous support for the Vision & Key Objectives but concerns about the imposition of more housing, and the impact of the Lenham Garden Village proposals

- Unanimous support for Policy P1 Protecting Landscape Character, but text needs to emphasise Greensand Ridge and possible AONB status
- Near unanimous support for green space outcomes, though original list should also be highlighted as important in the plan text
- Unanimous support for the list of key views, with one concern that wider landscape character should also be protected
- Unanimous support for local heritage listing
- Unanimous support for minimising light pollution, and also some control over timing and positioning of security lights on individual properties
- Unanimous support for the protection of community assets (Hall, Games Barn, Sports Pavilion)
- Near unanimous support for new development if enhancing village facilities, if kept within limits set locally and if no damage to the environment
- Community open space in Egerton Forstal welcomed by approx. two thirds of respondents, but some concern expressed about where it would be, what facilities it could offer and whether there is a need
- Unanimous support for the protection of public rights of way
- Support from approx. two thirds of respondents for new rights of way connecting parts of the village with the centre; remainder uncertain and concerned about maintaining current network as a first priority
- Near unanimous support for high quality design and use of the Parish Design Statement – but should leave scope for innovative design, and should be applied consistently
- General support for the findings of the Housing Needs Survey and the need for local needs affordable and rentable housing, but concern that some housing should be genuinely affordable
- Near unanimous support for small scale development only, and for affordable housing



- Near unanimous support for the principle of development of businesses on brown field sites and/or by conversion of obsolete buildings, on the lines of those in Bedlam Lane, Smarden; but concerns that this should provide local people with work opportunities and that the businesses should be appropriate to the surroundings and capable of being supported by the current road network
- Unanimous support for the use of renewable energy and energy efficient buildings and materials
- Unanimous support for tree planting, particularly of indigenous trees without blocking key views

10. 2020

10.1 **Final Pre-submission Consultation, April-September.** There would have been a further pre-submission presentation about the Neighbourhood Plan on 19 March 2020 at the planned Parish Assembly but this was cancelled due to Covid-19 regulations. A further 4 workshops had been planned to take place in March, April and May 2020 to allow residents to discuss the Plan with the ENPSG, but these were also cancelled due to Covid-19 restrictions.

10.2 After advice from Ashford Borough Council, Locality and the South Downs Planning Authority, the formal Pre-submission consultation period was extended from 6 weeks beginning in April to 12 weeks and finally to the end of September (ie 6 months).

10.3 The Reg. 14 Plan was made as widely available as possible during the consultation period and was publicised on the website and in the May and August editions of Egerton Update, a quarterly community magazine produced for the Parish Council and distributed free to every household in the Parish. In addition to pdfs of the Plan and Questionnaire on the Neighbourhood Plan web site, for download by residents, printed copies of both were placed in plastic boxes in prominent places throughout the village - beneath notices on noticeboards on The Glebe and in Egerton Forstal, outside the Millennium Hall and all three pubs (closed or not), inside the working telephone box on The Street and in the red telephone box used as a micro library on Stonebridge Green. 100 copies were distributed by this means. Contact details for all members of the ENPSG were included at all locations, encouraging residents to telephone or email with questions and comments. As a result, 45 more questionnaires were completed and returned for analysis, in addition to a number of emails and letters commenting on specific issues (see Appendix 9 for questionnaire and responses).

10.4 In July, Ashford Borough Council provided both a list of statutory consultees and a longer list of other potentially interested organisations. All statutory consultees and over 20 other organisations were invited to respond to the consultation. A summary of the responses received, and the action taken by the ENPSG is included at Appendix 11.

10.5 Strategic Environment Assessment (SEA) and Habitats Regulations Assessment (HRA) screening. Ashford Borough Council (ABC) were asked by the ENPSG to undertake both screenings on behalf of the parish and undertook to do so in March 2019. Following consultation with the Environment Agency, Natural England and Historic England. in August 2020 ABC completed a SEA Screening Report and HRA Assessment Report, concluding that:

- A full Strategic Environmental Assessment is not required to accompany the submission version of the Egerton Neighbourhood Plan covering the requirements of the SEA Directive, for the reasons set out in Section 3 of this report.
- An Appropriate Assessment is required to accompany the Egerton Neighbourhood Plan, for the reasons set out in Section 4 of this report.

After consultation with Southern Water, DEFRA and Natural England in October/November 2020, the ENPSG were able to establish that an Appropriate Assessment would not be required as the main Egerton sewerage system does not discharge into the Upper Stour and therefore does not impact on the Stodmarsh SSSI. A revised SEA and HRA Screening Report was issued by ABC in March 2021 confirming that neither a full SEA nor an Appropriate Assessment would be required.

10.6 The November edition of Egerton Update invited further comments on the draft Plan, again publicising the Neighbourhood Plan website and showing a map of the sites that had been suggested by landowners for potential development.

11. 2021

11.1 Final draft Neighbourhood Plan. The ENPSG have amended the draft Egerton Neighbourhood Plan from comments received during the Pre-Submission Consultation from statutory organisations, businesses and members of the community. Egerton Parish Council approved the revised draft Plan at their Council Meeting on 2 March 2021 in readiness to submit the draft Plan formally to ABC.

APPENDICES

Appendix 1: Neighbourhood Plan Steering Group Terms of Reference

1. The main purpose of the Steering Group is to prepare the Neighbourhood Plan for Egerton in order that it can proceed to independent Examination and community referendum and ultimately be adopted by Ashford Borough Council as part of their overall plan for the borough. The plan will seek to:
 - identify the important aspects of life in Egerton which are to be considered in planning for the future
 - make proposals which will enhance the quality of life in the village in the years to come
 - provide a framework for future land usage within the plan's boundary
2. The **membership** of the Steering Group will include both members of Egerton Parish Council (EPC) and Egerton residents; and may be augmented by co-opted individuals with particular skills/ expertise. A Chairman and, if necessary, a Deputy Chairman will be elected by the members of the Steering Group and will be responsible for reporting progress monthly to EPC. All members of the steering group, and any co-opted members, must declare any personal interest that may be relevant to the recommendations made by the group, including membership of an organisation, ownership or interest in land or a business within the parish or any other matter likely to be relevant to the work undertaken by the Steering Group. All members of the Steering Group, and any co-opted members, must share in the obligation to ensure that there is no discrimination in the planning process and that it is a wholly inclusive, open and transparent process to all groups in the parish and to those wishing to undertake development or be involved in the planning process.
3. The main roles and responsibilities of the Steering Group are:
 - to be responsible for drawing up a Draft Neighbourhood Plan and any necessary revisions that is fully researched and evidenced and reflects as far as possible the views and aspirations of Egerton residents
 - to produce, monitor and update a project timetable
 - to report regularly to EPC on progress to ensure that a) any recommendations are supported by the EPC as well as the steering group; and b) that the steering group's minutes are available via the EPC website and, later, the Neighbourhood Plan website
 - to produce and implement a consultation and engagement strategy, to ensure as wide and open a consultation process with the community

- to undertake evidence gathering and analysis to support the production of the plan, maintaining comprehensive records of all evidence gathered
- to gather data from a range of sources to ensure that conclusions reached are fully evidenced, and that the aspirations and concerns of all residents are understood
- to identify sources of funding
- to liaise with relevant authorities and organisations to ensure the effectiveness of the plan

Specifically, the Steering Group will:

- establish the future housing and business needs of Egerton parish, bearing in mind the broader social, economic and welfare needs of the community
 - develop a robust framework to inform future development and use of land in Egerton, including infrastructure requirements
 - identify both sites for development and any sites/ areas that should be considered for protection as identified through the Community Engagement strategy
 - ensure that the Draft Neighbourhood Plan has taken into consideration both national policy and the strategic policies of Ashford Borough Council and Kent County Council
 - provide support to EPC through the Examination and Referendum process
4. All **funds and grants** will be applied for and held by EPC and no expenditure may be committed without the prior approval of EPC
 5. All communication to the Steering Group by Egerton residents will be via a dedicated email account or in writing to the EPC Clerk

Appendix 2 : Consultation Strategy and Timetable

A) Strategy

The strategic objectives of the consultation process are:

- to **protect** the quality of community life and rural environment that is special to the parish;
- to ensure that there is a **sustainable future** for the parish through enhanced housing and infrastructure provision and of business services and leisure facilities, re-invigorating the vitality of the community; and
- to **develop** housing and infrastructure to meet current and future housing and economic needs whilst being sensitive to the distinctive character of the parish.

COMMUNITY	CONSULTATION	STRATEGY AND	ACTIONS		
Interest Group	How	Where & When	Who	Method of feedback	Comments
Young adults, 16-24	Door-to-door canvassing. Leaflet & questionnaire Posters Pop-up shop/stall Social media Interactive website Meet them where they gather Create a few specific social based events to encourage engagement.	Posters Parish quarterly articles Website Social media platforms Pop-up/drop-in events Places young adults gather such as sports events/practice/clubs and public houses	NP Steering Group volunteers Task Group volunteers Community champion	A limited number of structured questions asked and responses captured at point of contact More formal mechanisms of capturing feedback can be deployed if engagement is successful	Initial footwork/groundwork will be necessary to build confidence and rapport with this group This group proved difficult to reach except through social media; and were the least likely to engage
General public 25-39	Door-to-door canvassing Leaflet & questionnaire Posters Pop-up shop/stall Social media Interactive website Create a few specific events to encourage engagement	Posters Parish quarterly articles Website Social media platforms Pop-up/drop-in events Sporting events/ practice/ clubs and public houses	NP Steering Group volunteers Task Group volunteers Community champions	A limited number of structured questions asked and responses captured at point of contact More formal mechanisms of capturing feedback can be deployed if engagement is successful	Ideally we need to 'recruit' a representative onto the Task group Less likely to attend events; engagement through web site and social media

General public 40-64	Door-to-door canvassing Leaflet & questionnaire Posters Pop-up shop/stall Social media Interactive website Create a few specific events to encourage engagement	Posters Parish quarterly articles Website Social media platforms Pop-up/drop-in events Sporting events/practice/clubs and public houses.	NP Steering Group volunteers Task Group volunteers Community champions	A limited number of structured questions asked and responses captured at point of contact More formal mechanisms of capturing feedback can be deployed if engagement is successful	Ideally we need to 'recruit' a representative onto the Task group Higher level of attendance at events; read print and social media messages; responded to questionnaires
General public 65-74	Door-to-door canvassing Leaflet & questionnaire Posters Pop-up shop/stall Social media Interactive website Large print leaflets Present at over 60's and other social gathering	Posters Parish quarterly articles Website Social media platforms Pop-up/drop-in events Leaflet distribution at coffee mornings	NP Steering Group volunteers Task Group volunteers Community champions	A limited number of structured questions asked and responses captured at point of contact More formal mechanisms of capturing feedback can be deployed if engagement is successful	Ideally we need to 'recruit' a representative onto the Task group High level of attendance at events; read print and social media messages; responded to questionnaires
General public 75+	Door-to-door canvassing Leaflet & questionnaire Posters Pop-up shop/stall Social media Interactive website Large print leaflets	Posters Parish quarterly articles Website Social media platforms Pop-up/drop-in events	NP Steering Group volunteers Task Group volunteers Community champions		Preference for attendance at events; read messages in print and some engagement
Commuters	Poster Leaflet & questionnaire	Railway station Bus stops. Delivery of leaflet and questionnaire to workplaces in NP area.	NP Steering Group volunteers Task Group volunteers Community champions		Is this group dispersed throughout the other groups or is it necessary to identify it separately? Weekend meetings and online consultation
Adjacent parish councils	Letter Leaflet				Pluckley involved from the outset; very positive. No response from the others.
Clubs/societies (social)	As for general public groups above				Leaflets/notices with news and events

Clubs/societies (health/ sports)	As for general public groups above		NP Steering Group		As above
Local businesses	As for general public groups above Through networking groups where they exist		NP Steering Group		As above; plus some face to face discussion
Service/utilities providers	Letter		NP Steering Group		Responses only to specific questions
Local government and statutory bodies	Letter		NP Steering Group		Responses to Reg 14 Consultation only
Developers/ land owners	Letter Leaflet Individual meetings where appropriate		NP Steering Group		Combination of letters and emails, individual and group meetings

B) Timetable

In 2017 the following publicity was issued. Egerton Update is the quarterly publication on news in the village distributed to every household.

5 February	Egerton Update* - 3 page spread on NP
March	Separate NP Newsletter distributed to every household with further explanation, invitation to the Parish Assembly and request/form for further help
23 March	Egerton Parish Assembly, attended by 90 residents. Publicity material available for all on NP Vision, Terms of Reference, Timetable, neighbourhood map. Ashford Borough Council's allocated site for development on New Road was also presented
April	Egerton NP Instagram group set up to capture residents' photos of views and vistas, footpaths and bridleways to be protected
May	Egerton Update - with report on progress on the NP and outcomes of the Parish Assembly consultation
August	Egerton Update - with report on progress on the NP
September	A flier was distributed to all residents in the parish including invitations to one of three workshops 16, 20 & 30 Sept to express hopes and fears about future
December	A stand at the Christmas Fair on the Glebe, centre of village – with maps, photographs, Q & A sessions

In 2018:

March	Egerton NP Facebook page setup, the NP Instagram group revived and postings to local community media "Next-door" with the aim of reaching the 18-45 age groups
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12th April Parish Assembly attended by 58 people. Attendees were invited to comment on views and vistas they wished to protect, on locations either suitable or unsuitable for further development and on draft site assessment criteria

May Development of egertonnp.co.uk web site began
Egerton Update included: - 4-page second newsletter on the NP, including all documents presented at the Parish Assembly and a call for sites; a 2-page form inviting all residents to workshops on Views and Vistas and small-scale residential and/or commercial development; and a form inviting landowners to sessions to discuss possible future development.

7&8th June **Landowner** sessions to discuss their plans and the draft site assessment criteria

9th June Workshop open to all residents on **Views and Vistas**

27th June Workshop open to all residents to discuss potential **sites for development** and draft site selection criteria

7th July Neighbourhood Plan stand at the triennial Village Fete

August 4 page supplement in Egerton Update reporting on the June workshops and inviting comments on the proposed sites, the vision and objectives and the draft site assessment criteria.
Website launched (www.egertonnp.co.uk)

October/
November **Housing needs survey** issued to all households
Results of analysis of housing needs survey and the site assessments made public

In 2019:

January Results of analysis of housing needs survey and the site assessment made public
Letters to landowners re outcome of Housing Needs Survey results

21st March Presentations at the Parish Assembly; 70 attended, comments invited on Housing Needs Survey, site assessments, Parish Design Statement

February/ May

August Progress reports in Egerton Update

September Open meeting to review progress on the draft policies and proposed sites. Over 60 attendees.

November Open meeting on policies, sites, green spaces, heritage assets and key views with a questionnaire for responses. 111 attendees; 50 questionnaires completed

In 2020:

March/ April Pre-submission draft Reg.14 Plan was due to be presented at Parish Assembly and 5 subsequent workshops. Due to Covid-19 Lockdown, the Assembly and workshop programme were cancelled. Summary delivered to every household. Full copies were available at prominent sites throughout the village and from members of the Steering Group. Reminders issued via Facebook and website

August Statutory bodies invited to comment on the draft Reg. 14 Plan

September Reg 14 consultation extended to end September. 42 additional questionnaires and 15 written comments received and recorded.
Site maps and summary outcomes of site assessments added to the web site

In 2021:
Lockdown still in place. Website updated. Further comments from residents logged. Dialogue with other statutory bodies who were consulted to identify issues of concern, all of which were successfully resolved
Egerton Update continued to be the main method of communication with parish residents. The website was continually updated
Meeting via Zoom with Ashford Borough Council to clarify issues outstanding
February Meeting with Egerton Parish Council (EPC) to present the draft Plan and take on board further comments
March EPC approved the Plan for issue to Ashford Borough Council with any non-material alterations emerging from consultants' review

** The Neighbourhood Plan has featured in every edition of the Egerton Update except one since February 2017.*

Appendix 3: Summary of Outcomes of Workshops on 16th, 20th & 30th September 2017

Attendance (excluding 8 members of the Steering Group):

16 September - 20 attended; age ranges: 25-44 = 1; 45-65 = 9; 66-74 = 4; over 75 = 6

20 September - 34 attended; age ranges: 0-18 = 1; 25-44 = 2; 45-65 = 20; 66-74 = 10; 75+ = 1

30 September - 50 attended; age ranges: 45-65 = 13; 66-74 = 24; 75+ = 13

Totals:

104 attended; 0-18 = 1; 25-44 = 3; 45-65 = 42; 66-74 = 38; 75+ = 20

Attendees were invited to express their hopes and fears for the development of Egerton in the future. All comments (on post-it notes under the sections Protect, Community, Housing and Design) were recorded, and the results analysed as Sentiments and Factors influencing Sentiments.

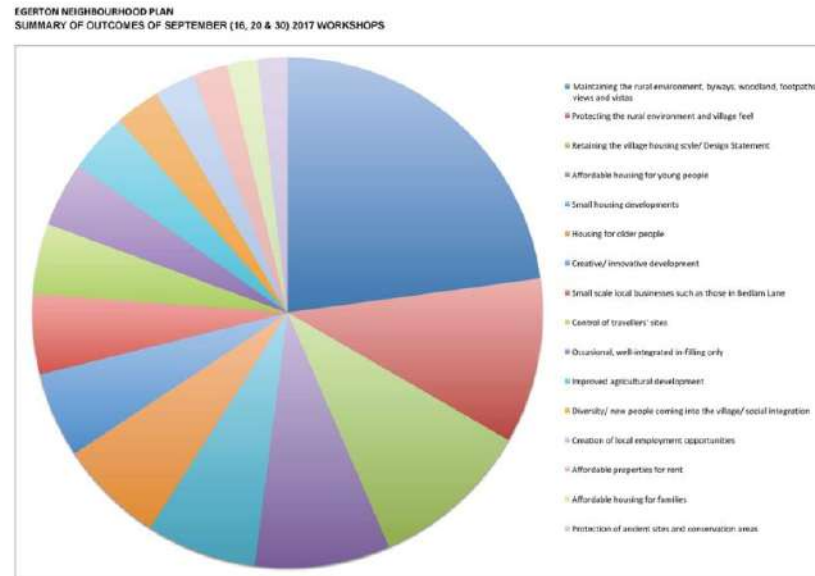
The numerical order below has influenced the priorities which will form the basis of the policies in the first draft of the Egerton Neighbourhood Plan. They will, however, be tested in further consultation with all residents - and in particular the younger age groups not represented adequately in the 2017 workshops.

Maintaining the rural environment, byways, woodland, footpaths, views and vistas	72
Protecting the rural environment and village feel	33
Retaining the village housing style/ Design Statement	32
Affordable housing for young people	27
Small housing developments	22
Housing for older people	21
Creative/ innovative development	17
Small scale local businesses such as those in Bedlam Lane	16
Control of travellers' sites	14
Occasional, well-integrated in-filling only	13
Improved agricultural development	12
Diversity/ new people coming into the village/ social integration	9
Creation of local employment opportunities	8
Affordable properties for rent	7
Affordable housing for families	6
Protection of ancient sites and conservation areas	6

Comments were also recorded on infrastructure needs to support existing and future development. Those most often mentioned were:

Improved internet/telecoms	23
Expansion of sports facilities	19
Roads and traffic	13
Expansion of facilities for children/youth	12
Public transport	11
Shop	10
Drainage	8
Business services	8
Impact on health provision	7
Environmentally friendly development	7

All issues not relevant to a Neighbourhood Plan have been referred to the Parish Council for action.



Appendix 4: Collation of responses from each of the six tables at the Land for Building Workshop 27 June 2018

Excluding Steering Group members, there were 12 people at table 1, 11 at table 2, approximately 8 at table 3, approximately 10 at table 4, 15 at table 5, 9 at table 6, plus a large number of residents who moved from table to table. The total number attending was over 150. 7 additional responses were received after the meeting and their comments are included below.

Those who attended were mostly positive about the process, pleased to be invited to comment at an early stage and constructive in their suggestions or criticism.

A very small number of attendees were resistant to any new development in the village, while the majority recognised that further development is inevitable, and that it is preferable to have a say on the form and scale of future development rather than to have a large scale and inappropriate scheme imposed on the village.

Two residents were concerned that the call for sites and workshop had taken place before the Housing Needs Survey had been undertaken and analysed. One written response suggested that the Steering Group consider other sites than those proposed at the meeting.

1. Forstal Road - John and Jake Sauvage

Mixture of small and larger houses - 8 properties in all. Approx. 1 acre of land on the corner of Crockenhill and Forge Lane. Could begin in the near future. The responses were mixed. Some positive responses to the site on table 1, though the addition of some affordable housing was preferable. Table 2 was also positive but suggested that the larger and smaller houses should be mixed together, and that provision should be made for visitor parking. Both tables, and table 5, proposed an additional access point; and table 3 participants were concerned about an entrance close to the junction. Tables 3 and 4 noted the sewerage capacity problems in the Forstal.

Tables 5 responses were the most positive (but it was noted that no Forstal Road residents were represented) and the landowner responded positively to ideas such as creating space between the new and existing houses by moving the recreation/ wildlife area. Table 6 was concerned about impact on views for residents opposite, and for children with an entrance immediately opposite existing housing.

In general, those with properties close by were opposed to the development, even with the retention of the hedge, and this was confirmed by letters received subsequently from two of the residents facing the new development who emphasized the impact on the rural character, the danger of additional traffic, the impact on sewerage capacity and water pressure, and the lack of any amenities in the Forstal (thus necessitating much increased car use - making worse the already poor state of repair of the roads).

2. Forge Lane, Forstal - John Edmed

3 chalet bungalows in the field behind existing houses; not until covenant expires in 12-15 years' time.

Tables 1, 2, 4, 5 and 6 all expressed concern about surface water/drainage issues and the impact on existing houses and views. Tables 2, 5 and 6 noted the absence of a bus service, and the impact on sewerage capacity. Solar panels were also proposed. Table 3 noted that the proposed access might not be

sufficiently wide, as did tables 4 and 5, and also expressed concern about the increased strain on drainage. Mr Edmed responded positively to the suggestion that landscaping and planting could act as a screen to reduce the impact on nearby housing.

3. Gale Field off Crockenhill - Ambrose Oliver

10 houses, each with 3 bedrooms and a garden, suitable for social/ affordable housing for Egerton residents, preferably younger people. Parking in front of each house and not on Crockenhill.

Table 1 felt that further consultation would be needed on the type of housing and the number of units. Options for affordability could include Egerton Housing Association (also suggested by Table 2) or shared ownership, with rental availability also. Tables 2 and 5 were in general in favour as social housing but were concerned about the already overstretched sewerage system and flooding potential (as was Table 4). Table 3 were also positive about the low cost/affordability and some thought the site was a good one as it did not impact on major views up or down. Some concern was expressed by Tables 3, 4 and 5 about car numbers and parking on the already crowded Crockenhill. Table 4 suggested a crescent shape to ensure no parking on Crockenhill. Table 4 suggested the inclusion of a recreation area and suggested that a new Housing Association might be needed. Some residents on Table 6 worried about the increase in numbers in the Forstal.

4. Bedlam Lane - Mr & Mrs Bray

This proposal was received very late, and the owners did not present at all tables, there was some confusion about the scale of the proposal. Initially it was thought to be in the small field just beyond Wanden Lane for one bungalow for the son of the owners. An extended offer of a larger field next to it on Bedlam Lane, with an unspecified number of houses, was made on the day of the workshop.

Tables 1, 2, and 3 considered that the proposal was not suitable/ not within the scope of a Neighbourhood Plan as a single unit. Table 4 had no particular comment; Table 5 noted that it was on a dangerous bend with awkward access; and Table 6 felt it was too isolated.

5. Mundy Bois Road between Orchard Cottage and the Rose & Crown - Chris Hollands

Two units offering 4 semi-detached, 2–3-bedroom houses (his option 2 as presented on the night of the workshop is the preferred option)

Table 1 thought the site would be well screened with no view or vista affected. Table 2 had no particular comments except to suggest solar panels. Table 3 expressed concern about sewerage capacity, the need to retain existing hedges and lack of transport links and facilities (this latter point was also raised by Table 5). No particular issues were raised by Tables 4 or 6. Table 5 noted that the site might not be suitable for younger people's housing, nor for downsizing by older residents unless there was scope for bungalows.

6. Field next to Appleby Grange, Green Hill Lane, Mundy Bois - Antony Berger

Two houses - perhaps in 10 years' time

Table 1 thought it was a good scheme for 2 homes. Tables 2 and 5 thought it would probably fall outside the remit of a Neighbourhood Plan. Table 3 were concerned about drainage and the suitability of the lane for additional traffic, but thought the established oak trees provided good screening and that the houses were unlikely to interrupt views. The proposal was well-accepted by Table 4 provided the screening oaks were retained and the houses were built sympathetically in line with the Design Statement. Table 6 also noted the importance of the existing oaks and the proximity to Pluckley Station.

7. Little Mundy Farm - Les Bidewell

Two proposals - one for a single dwelling for his son; the second an offer of an additional field for development if needed.

Table 1 thought a larger development would be unacceptable, as did Table 2 who were unsure that the first proposal was appropriate for a Neighbourhood Plan. Table 3 thought the facilities and transport links inappropriate for the larger development. Tables 4 and 5 noted the lack of clarity about either proposal, and the isolation of the sites - but were positive about the proximity to the pub, hotel and bus stops. No particular comments from Table 6.

8. Honess, Mundy Bois Road - Joyce & Pam Baker

Four 2–3-bedroom bungalows, each 160 sq. m. within boundary of current property. Targeted at people downsizing who want a rural lifestyle. Pam was unable to be present at the last minute.

All tables found it difficult to respond in the absence of the landowner. Table 1 expressed concerns about impact on views and vistas, up and down, and were concerned that the site might be too far from village amenities. Table 2 thought 2 rather than 4 dwellings facing the road might be preferable but were not sure of the need. Tables 3 and 4 did not report any particular comments. Table 5 questioned the need for more bungalow and needed clarification on whether the existence of the piggeries would class this as a brown field site. Table 6 thought the area too small for 4 bungalows.

9. Field behind Harmer's Way - Jeremy Eustace presented on behalf of Jonathan Harmer

The proposal is for 18 houses, 11 semi-detached and 7 detached.

Table 1 thought the site was good and would not require additional access. The number of units was acceptable provided that a significant number of affordable homes is included (this view was shared by Tables 2 and 5, with Table 5 suggesting shared ownership). There was a negative response to executive homes. Table 2 thought the development too large for the village, with its impact on sewerage and traffic, and not viable as proposed (as did Table 5). A footpath to the Millennium Hall was proposed by both Table 2 and Table 6; and avoidance of the design and lay out in Harmer's way was suggested. Table 3 were concerned about the visual impact on other housing and views around the village, and the additional traffic in Harmer's Way and on New Road. There was a recognition that this could be a logical place to build, and that its proximity to village amenities was a plus point. There were two strong objections from Stone Hill residents on Table 4 on the grounds of size, scale, impact on views, 'urbanization of the village', access and increased traffic. Others on Table 4 felt the layout was not unreasonable, with careful landscaping, though increase in traffic and impact on current sewerage were concerns, as they were for Table 5. Table 5 recognised that it might be the logical place for further development but found the proposal uninspiring. Table 6's response was largely negative, anticipating strong objections from residents of all adjoining properties.

10. Harden's Field, Barhams Mill Road - Peter & Mel Rawlinson

Potential small scale commercial development opportunity. Owners were not present.

Tables 1, 4, 5 and 6 thought the development unsuitable on the grounds of its rural position and agricultural use, the width of the road for access, and the absence of any current building infrastructure. Table 2 did not consider. Tables 3 and 5 were concerned that the lane is unsuitable for any additional traffic and noted the absence of any drainage/ services.

A written response also noted the unsuitability of the site, the narrowness of the road and its charm as a cycle route into Headcorn.

Some provisional conclusions:

- i) The proposals from Antony Berger (2 dwellings), Les Bidewell (1 or 2 dwellings) and Billy Bray (1 dwelling) fall outside the current scope of a Neighbourhood Plan. It is possible that the proposals from Chris Hollands and Pam Baker (4 dwellings each) might also be considered too small for a Neighbourhood Plan. However, as the village wishes to consider only small-scale development, they should remain under consideration for the moment.
- ii) The two offers of land without any concrete proposals (Les Bidewell and Billie Bray) did not meet with approval in principle for workshop attendees, are not obviously suitable sites, and should therefore only be re-considered for inclusion in the NP if the housing needs survey indicates major growth and if specific proposals are produced.
- iii) The concerns about the commercial development at Barhams Mill from all attendees, and the existence of brown field sites which might meet the needs of a similar small-scale development without impact on the rural environment, suggests that this proposal should be ruled out at this stage.
- iv) The maximum number of new dwellings proposed is therefore 47 - which is likely to be well in excess of future requirements if added to those in the older people's housing and the New Road development.
- v) The housing needs survey will give us a baseline for decisions on numbers.
- vi) Our site assessment process will need to take account of those numbers, the widely agreed need to respect the rural environment and the views and vistas, the need for affordable and rentable housing, the inadequacies of the current sewerage and other utilities' provision, the impact on traffic/road/transport systems and the design of any new buildings.

Appendix 5: Draft site selection criteria consultation

(included in Workshops June 2018 and then as the criteria evolved, also in September 2019)

Here are some draft site selection criteria that have been suggested so far, to get your views on them, and to ask you for suggestions for additional criteria that you think are missing.

These criteria have been developed from good planning practice with local planning authorities. This is not the final list of criteria that will be used to assess sites. More will be considered as the work of the Neighbourhood Plan continues. For example: • extra criteria based on the results of this consultation • the Housing Needs Survey will reveal preferences relating to size and type of dwellings • 'Protect, Sustain and Develop' policy themes will identify what people value about the quality of life we enjoy and wish to maintain or improve • sustainability issues need to be examined in more detail • local, regional, national and (so far) EU policy and laws will make some criteria mandatory, for example, relating to flooding, and these will need more work and expert advice. The draft list makes a good start to identify what residents' value, but we now need your views. What we want you to do today 1. Please take a copy of the draft criteria, read the contents; 2. Tell us if you agree or disagree that each should go forward to a draft Plan. How would you improve or change them? 3. What have we missed? Please suggest other criteria you think are important and explain why. 4. Please hand in your comments when you leave, or return it to Lois Tilden at Potters Forstal Farm, Chapel Lane. Everyone's view counts, so please join in!

(See also the full Site Assessment Report submitted with the Reg.15 Plan)

Appendix 6: Feedback from and following the Neighbourhood Plan open day 21 September 2019

1. The table below records the comments at and after the workshop, and summarises the actions taken by the NPSG.

Site	Positive Comments	Negative Comments	Neutral comments	Actions/ comments
New Road				In Local Plan
Orchard Nurseries			Why not listed for comment with other proposals?	Site gifted to the village and discussed with ABC. Included in all subsequent consultation and in Policy D5 in the Plan.
Barhams Mill	What we need but is it in the right place? Maintains green gaps	<ul style="list-style-type: none"> • Adverse traffic impact on very narrow road is dangerous - too many blind corners - accidents waiting to happen. • Not suitable even if they argue gives local employment. • Problems with transport seem likely: large vehicles, narrow lane. • Most unsuitable road access - narrow with dangerous bends & poor-quality surfacing. • Not a good site for industrial development due to small roads and access. • A frightful idea! This is an abominable road and the idea of introducing any more traffic would be mad • I can't see that it is a starter - access to the site on current roads is not feasible. • The access road is too narrow to accommodate business vehicles. • It could create a visual intrusion. It is not sensitive to the current settlement pattern. It would have an adverse impact on traffic. There is potential for light pollution and loss of natural habitat 	We are not sure if there will be an adverse impact on neighbouring property as there is no outline plan.	Following the full site assessment (see Site Assessment Report), this site was not allocated in the Plan. Policy D6 (Reuse of redundant farm buildings,) and associated paragraphs in the Plan, emphasize national policy and residents' wishes for brownfield sites to be used for local residential or business development when available.

<p>Forstal Road/ Crockenhill</p>	<p>This is more of what the village requires and will not deter [sic] from anybody's vista.</p>	<ul style="list-style-type: none"> • the village has no requirements for executive housing, and this will not enhance this area of the village; the drains are not able to cope, neither is the water supply. • Not a suitable development due to poor drainage and no affordable housing. Too many houses. • Would destroy a beautiful view with a ribbon-strip development. Has no social housing/ low-cost housing and would make significant traffic and drainage problems. • Seems to be more a commercial development rather than in the village interest. • I think development of this site will spoil the remaining tranquillity of this section of Forstal Road. I would not support it • I disagree with this. With 8 new units on that fairly fast corner, there is bound to be traffic congestion which will lead to an accident on the near blind corner turning out of Forstal Road. • Totally inappropriate development. Terrible junction at best of times - this will make it really unsafe. • Site does affect key views as well as residential properties. It will impact on traffic congestion. Site 4 is a far more beneficial proposition. • we disagree that this development maintains a green gap. No proposed affordable or local housing needs proposed. <p>it would not affect key views but would affect far reaching views across open farm</p>		<p>Following a full site assessment (see Site Assessment Report), rejection of the site when submitted for in principle planning permission by ABC, and in view of residents' concerns, this site was not allocated in the draft Plan.</p>
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		<p>[land] and views from Chapel Lane. We are also concerned about loss of grazing in a field that has been grazed for at least 70 years. It continues ribbon development and does not confirm to the Parish Design Statement. We strongly disagree it would have minimal impact on traffic congestion. The road is already under pressure from bus, refuse and British Telecoms vehicles which have caused damage to the grass verge. The access would also be very close to an existing junction. We disagree there is minimal environmental impact and can see no place for local amenity/ recreation space.</p> <ul style="list-style-type: none"> • My comments specifically are about the proposed development on prime agricultural land in Forstal Road. This is the idyllic landscape with established broadleaf trees and an open aspect that I, and so many of my neighbours moved here for. One look at the view reveals what a monstrous act it would be to build upon it. • I have practical objections as well as aesthetic ones: <ol style="list-style-type: none"> 1 The proposed development would present a danger regarding traffic. The road is very narrow and traffic currently drives on the verges with the mix of agricultural vehicles and buses etc struggling to pass each other causing a danger to pedestrians. The extra traffic, particularly with its 		
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		<p>proximity to the junction with Crockenhill road would increase the likelihood of traffic accidents and make the pedestrian's experience perilous. Also, the BT substation regularly has a number of works vehicles outside presenting a further challenge and danger to the free movement of vehicles and other road users.</p> <p>2 The Forstal Road proposal is exactly what the village does not need: Large executive type detached homes with 'car barns' (!) The village needs mixed housing that respects the rural aspect and traditions and caters to under-represented groups such as first-time buyers, social housing for those with village connections and housing for older adults. This proposed development is not sensitive to the demographic and aesthetic needs of the hamlet of Egerton Forstal. This development seems to be primarily about generating profit for the developer.</p> <p>3 During heavy rain the current drainage is inadequate and the corner of Forstal Road and Crockenhill floods. Further building (especially on the scale proposed) would reduce the available fields to soak up excess water and create more runoff making flooding more likely.</p>		
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		<p>4 Aside from housing needs there are no sporting, play or recreational facilities in the Forstal. I feel that these are important and under resourced and ought to be considered in a review of village needs.</p> <p>Finally, I would say that I recognise the difficulty in communicating to all parts of the village but many of my neighbours were unaware of this proposal and should it go any further I would hope for a thorough canvassing of opinions and objections.</p> <p>I strongly object to this proposal and feel that future development ought to be small scale and serve the interests of villagers not developers.</p>		
Gale Field	<ul style="list-style-type: none"> • Pro • Support. Do not support any other site as no further development needed • Small development of affordable housing good for village • I agree with this development & the assessment of the parish council • Supported by us but provided the development doesn't go back too far into the field • Seems least detrimental to village and provides essential affordable homes. 	<ul style="list-style-type: none"> • Passing on the road there is difficult already due to parked cars so disagree with the limited impact on traffic/road • Does not preserve the settlement character. Does not align with the current settlement pattern. We strongly disagree there will be no adverse impact on neighbouring properties. There will be properties that look directly onto the new proposal and some historic views will be lost. We strongly disagree it will have minimum traffic congestion as all occupants would potentially drive to Egerton's community assets. We also feel that any parking for houses on Crockenhil Road would not be used as it's too far from their houses and would involve crossing the road. We feel that 		<p>The only site put forward exclusively for local needs, affordable rented housing, and following detailed site assessment, the NPSG have taken the majority view of residents and have identified the site for affordable rented accommodation in Policy D4 Local Needs Affordable Housing.</p> <p>Concerns about utilities provision and localised flooding in the area have been included in supporting paragraphs in the Plan and</p>

	<ul style="list-style-type: none"> • I support this site and Parish Council's views. • Great mixture of housing - just what's needed. • Has minimum impact on neighbouring properties and traffic congestion. Minimum environmental impact. Sensitive to current settlement pattern and Parish Design Statement. • Excellent to see affordable houses. • It seems to me that Option 4 is the best- provides for local needs, is on a bus route & accessible to the village centre, so could avoid adding to motor traffic. • Maintains green gaps • Provides for affordable housing needs • Maintains key views 	<p>improvement to the footpath leading to the village would be beneficial but fail to see how putting down a surface on our fields would increase the likelihood of any walking particularly with a pushchair or for the elderly and would impact greatly on the environment. We disagree that there will be minimal environmental impact and feel it would be advantageous to keep the village assets together.</p>		<p>referred to EPC for action with appropriate bodies</p>
<p>Land at Orchard Cottage, Mundy Bois</p>	<ul style="list-style-type: none"> • no objection • supported from us & we live in Mundy Bois • I support this development and agree with the assessment of the Parish Council • Sensitive to current settlement pattern and Parish Design Statement. No adverse effect on neighbouring properties. 	<p>No affordable housing needs met</p>		<p>Although there was little opposition to development on this site from residents, the full site assessment (see Site Assessment Report) indicated that the site was not sustainable for affordable housing (to comply with Local Plan PolicstHOU2 as an exception site) and that the proposed solution to ensuring long term local</p>

	<p>Minimum traffic/environmental impact. Sensible and practical proposal.</p> <ul style="list-style-type: none"> • Maintains green gaps and key views. Sensitive to the current settlement pattern and no adverse impact on neighbouring residential property. Minimal impact on traffic congestion. Minimal environmental impact 			<p>needs affordability was not tested.</p>
<p>North Field</p>	<ul style="list-style-type: none"> • I have no objection • Suitable position for village facilities. No impact on visitors. Good development site. Needs small dwellings included • Provides opportunity to develop housing, new village amenities & facilities covering needs that have been identified. Good. • Maintains development in village - has opportunity to contribute to sewer upgrades • We do not feel there needs to be a green gap as it is a continuation of the existing development. We agree that affordable housing needs are partially met and there is scope for more. We feel that the view from the Greensand Way will not be interrupted as it appears to 	<ul style="list-style-type: none"> • On skyline, along Greensand Way Therefore worries about fences, windbreaks (on the ridge) - & the situation by the school will be very windy. • Is water supply & drainage suitable for such a large no of houses? Smaller mixed development preferable. • An appalling 'get richer quicker' idea! • Far too large & not what the village needs. Access will be difficult & the sewage will not be able to cope. • Doesn't say proportion of mixed sizes (beds) or affordable housing. Issues with access and sewerage - system already under stress. Rainwater clearance is an issue. • The number of houses and the visual aspect make this proposal one that I would have to object to. Also, the increase in traffic would impact on the local roads. • Too large - too intrusive - sewerage problems? • Access from site will cause significant disruption. Will cause significant 		<p>The proposal at this date was for 18 or 22 dwellings on the site. Although some residents recognised that the access to local amenities made the location sustainable, the NPSG accepted the majority view that the development was too large, with an adverse impact on the character of the village and the environment. The site was therefore not allocated in the Reg.14 Pre-submission draft of the Plan.</p>

	<p>lie south of the proposal. We believe that this is totally aligned with the current settlement pattern and Parish Design Statement. It keeps development in the heart of the village and continues the existing development area. Increased support for community assets would be of huge benefit. All journeys to community assets could be made on foot reducing the impact on the roads. We feel the impact on the environment will be minimal</p>	<p>disturbed view from Greensand Way to Weald. Environmental impact on Greensand Ridge not acceptable.</p> <ul style="list-style-type: none"> • With development on other side of New Road, this proposal for 22 units will create traffic congestion and a heavily populated corner of the village out of keeping with the spread of village houses. • Too big a development. Does the village need huge houses like this? • With dev on opposite side of the road this new proposal will create significant increase in traffic along the road • The impact on the school & roads will not be good • We agree there will be an adverse impact on existing development. We agree there will be an adverse impact on traffic congestions. • This proposal is not in line with the Parish Design statement and is incompatible with the primary need identified in the housing needs survey for a SMALL number of affordable, local needs dwellings. As you have pointed out the remaining need identified in the Housing Needs Survey can be met by the proposals for the New Road site identified in the Ashford Borough Council Plan and the older people's housing proposed for the Orchard Nurseries site. • The density of the proposed development of 22 houses would impact adversely both on neighbouring properties and within the site itself. • The proposed number of properties would add approximately 40 cars to the 		
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		<p>immediate locality as well as the incidental traffic required to service the development. This, combined with the proposed development on New Road plus the traffic coming from the old people's homes would create considerable strains on local roads. There would have to be an additional access on to Stone Hill Road which as a village lane is completely unsuitable for this amount of traffic</p> <ul style="list-style-type: none"> • The development would disrupt the view from New Road over the Green Sand Ridge onto the Weald which is regarded by many as a 'jewel' for Egerton. Environmentally it is unsuitable. • In summary the size of this development coming on top of the proposed developments on the other side of New Road and in Orchard Nurseries would change the nature of the village from a rural community. The current infrastructure in terms of roads and drainage would not support it. <p>I agree with the assessment of the Parish Council and would not support this development.</p>		
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2. Comments on policies at the September 2019 Workshop

A. General

- I would be in favour of encouraging tree planting & reusable energy schemes that would enhance the environment
- I would be in favour of making safe walkways from the bottom (Egerton Forstal) to the main part of the village
- Improved footpath from Crockenhill excellent idea. Any chance of cycling routes?
- Sewage etc, must ensure the money is spent in Egerton (ditto water pressure)
- External 'white' 'bright' light over new back door has been on for over 60 hours, Stonebridge Green, New owners of Tony Francis' house

- Parking on green at Stonebridge Green in winter, 7 cars there one day,
- Can we have a mix of affordable smaller family houses together with large houses, not one 'posh' area and another low-cost area but inter-mixed
- General comments about road access (Pivington & School - pinch points)
- Twenty houses anywhere in Egerton would alter the character of the village and its needs- we'd need a doctor's surgery and more.
- Developments of two or so luxury homes are more for the profit of the developers and mortgage lenders than they are helpful to villagers
My main concern is the evaluation of the sites where it seems that those sites in the village such as Harmers Way have been given a very negative view compared to those in the Forstal. Could it be explained at the meeting how these evaluations were arrived at? I wonder about the stated benefit of increased footpath access to the village from the Forstal - how would this be achieved? Will it necessitate the compulsory purchase of front gardens along Rock Hill Road? Or is the plan to build a path through the existing footpath across the fields? Would this need to be lit and made of asphalt? The latter would seem to mean a huge impact on visual intrusion on open and rural landscape and vista. This seems at odds with the Harmers Way site where there are existing footpaths to the village amenities.
- My sentiments are covered succinctly in the current parish plan: 'Please don't change too much. We love our village as it is'.

B. Specific

Policy P1 – Re the final statement: **Development will not be permitted unless the need for - and the benefit of - the development at that location clearly outweighs the loss.** Are there criteria for assessing this and who is responsible for doing that? Are there any streams/ waters that contribute to the landscape character?

Policy S1 - will the proposed nursery/play school be considered as a village asset? An amenity like this - assuming it is affordable, appealing, good quality and profitable – will encourage younger adults and families with nursery age children to stay in the village. That has an impact on other assets such as the school, shop and pub. Succession planning in this area is key

Policy D1 - There is no reference to site design beyond the exterior features. Good design also extends to the type and clustering of housing units and the interior design. For example, do the houses have features that contribute to Policy P4? Where does the design of buildings that have a positive impact on the environment in terms of carbon footprint during the build process and energy efficiency etc

Policy D2 – suggested additions and re-wording:

Add – b) low carbon footprint

c) energy efficient

d) SMART homes that facilitate the use of a range of technologies to support the social, leisure, wellbeing and independent living needs of individuals, families and the community

e) integrated, unobtrusive accessibility for all

Replace **elderly occupants** with 'young and growing families; older adults; those with physical needs [HH]

Policy D4 – Who will determine the basis of the analysis and if it is fit for purpose? What is meant by sufficient capacity?

The sewerage plant by the skate park may now be either border line or below the required capacity. The issue is much wider than adding in other contributors (housing) to the system.

Current failures:

Regular, deep pooling and flooding at the entrance to Harmers Way. Surface water doesn't clear and quickly a large mass of water accumulates.

In Harmers Way itself no 19 is vulnerable when it rains hard as the road drainage is inadequate and water flows over the dropped kerb on to the property.

More housing in Harmers Way will exacerbate the surface water issue as there will be less land to absorb water.

The sewer pumping unit in Harmers Way regularly breaks down despite it being updated in recent years. Now the responsibility of Southern Water which means that call outs are responded to in several days rather than weeks. This pump is not fit for purpose and extra housing in Harmers Way and possibly those on the New Road site will undoubtedly cause more issues.

Road sweeping and drain clearing alone are not enough to resolve this issue.

No development should be permitted where adequate and safe drainage is not present. Problems can arise where ditches and streams are not regularly maintained. In a rural area, such as Egerton, this sort of regular maintenance can be easily overlooked especially where there has been a recent change of ownership and livestock are involved.

Policy D5 – suggested re-wording:

Deliver 'energy efficient homes that are warm when external temperatures are lower and cool when external temperatures are higher supporting better health outcomes and quality of life'.

Reduce energy bills, 'contribute to the reduction and impact of' fuel poverty.

Appendix 7: Comments on Policies and Sites made by attendees at the November 2019 Workshop

Policies: General

I particularly like and support the green spaces, the wildlife protection and our heritage of footpaths and public access. I would also support ways of reducing carbon footprint with appropriate siting of solar panels and wind turbine. Improving access to mobile phone and high speed I feel is also a priority in supporting local business.

Protect

There were no comments on the Protect policies

Sustain

Games Barn too!

Develop

Policy D3 Confusion about 2023 date. Surely the housing needs survey looked at 2030 if not further on. This totally conflicts with the first statement.

Policy D7 Energy efficiency to include eco-friendly boiler, not fossil fuel boilers

The use of solar panels on new (or existing) housing/ buildings should be encouraged? (This to be applied to Business, too)

Has the school solar panels – if not, why not?

Policy D8 Any proposals for a new 'community woodland' should be encouraged/ supported

Sites: General

- The village doesn't need any executive homes just smaller affordable ones!
- Do not agree with large building developments in centre of village
- We feel that none of the outlying proposed greenfield sites should be granted permission whether for affordable housing or not.
- The preference should be for the sites on the edge of the village namely: Land allocated by ABC on New Road and the gifted land at Orchard Nurseries. All other sites offered for development are not suitable and dramatically affect the countryside and outlying area.
- We are aware that additional housing will be needed in the future and suggest that the remaining third of the field adjacent to the ABC allocated site be acquired for a similar % split as that proposed for the additional 16 homes.
- Although landowners have offered the alternative plots up for development the Neighbourhood Plan committee could approach alternative options and seek out infill sites, of which there are plenty within the current envelope of the village and the Forstal. The Committee should be approaching those individuals to try and gain the additional housing that is required to meet the target.
- Re affordable housing. I strongly support the principle of this, but I don't support the primary proposed location below Crockenhill. This seems to conflict with the other policies re views. It would be better sited on the development plot next to Harmers Way. Could not the plan address this in some way. There is a risk of including, for the best of intentions, a site that is unsuitable and will therefore undermine acceptance of the draft plan. If

landowners think they can get a high value out of their development site, they will mostly pursue this. But if the plan rules it out, maybe they will have to accept that affordable housing is the only way to go.

- With regard to potential development site, I was in favour of the proposed development on Crockenhill Road for low cost/local needs housing but, on reflection, I feel this is less sustainable than the Stone Hill Road (behind Harmers Way) site with its easy access to the village centre to support the school, pub, shop, church, garage and recreational facilities. I feel the best place for future development would therefore be the Stone Hill Road site. This site, in conjunction with the allocated New Road site and the Orchard site, has the potential to fulfil and future proof our housing needs for local, elderly and low-income groups. It will also fulfil ABC requirements and increase the population of the village to put much needed income into our local community. I feel that Egerton has sufficient numbers of knowledgeable and articulate people (including but not exclusive to the Neighbourhood Plan group!), who are very capable of holding the developers and ABC to account in fulfilling our Neighbourhood Plan when developing these sites.
- Understood that the field opposite Harmer's Way is going ahead with 16 houses. I don't think that is a great development but won't argue as it is already in the ABC plan. That should be done with linking to village facilities in mind - a footpath to allow those people to get to the shop/pub/hall/school is key, otherwise what's the point in building within the village confines?
The Orchard Nurseries development makes some sense with the same caveat as above - it needs to link into the village on foot, not just creating something where cars are vital to those who live there. I do question building more housing aimed at elderly people given the existing stock in Elm Close and Stisted Way paired with few facilities nearby, but if the need is there, that is probably a reasonable place to meet it.
- If people who want to stay in the village can't afford those houses given that some (40% of that main plot) are already supposed to be affordable, building more on the open market won't help. The only solution would be to build houses controlled by an Egerton specific housing association as part of those plans. If it isn't Egerton specific, there will always be more people needing it from outside the village than houses we would want to build.
- If we do have to go for any more building than the above, it should be close to existing facilities, and not impacting clearly rural fields/areas at present.

Forstal

- No need for executive houses on the Forstal; it would spoil the environment and the village needs housing for local people. Flooding in Forge Lane

Crockenhill

- Gale Field – The only one of the six proposed that is not contiguous with existing building. Can we ensure that building there will not encourage in-fill building towards Crockenhill and also towards the Forstal?
- Crockenhill Rd site too divorced from main village or Forstal.
- The site on Crockenhill is isolated and potentially leads to the coalescence of Crockenhill houses with the Forstal.
- I particularly don't like the Gale Field development for the simple reason that this is a beautiful, very rural spot, and it isn't connected to any existing facilities, or close enough that people are likely to use them. If we allow that gap between Crockenhill and the Forstal to be filled in, that will change the feel of that part of the village. In short, it doesn't meet the criteria you have in the draft plans already.

New Road

- Extend the ABC allocated land on New Road to the other side of footpath towards Pluckley. Leave all other 'green' allocated sites alone.

North Field

- Stone Hill site behind Harmers Way is a good site – close to village & good connections to village facilities
- Not happy with the field behind Harmers Way being an option
- I believe the Harmers Field site is too large
- As you might imagine I am getting concerned that the plan might give developers ammunition to challenge the Development plan, or, worse, use the development plan to argue the case for their site to be used **in future**, in particular Harmers Field. We feel strongly that the Harmers Field should **never** be developed as the cost to the village overall far outweighs the benefits it might bring, both now and at any time in the future for all the reasons which have been advanced including because the site is too large and would result in extra unwanted housing. The benefit of the few houses which it would provide satisfying the housing need is overwhelmingly more than counterbalanced by the other considerations.
- The proposed extension to Harmer's Way is at least close to the village facilities but given that 2 sizeable developments are already in plan in close proximity, and this is very large (for Egerton), it seems too much for a small village centre to me. The extension to Harmer's Way appears to come close to the footpath, and so will also fundamentally change the views of the village as they will show over the crest of the hill.

Mundy Bois

- I would like to object to the proposed development at Mundy Bois Road
- The one marked "Mundy Bois Road" on the same side as the pub makes some sense - it looks a good spot to me, and not too many houses.

Alternatives

- ?? Land at end of Stisted Way behind school. Well connected to rest of village

Village Envelope

- The village envelope is too tightly drawn. Many other parts of the parish are sustainable locations for development.
- Village envelope policy needs to be more inclusive as village is a series of hamlets and development should be allowed in each – as they are sustainable locations.

Appendix 8: Questionnaire and Responses, November 2019 Workshop

	YES	NO	UNSURE	NOTE BELOW
Do you agree with Vision and Key Objectives?	50		2	13
Do you agree with Policy P1 (protecting landscape character)	49	1	1	14
Green Spaces: The Glebe	52			19
Green Spaces: Elm Close and Hall	51			8
Green Spaces: Lower Rec/Memorial Field	49		1	15
Key Views (see Sheet 2 for detail)	28			9
Local Heritage Assets (see Sheet 3 for details)	27			3
Minimise light pollution/ protect dark skies	47	1	2	16
Protect community assets (Hall, Games Barn, Sports Pavilion)	52			1
New development only if enhances parish facilities	48		2	17
Need for community open space at Egerton Forstal	30	4	15	10
Protect network of footpaths, byways and roads	51		1	18
New rights of way to connect outlying settlements with village centre	34	5	10	2
High standard of design and use of Parish Design Statement	48		2	4
Support for HNS results/affordable housing	35	4	9	5
All new development small scale	43	3	3	11
Encourage business development on existing sites	41	3	6	6
Renewable energy, energy efficient building etc	47		1	12
Tree planting	48	1	1	7

Protect Community assets (Hall etc)

Policy to encourage health & fitness of all villagers through easy access to fitness/walking spaces/ cycling for all ages and sexes; also, if users are to increase, the Games Barn needs significant improvement to make it fit for more fitness activities than it currently is; current facilities do not provide good areas for women's exercise classes. Does village do much for youngsters who do not play cricket/ football? Believe village should actively promote ways of keeping people fit & healthy - maybe an audit of facilities for different ages/sexes would be appropriate to identify further needs
If necessary, partially funded from the Community Charge (Rates?)

Optimise the ongoing benefit of the generosity of people to date. As the population slowly increases, facilities useful
Additionally shop & pub / very important
include playground! / what does this mean?

New rights of way to connect outlying settlements with the village centre

Stiles to be avoided/replaced to enable easier access for younger walkers & dogs; keeping the villagers fit and active

The more walking routes there are the better - provided they can be accessible to all as far as possible - and well-maintained

Can only answer to suggestions of new ones

Needs someone knowledgeable to recommend this, but we should, for ecological as well as enjoyment reasons, encourage and enable strategic walking opportunities

To stop further furore over Development in those areas

Possibly upgrade footpath access from Forstal to main village

There are current roads and footpaths that are not always currently maintained (Green Wickets to Mundy Bois) not sure why new ones would be needed

Yes - would be a very good idea. We need to encourage walking safely from Egerton Forstal to the village school/ shop/ church etc

Existing paths should be maintained & encourage to use

Use existing paths to link Forstal to top of village / Already a good network of footpaths, and don't need any new roads!

This will always be difficult if it effects residents already in situ

footpaths only / where appropriate

Local Heritage Assets

Yes - but think it is important to include those that have heritage significance, not those which are of value as community assets without the specific historic, architectural, scenic or cultural value that heritage value implies. Community assets are worth protecting but this is separate from heritage value - including buildings that don't have heritage value undermines the strength of this category (i.e., heritage)

Yes to all

High standards of design and use of Parish Design Statement

But that should not mean ruling out creative & innovative design, provided it respects the scale of existing & user appropriate material. .

Timid pastiche design is best discouraged

I say yes based on it being consistently applied i.e., no exceptions

Comment - In general, yes, but there should be a flexible approach if something different or beyond the above has special merits. We do have variety already

Build to be in local vernacular and in the general style that enhances the village

I don't think this can be argued against

important to keep new building in keeping with current buildings & encourage eco/environmentally friendly development

Terrace type for affordable / absolutely! / Yes, very important

Support for HNS results/ affordable housing

Yes, absolutely. There is such a risk that the village will become an unbalanced community inhabited only by relatively wealthy older people. But housing also needs to bring with it things like a better bus service for those who don't drive like teenagers & families who can't afford to run more than one car.

Of quality build, exceeding our inadequate building regs, including on e.g., environmental impact; and with character

But to be fully inclusive, supporting a genuine need of all local people, self-build should not be excluded as outside the scope, contrary to ABC advice

NO 4/5-bedroom executive housing

Some new residential housing needed. Owner/ occupier

Affordable does not just mean Housing Assoc. but also smaller houses - not large detached

Local needs housing has been well addressed. Care should be taken that the need is there coupled with the jobs that support the needs.

Only on objective grounds of the release of the number of people looking per month over the last 2 years

Affordable housing for younger people to live & rent should be encouraged

One needs a mix of housing. Affordable housing is vital but so is other housing to support shop, pub etc

Care that the village does not become overstated with 'local needs housing'. Also, that it really works in joint ownership if residents want to move on [sic].

Also the rents part of the deal do not increase which could make the idea unattractive

for young and old / but proportional / probably but unsure

Encourage business development on existing sites

More employment needed locally to provide more opportunities for younger and working age people & reduce travel by car out of area

Note apparent success of units on e.g., Bedlam Lane, Smarden

Provides local employment? I should be sorry to see any old shack or shed converted to residential

But Depends. If we lose too high a proportion of 'redundant' buildings, the needs arise, this entails a new building of agricultural replacements on new green field land

Solar power to be encouraged in any redevelopments (i.e..roofs)

I feel the infrastructure is already stretched to capacity

It is encouraging larger vehicles to the area that the roads cannot sustain - only 3 roads in and out of the village

Complementary businesses. No point allowing businesses that create smells, noise that are not compatible with the existing village

Small business should be encouraged with admin structure - not haulage firms with large trucks

Not sure t this moment that business development rurally is required - there seems to be enough space. What sort of development is suggested - offices or industrial? Too vague

Providing that the road system can cope with increased traffic / provided no adverse impact

There should be sufficient & adequate infrastructure in place to support such development and it should not lead to additional over-sized vehicles along our country r
effect of traffic / Brown field sites / good idea / definitely

Tree planting

But it is important to recognise that trees need managing – e.g., to avoid disease spreading or to reduce competition/ congestion of trees planted too close in past.

Also, important to ensure arable field owners retain and replant hedges & introduce wildlife strips

Tree planting to offset impact of new builds; 'No loss' is inadequate. Replace with proportionate extension as a requirement in line with environmental impact

Definitely, and not just no loss but a positive contribution, say 10-20% MORE trees

Tree planting - not too many conifers or fancy trees e.g., flowering cherries

If one or two trees needfully lost, for safety reasons, replace them tenfold or more. So 100% preservation of individual trees may not be possible but oxygen and CO2 aspects can still be enhanced by the %increase in trees

More oaks not more pine type / Definitely. As many trees as possible / Yes very important

Inappropriate trees are a very serious issue. Trees have a long lifetime and can block light, damage foundations etc. Landscaping, trees and treatment of hard Standing are crucial. No concrete. Use self-draining ones for cars etc. that include plants to reduce CO2 and help with control

Maintaining our ancient woodlands is paramount and should override development in that area

Offer to help source indigenous species for planting in areas put forward by landowners

Areas used for development should have equivalent spaces set aside for offset woodlands. So far, every acre used for housing one new inviolate acre be planted

As long as doesn't conflict with views / Depends where it is

In general tree planting should be encouraged not just as part of new development, existing trees should be maintained

Tree planting the most obvious way to balance development and any climate impact

I certainly agree with the second part of this statement but the first would depend on the size and form of the development, it is not always appropriate to plant

Trees too close to buildings

UK grown native trees appropriate to soil and locality/

Green Spaces: The Glebe and Hall

Some careful building, done well, might enhance this area; red lines on views down the hill, but more could be done to build heart/ lungs of village

Depends on needs of expanding facilities / very important / definitely

Restrict/remove trees to preserve views

This shouldn't come into the equation as it was bequeathed to the village and can't be developed anyway

Key views

Yes to all; but worries in wrong hands this could be seen as route to exploit unlisted views. How about all views, with some exceptions as arise

Need for community open space/rec at Egerton Forstal

Small, include playground, conscious of traffic speed on Forstal Road/Bedlam Lane

Since so close to the village, why? / Is there a need?

a) 'Local' aspect of facilities (for non-car times); b) carbon footprint lessened by human footprint; c) important that a helpful natural environment enhances this

Potential facility; d) Local exercise and health aspects encouraged

possible site for a community woodland?

any new builds should provide public recreation space

Can the village /occupants afford to pay for further space there, unless the developers pay for and maintain it?

Few children live on the Forstal & Parish cannot maintain further recreational facilities

Doesn't need to be big but would be welcome. Ideally to include climbing net/frame and a smooth surface for ball games, roller skating etc

Where would you site it, plenty of recreation space in the village centre

Difficult to see where it could go, and upkeep could be a problem

Not sure where unless it was part of Gale Field proposal

All new development small scale

It has to include all local needs and yes, much better discreetly spread around the parish rather than large scale

Feel deeply for Egertonians/ related to poorer people being pushed out by economy based on the privilege of some

Yes, but allowing for strategic additions if local needs become even more urgent for the poor

preferably adjacent to existing properties rather than random/ sporadic

affordable housing is rarely aesthetic

We don't want housing estates! / Small sites should be delivered / what is meant by small?

Development along New Road, behind Harmer's Way is the largest and hopefully only development

What is 'small scale'. Would support scheme no larger than 30 houses

Maybe one development with flats would be better than more developments that could lead to spread over time

minimum only / def only small scale

Renewable energy etc

Every new build, even conversions should provide renewable energy and be energy efficient

But 1) the new builds are only a small % of the already built places. So, a sense of proportion needful. 2) Affordability of social housing needs to be reflected in the build (short term) and heating efficiency (long term)

Also, more tree planting as community scheme

More solar discreetly placed. Solar on businesses and schools. Electric vehicle charging. More wind power.

Plant/replace more trees around the village / Depends on actual cost and payback

Any new development should aim for zero carbon use. Development of solar where possible should be compulsory.

Listed properties are excluded from solar panels - this should be reversed / Maintaining local ditches for drainage

Everyone should be aware that climate change will be with us in 10 years - not 50 years

Set aside small blocks of land for solar panels

All new housing be sustainable with solar and other renewable technologies built in

Not sure why anyone would disagree. By not developing over farmland or on green field areas. Unsure it is sensible to develop in a village with poor facilities such as bus/ doctors/ roads

What does appropriate mean? Should be tried and tested

Yes; encourage residents to drive less via - 1) better local bus routes, 2) pavements for safer walking, 3) cycle parking

facilities in/around village, 4) converting Wealden Wheels to an electric vehicle, 5) electric vehicle charging points. Plus consider setting up an Eco Community Hub t

local residents in improving sustainability, reducing emissions and waste, individually and as a community.

Use of solar, rainwater returned to aquifers etc, heat pumps

Plant more tree- perhaps on lower recreation ground. Look at possible renewable energy schemes

what does appropriate mean? Should be tried and tested / Need a government input really, with some unpleasant but necessary choices

what can we do!! A lone wolf crying in the wilderness

encourage energy efficiency in existing properties

Vision and key objectives

Impact of Lenham Garden Village. Egerton mustn't become a suburb thereof. Only do the minimum required in terms of extra housing

Attention to problems with main sewage pipe down in Forstal area. Also, surface drainage in low-lying areas needs protecting and servicing.

This seems like a project to support extra housing rather than control it and support local residents

New road - traffic could be a significant problem

Do not agree with large building developments in centre of village / self-build needs

Not happy with the field behind Harmers Way being an option

A very noble effort, well done to all

Protecting landscape character

I am not sure you can insist on 'enhance' / Absolutely, thank you /

Distinctive character should include the Greensand Ridge as it is now suggested as an AONB

Don't think that can be achieved with the Harmers Way proposal

There is too much ugliness everywhere already / we must retain as much of our open space as possible

Green Spaces: Lower rec/memorial field

Aesthetic, atmospheric reasons. Tree height may become an issue as could block Weald view

Restrict further tree planting to preserve views

Any building should be on a very minimal area with dense building to minimise use of green field space. Ideally building should only be on brown field sites

All these exist, are loved and should be kept / Not sure which it is

This land was left to the village by Lord Cornwallis 'for all time'

Minimise light pollution

In particular, horizontal bright lights are unhelpful to drivers and walkers

but I won't be closing my curtains!!! I like having no one overlooking me

No street lights. Restriction on outside lights / No street lighting / no street lighting

Individual properties need movement sensors on security lights & not directed towards the road.

Interested to know how the recommendations would be implemented? I.e., how to ensure all residents are aware of and respect light pollution guidance

maybe, but I love the church being lit in the evenings, on a seasonal timed unit

Dark skies are a precious commodity

no street lighting! / but want to keep the church lit

New development only if enhances parish facilities

This principle relies on a careful interpretation, as any building has an aesthetic, carbon, meteorological footprint or impact. So, care needed

Maybe position the proposed MUGA here - or behind the school / crucial / where practically possible

I am not sure how any future development would enhance parish facilities

All development has an effect but 'damage' can be minimised with good design

Does not necessarily need to enhance the facilities but must not damage the environment

I think the Gale Field development idea demonstrated this best

only do what is strictly necessary / some new development needed

Protect network of footpaths, byways and roads

Personally, would like to see Iden Lane byway downgraded beyond existing residences - in very poor condition at eastern end

There are a lot of permitted walks/paths that should be added. Restriction to avoid use by motorised vehicles and for some horses/bikes

Absolutely. Permitted ways should be included - not for motor bikes

Especially Greensand Way - stone path from church to Egerton House

Not sure how it would be legal for them to be altered

Yes, and stiles converted to gates where possible

Currently residents of the Forstal can walk up to the village via the footpaths across open fields; preferred than by road. We strongly wish this to continue

Yes, but sensible changes should be permissible where appropriate and not immovable as is current

Should be willing to look at alternative routes if suggested and have valid reasons for change

absolutely! / Yes, very important

Green spaces: The Glebe

Why isn't there a proposal to build behind the school at the end of Stisted Way. This is very close to the village centre, not a vista and flat land?

absolutely / definitely

General comments for EPC/ Steering Group

Sustainability - it should be realised that the shop is not sustainable sadly and shopping is carried out online

Thank you for your hard work!

Appendix 9: Questionnaire and responses to Reg.14 Pre-submission consultation

(a blank questionnaire can be found at www.egertonnp.co.uk)

Summary

Question / Policy	YES	NO	UNSURE	RESPONSE
Q1. Do you agree with the overall objectives of the Neighbourhood Plan?	37	7	-	Concerns were expressed about the impact of development on utilities provision and the road network; but also about the need to keep young people in the village. The Plan includes paragraphs on both issues.
Q2. Do you agree that 'all new development in Egerton should conserve and enhance the landscape and scenic beauty and avoid any negative impact on identified areas of distinctive character' (Policy P1)	43	1	-	Concerns over new development and lack of facilities; hence focus on small scale local needs development.
Q3. Do you agree with Policy P2 that tree planting should form a part of any development and that there should be no loss of woods, trees and hedgerows as a result of development?	44	1		General support; indigenous species proposed. This suggestion has been included in the policy and supporting paragraphs
Q4. Policy P3 states that specific green spaces should be preserved from any future development. Do you agree with this for: The Glebe Green spaces at Elm Close and the Millennium Hall The memorial field/ Lower recreation ground	43 43 41	1 1 1	1 2 3	General support; but concern that other green spaces and views should also be protected. Pemples Cross and Stonebridge Green added to the list; as well as key views below
Q5. Do you agree that certain key views are essential to the character of the village and should be protected from future development (Policy P4)? Do you support the list to be protected in the policy?	42	1	2	General support for the views, but concern over protection of the Greensand Ridge and Way, and the longer list originally suggested by residents. NPSG took the advice of ABC and consultants and focused on the list in Policy 4, noting others in accompanying paragraphs.

Q6. Heritage Assets. Do you support the development of a list of local heritage assets, and the list included in Policy P5?	44	1	1	General support
Q7. Do you agree that it is important to minimise the impact of light pollution on Egerton's remaining dark skies by applying the principles in Policy P6?	44	-	1	Unanimous support and strong expressions of concern about current practices as well as future.
Q8. Do you support the view that Egerton's sustainability depends as much on the spirit and activities of the community as on the physical infrastructure and amenities?	37	2	5	General support, but concerns about keeping a mix of generations and about the current lack of facilities. Improved utilities provision and broadband/mobile telecoms important. All points included in the Plan (see also Basic Conditions Statement and conformity with NPPF guidelines and Local Plan)
Q9. Do you agree that <ul style="list-style-type: none"> - community assets such as the Hall, the Games Barn and the Sports Pavilion must be protected (Policy S1)? - There is a need for community open space at Egerton Forstal (Policy S2) 	42 21	15	2 9	General support for protection of village assets. Support from Forstal residents, but some residents feel it is desirable but not essential. The policy has been re-drafted to link the proposal to development of more than five dwellings.
Q10. Do you agree with Policy S4 that <ul style="list-style-type: none"> - the current network of footpaths, byways and roads should be protected? - New rights of way should be considered to link outlying settlements and the village centre 	43 28	6	1 9	Almost unanimous support. Concerns over speeding and unlawful blocking. Mixed reaction, with some considering we are well provided, and others positive. Policy S3 therefore proposes contributions to rights of way to the village centre for new developments
Q11. Do you support the Community Aspiration for the improvement of the footpath from Crockenhill to Buss' Farm....?	31	7	5	Majority support, but some misunderstandings about the level

				of proposed 'improvement'. The Community Aspiration in the Plan describes improvement at certain points and year-round maintenance
Q12. Policies D1 and D2 highlight the need for the highest standards of design and the importance of the Parish Design Statement as a guide. Do you agree?	41	2	-	Almost universal support – concerns focused on past examples of less good standards and lack of enforcement. The policies and supporting paragraphs in the Plan aim to give clear direction and to require reference to the Parish Design Statement
Q.13 Do you support Policy D3 which defines Egerton's housing need based on the Housing Needs Survey?	32	2	11	Negative comments related to non-acceptance of the HNS findings, and concerns about the impact of more building on the character of the village. The response rate of 40% to the HNS survey is above average, and the NPSG has accepted its findings and quantified the local need accordingly.
Q14 Do you support the proposals for affordable/local needs housing at Gale Field (Policy D4)	20	17	8	Negative comments came mostly from residents in the immediate vicinity. The number and size of houses had been exaggerated to cause some additional concern. The impact on utilities provision, already causing local problems, was also a matter of concern. The proposal now is that the site is identified as a rural exception site for up to 8 dwellings, with bungalows on the higher slope of the field to minimise impact on

				neighbours. This remains the only site offered at a price which makes affordable rentable local needs housing possible.
Q 15 Do you support the proposal for older people's housing on the Orchard Nurseries site (Policy D5)	36	3	5	Concerns about access are now being addressed through negotiation and contract. Some concern also that an integrated community would be preferable. Recognition that down-sizing by local residents would free up larger dwellings for younger families
Q16 Do you support the proposed Village Confines?	34	4	7	Most residents support the proposals, once understanding the relationship between the confines and Local Plan policies Hou3a and HOU5
Q17 Do you agree that opportunities for business development, as well as residential development, should be encouraged on existing sites with redundant farm buildings...(Policy D6)?	38	4	3	General support, although some concern that adverse impacts on neighbouring properties should be carefully considered. These concerns have been reflected in the policy and supporting paragraphs.
Q18 Do you support Policy D7 which requires that any new development must first be assessed to ensure that there is sufficient capacity in current water supply and drainage systems?	45		1	Near-unanimous support as utilities provision is a major issue already. Supporting paragraphs in the Plan have been considerably strengthened.
Q19 Policy D8 states that every effort should be made to encourage proposals for use of renewable energy, energy efficient building and other climate change mitigations?	41	1	3	General support, subject to consideration of impact on landscape character. In the light of current climate change targets, the policy and supporting paragraphs have been strengthened.

Appendix 10: Combined questionnaire responses: Summary

November 2019 Workshop and Reg. 15 Consultation

No.	Subject/ Policy	YES	NO	UNSURE
1	Vision & Key Objectives	87	7	2
	PROTECT			
2	Policy P1 Distinctive Landscape Character and Biodiversity	92	2	1
3	Policy P2 Trees, hedges and woodland	92	2	1
4	Policy P3 Local Green Spaces*:			
	The Glebe	95	1	1
	Elm Close	94	1	1
	Lower Recreation Ground	90	1	4
5	Policy P4 Key Views and Vistas**	70	1	2
6	Policy P5 Local Heritage Assets**	71	1	1
7	Policy P6 Light Pollution and Dark Skies	91	1	3
	SUSTAIN			
8	Sustainability criteria in rural communities***	37	2	5
9	Policy S1 Community Facilities	94	-	2
10	New development only if to enhance community facilities	48	-	2
11	Policy S2 Community Open Space at Egerton Forstal	51	19	24
12	Policy S3 Public Rights of Way:			
	Existing PRoWs	94	-	1
	New PRoWs	62	11	19
13	Community Aspiration: Footpath AW368 improvement***	31	7	5
14	Policies D1 Development Principles, and D2 Application of the Parish Design Statement	89	2	-
15	Policy D3 Housing Policy (local needs identified by the HNS)	67	6	20
16	Policy D4 Local Needs Affordable Housing***	20	17	8
17	Policy D5 Land at Orchard Nurseries***	36	3	5
18	Village Confines***	34	4	7
19	Small scale development****	43	3	3
20	Policy D6 Reuse of redundant farm buildings	79	7	9
21	Policy D7 Water Supply and Drainage ***	45	1	-
22	Policy D8 Renewable Energy & Climate change Mitigation	88	1	4

* in response to residents' requests, two additional green spaces from the residents' original long list selection have been included in the Plan – Stonebridge Green and Pemples Cross (see Green Space Assessment undertaken by the South Downs National Park Planning Authority on behalf of the NPSG at www.egertonnp.co.uk)

** The numbers were reduced in the November questionnaire as residents noted that they had completed separate Yes/No lists of both Key Views and Vistas and Non-designated Heritage Assets, unanimously supporting both lists

*** Included in Reg.14 Pre-submission consultation only

**** included only in November 2019 questionnaire

Appendix 11: Consultation with statutory bodies and summary ENPSG responses/actions

A. The following letter was sent between 5-12 August 2020 by email or by post to all the statutory bodies specified by Ashford Borough Council, and to a number of other potentially interested organisations:

5 August 2020

Dear

Egerton Neighbourhood Plan, Regulation 14 Draft for Consultation

The Egerton Neighbourhood Plan has been developed over the past 3 years, with extensive consultation in the parish at every stage. Over the past 4 months, the draft plan has been available in print and on the parish plan web site for comments and suggestions from residents.

I am now writing to you, as Chair of the Steering Group set up by Egerton Parish Council, formally to initiate Regulation14 consultation and to invite your comments on the draft plan. The draft plan is attached to this email and/or is available as a pdf on our web site (www.egertonnp.co.uk). Printed copies can be obtained from various points within the village and also on application to me at ljanecarr@btinternet.com.

All representations should be made in writing, by post or email, to the addresses below by Friday 18th September.

We look forward to hearing from you and will be happy to answer any queries you may have during the period of consultation.

With kind regards,

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Jane Carr', written in a cursive style.

Jane Carr

Chair, Egerton Neighbourhood Plan Steering Group

B. The following table sets out the list of organisations consulted and a summary of their responses and the action taken.

Name	Response Date	Comments/suggestions	Action taken
Ashford Borough Council	25/9/2020	<p>ABC had provided preliminary comments on the November 2019 draft policies. These were supplemented in a 12-page table of comments and regulations, the main points of which were:</p> <ul style="list-style-type: none"> - Policy P1 (Landscape Character) re-word and add biodiversity. - Policy P2 (Trees etc)re-word and align with NPPF and Local Plan - Policy P3 (Green Spaces)aligns with NPPF - Policy P4 (Views) add evidence/description and map - Policy P5 (Local Heritage) add criteria for selection - Policy P6 (Light Pollution) revise wording to clarify policy - Policy S1 (Community Assets) revise wording and cross-reference ENV1 & 3 - Policy S2 (Community Open Space at Egerton Forstal) revise wording to be more general to Egerton Forstal and compliant with guidelines - Policy S3 (Parking) change to aspiration 	<ul style="list-style-type: none"> - Plan amended - Plan amended - Plan amended - Plan amended and individual maps added - HE criteria and assessment added to Appendix 3 of Plan - Policy amended - Policy amended - Policy amended - Revised to Community Aspiration - Policy amended

		<ul style="list-style-type: none"> - Policy D1 (Development Principles) cross reference to Local Plan SP6 and ENP policies D2 and P4 - Policy D2 (Application of Parish Design Statement) revise wording on 2 storeys and cross-reference to ENP policy P4 - Policy D3 (Housing Policy), amend wording - Policy D4 (Land at Gale Field), clarify if exception site and whether to be allocated, and revise related paragraphs - Policy D6 (Reuse of redundant farm buildings) revise wording - Policy D8 (Renewable energy and climate change mitigation) review wording and standards 	<ul style="list-style-type: none"> - Policy amended - Policy amended - Policy revised in light of advice; and is now a policy for local needs affordable housing with Gale Field identified as a potential exception site. - Policy amended - Policy amended
Kent County Council	30/9/2020	<p>12-page letter with the following main requirements or suggestions:</p> <ul style="list-style-type: none"> - Safeguarded ragstone deposits - SEA to include waste management - PRoWs and RoWIP to be included in various paragraphs and Policies 	<ul style="list-style-type: none"> - Assessed for Orchard Nurseries site, exempt - With ABC and in Plan, Policy D7 - Plan amended to include ProWs, specifically Policy S3 and CA Footpath AW368 - Included in Policies D1 & D2

		<ul style="list-style-type: none"> - Advice on development in keeping with existing character - Inclusion of Biodiversity - Protection of local drainage network - Protection of historical assets 	<ul style="list-style-type: none"> - Added to paragraphs 5.1-10 and Policy P1 - Added to Policy P1 - Added to paragraphs 3.5 and 5.31 (and additional historic sites and artefacts added) - Added to Policy D1
		<ul style="list-style-type: none"> - Consideration of the Kent Design Guide 	
Natural England / DEFRA	12/8/2020 & 11/1/2021	<ul style="list-style-type: none"> - Support for Policy P1, noting biodiversity - support for Policies P2 and P6 - support for Policy P3 recommending enhancement for increased ecological connectivity - support for Policies D7 and D8 - in the light of impacts on the Stodmarsh SSSI, initially required an Appropriate Assessment; but in the light of advice from Southern Water, confirmed that this was no longer required 	<ul style="list-style-type: none"> - In place
Environment Agency		Response via Ashford Borough Council in the Sea and HRA	
Historic England	25/9/2020	<p>No objections raised.</p> <ul style="list-style-type: none"> - Non-designated heritage assets. Recommended inclusion of the full assessment, using the advice set out in the HE advice note on local listing - Views and Vistas. Recommended further detail on each view to provide clarity for decision making 	<ul style="list-style-type: none"> - Included in Appendix 2 - Added to Policy P4

Ashford Clinical Commissioning Group		Acknowledgement but no further comment	
Southern Water	Various from 15/10/2020	Following correspondence with the NPSG, confirmed that the only development in Egerton discharging into the Upper Stour is the affordable housing at The Good Intent.	No action required
Kent Fire (Ashford Fire Brigade)		Acknowledgement but no further comment	
Pluckley Parish Council	2/9/2020	Positive response, with one suggestion for re-wording	Wording changes as suggested
Headcorn Parish Council	No response		
Charing Parish Council	No response		
Smarden Parish Council	No response		
Lenham Parish Council	No response		
Maidstone Borough Council	No response		
Homes England	No response		
Network Rail Infrastructure Ltd	No response		
The Highways Agency	No response		
02	No response		
Vodafone	No response		
EE	No response		

Three Mobile	No response		
Mobile Operators Assoc.	No response		
EDF Energy Asset Management	No response		
UK Power Network	No response		
British Gas Transco South East	No response		
South East Water	No response		
Affinity Water	No response		
Ashford Citizens' Advice Bureau	No response		
Ashford Community Forums	No response		
CPRE	No response		
CASE	No response		
Kent Wildlife Trust	No response		
The National Trust	No response		
Weald of Kent Protection Society	No response		
Ashford Access	No response		
Cllr Mulholland (Weald North)		Positive and enthusiastic support throughout the process	

Cllr Bell (Upper Weald)	No response		
Ashford Committee, KAPC	No response		
Kent Invicta Chamber of Comm.	No response		
Kent Police	No response		

Appendix 12 Decisions taken by Egerton Parish Council in respect of the Neighbourhood Plan (as extracted from official approved minutes)

The meeting of the Parish Council was held on Tuesday 3rd May 2016 AGM in the Committee Room of the Village Hall, Egerton at 8.00pm.

Neighbourhood and Parish Plans: Richard, Peter, Ambrose and Heather attended the meeting held in Lenham on 31st March. Peter has sent out a report on the meeting. It has been suggested the Parish Council hold an open meeting for the whole village and invite speakers to facilitate the whole idea of a neighbourhood plan. The meeting could be publicised in the Village Update magazine.

The meeting of the Parish Council was held on Tuesday 7th June 2016 in the Committee Room of the Village Hall, Egerton at 8.00pm.

Neighbourhood and Parish Plans: A public meeting is to be held, the Clerk is to book the Millennium Hall for a date in October and publicise the event.

The meeting of the Parish Council was held on Tuesday 5th July 2016 in the Committee Room of the Village Hall, Egerton at 8.00pm.

Neighbourhood and Parish Plans: A public meeting is to be held, the Clerk is to book the Millennium Hall for a date in October and publicise the event. Peter will put an article in the next issue of Egerton Update.

The meeting of the Parish Council was held on Tuesday 6th September 2016 in the Committee Room of the Village Hall, Egerton at 8.00pm.

Neighbourhood and Parish Plans: A public meeting is to be held on 19th October in the Millennium Hall at 7.30pm. Richard will invite an officer from ACRK to attend and also Chris Burgess who was Chairman of the Parish Plan.

The meeting of the Parish Council was held on Tuesday 4th October 2016 in the Committee Room of the Village Hall at 8.00pm.

Neighbourhood and Parish Plans: A public meeting is to be held on 19th October in the Millennium Hall at 7.30pm. Peter will put out advertising boards. Alison will arrange a leaflet drop to every household advising of the meeting.

The meeting of the Parish Council was held on Tuesday 1st November 2016 in the Committee Room of the Village Hall, Egerton at 8.00pm.

Neighbourhood and Parish Plans: The public meeting held on 19th October was attended by approx. 120 members of the public. The next meeting will be held on 30th November to form a steering group to carry on works for the plan. Thank you, Peter, for placing notice boards out in various places around the village. Thank you, Alison, for arranging the producing and delivery of flyers to every household within the village.

The meeting of the Parish Council was held on Tuesday 6th December 2016 in the Committee Room of the Village Hall, Egerton at 8.00pm.

Neighbourhood and Parish Plans: The meeting held on 30th November had eleven people attending. Carl Adams of ACRK explained that a Neighbourhood plan has the Parish Council as the accountable body and the Parish boundary would be used as Neighbourhood Plan boundary. The map of the boundary will be shown in the next issue of Update magazine if no objections are received the plan will be put to ABC. The next meeting will be held on January 11th, 2017 in the Committee room.

The meeting of the Parish Council was held on Tuesday 7th March 2017 in the Committee Room of the Village Hall, Egerton at 8.00pm.

Neighbourhood and Parish Plans: The meeting held on 22nd February in the Committee room, the Committee were elected and following ideas from Pluckley it was decided that the steering group would be five people. Lois Tilden and Jane Carr would share secretary duties, Peter Rawlinson would be interim Chairman until a Chairman is elected. There will be a display at the Annual Parish Assembly to keep villagers informed as to the progress. The first action is to inform ABC that Egerton are to start the NHP. A four-page publication will be sent out to every household within Egerton explaining all about the NHP. The cost of printing will be £189.00 and delivery around Egerton will be £100. Proposed: Tim Oliver, seconded: Jennifer Buchanan, all in favour of this going ahead. The publication will be delivered W/C 13th March. Vision paperwork will be distributed to PC to read and comment back to Peter. The next meeting following the PA will be 23rd March in the Committee room, the Clerk will book this.

The meeting of the Parish Council was held on Tuesday 4th April 2017 in the Committee Room of the Village Hall, Egerton at 8.00pm.

Neighbourhood and Parish Plans: At the meeting held on 23rd March in the Committee room, the Committee of six people was formed with others working on other specialist details. There have so far been three meetings held and a stand at the Parish Assembly. Volunteers came forward to offer assistance. A letter has been forwarded to ABC to advise that Egerton are going forward with a Neighbourhood plan. ABC have replied they will provide assistance and ongoing help. A map has been sent to ABC showing the boundary of Egerton as the boundary of the NHP. The next step is for ABC to display on their portal details of Egerton's NHP for four weeks, if there are no objections then support from ABC will move the plan forward. The next meeting will be on 12th April in the Committee room, the Clerk will book this. Further consultation will need to be held with villagers in time to come. Egerton Parish Council will fund any expenses incurred by the NHP until grants are made available. Proposed: Pat Parr; seconded: Tim Oliver; unanimous vote agreed. Mel Rawlinson has taken the minutes of the last meeting and can be forwarded to anyone it will also be put onto the web site.

The meeting of the Parish Council was held on Tuesday 2nd May 2017 AGM in the Committee Room of the Village Hall, Egerton at 8.00pm.

Neighbourhood and Parish Plans: A letter has been received from ABC to be displayed within the village outlining the proposed boundary for the Neighbourhood Plan. The deadline to make a representation is Monday 5th June 2017. ABC have assigned an officer to assist the NHP committee going forward, Mr Ian Grundy will visit on Thursday 4th May in the Computer Centre and meet with Peter and Richard. Peter will then report to the committee at the next NHP meeting in the Pavilion on 10th May. Peter requested all present when out and about the village to take pictures of vista's available in Egerton to add to the NHP.

The meeting of the Parish Council was held on Tuesday 7th November 2017 in the Committee Room of the Village Hall, Egerton at 8.00pm.

Neighbourhood Plan Update: Peter reported that the workshops have been completed and all the input is being analysed. The next issue of the Update magazine, due to be delivered shortly, will show the outcome of the workshops. The next NHP meeting will take place on Wednesday 8th November with another one being held on Wednesday 29th. Certain items that were highlighted at the workshops cannot be dealt with by the NHP committee so will be passed to the PC. Richard thanked Peter, Mel and the NHP team for all their hard work.

The meeting of the Parish Council was held on Tuesday 5th December 2017 in the Committee Room of the Village Hall, Egerton at 8.00pm

Neighbourhood Plan Update: As Peter was absent Lois gave the PC an update. At the last Neighbourhood Plan Meeting it was agreed that I should write to Councillors on behalf of the NP Committee with a formal request. This is to seek your agreement about follow-up to certain points emerging from the recent Neighbourhood Plan workshops. Most of these points would not form part of the Neighbourhood Plan but they are concerns or wishes of members of the public that some action should be taken. Many of the concerns were catered for in the earlier Parish Plan. The list is as follows: Subject Comments Shop & Post Office -retain- 58; Woodland, Public Footpaths & Seats - protect - 25; Broadband & Internet – improve Bus Services - more needed -14; Speeding in Village –cut it down – 10; No Street Lighting wanted 8; Crime – Travellers 8; More Parking -6; Queen's Arms - retain 5 Garage - to stay open 5 Games Barn - to improve with Gym - 5; Playground - to enlarge & improve – 4; Fly tipping – prevention & cure – 1; Dog Fouling – 1; No Urbanisation – 1; Planning for Existing Houses 1 Council Houses - more needed – 1; Church -add to activities – 4; Please would the Parish Council consider these issues in the context of their review of the earlier Parish Plan (as endorsed by EPC), and let the Committee know that the issues will be given attention? (Even if in some cases it will be a matter for EPC to alert or put pressure on another organisation to take some action). This is important, since villagers will have some expectations of their concerns being addressed and would in due course need to be kept informed through “Egerton Update” and other media. Lois explained that a sub group has been set up to try and engage with the younger generation with the use of a mobile friendly web page.

The meeting of the Parish Council was held on Tuesday 9th January 2018 in the Committee Room of the Village Hall, Egerton at 8.00pm.

Neighbourhood Plan Update: The next meeting will be held on February 1st to follow up on reports from members. Janet Poplett a solicitor will be at the meeting to explain details of setting up the next step of the NHP. Richard will send a letter to the NHP committee which items on the list have been taken on. After a discussion, members thought that items with 5 comments or less need not be actioned at this time. The list is as follows: Shop & Post Office -retain 58; Woodland, Public Footpaths & Seats - protect 25; Broadband & Internet – improve 21; Bus Services - more needed 14; Speeding in Village –cut it down 10; No Street Lighting wanted 8; Crime – Travellers 8; More Parking 6 Queen's Arms - retain 5; Garage - to stay open 5; Games Barn - to improve with Gym 5; Playground - to enlarge & improve 4; Flytipping – prevention & cure 1; Dog Fouling 1; No Urbanisation 1; Planning for Existing Houses 1; Council Houses - more needed 1; Church -add to activities 4.

The meeting of the Parish Council was held on Tuesday 6th March 2018 in the Committee Room of the Village Hall, Egerton at 8.00pm.

Neighbourhood Plan Update: In Peter's absence Richard had chaired an informal meeting of the group on 17th February. Peter stepped down as chairman due to pressure of other work and Jane Carr agreed to take the chair with Lois as secretary at a meeting on 3rd March. The next meeting will be Thursday 22nd March. The Parish Council thanked Peter for all his hard work as chairman. Lois will send minutes to Clerk to be put onto web site.

The meeting of the Parish Council was held on Tuesday 6th November 2018 in the Committee Room of the Village Hall, Egerton at 8.00pm.

Neighbourhood Plan Update: Jane Carr (Chairman of NHP) sent apologies for absence and has circulated a report to members. Richard asked that EPC Cllrs showed more interest in the process by taking part in some of the meetings. EPC and the NHP committee will hold a joint meeting in the New Year, this will be open to the public. Tuesday 22nd January has been put forward but will be advertised when the date is firmly booked. Richard proposed that the NHP committee take on the work of the village confines, Rob seconded and all agreed. The Clerk will contact ABC with a letter drafted by Neighbourhood and Parish Plans: At the meeting held on 23rd March in the Committee room, the Committee of six people was formed with others working on other specialist details. There have so far been three meetings held and a stand at the Parish Assembly. Volunteers came forward to offer assistance. A letter has been forwarded to ABC to advise that Egerton are going forward with a Neighbourhood plan. ABC have replied they will provide assistance and ongoing help. A map has been sent to ABC showing the boundary of Egerton as the boundary of the NHP. The next step is for ABC to display on their portal details of Egerton's NHP for four weeks, if there are no objections then support from ABC will move the plan forward. The next meeting will be on 12th April in the Committee room, the Clerk will book this. Further consultation will need to be held with villagers in time to come. Egerton Parish Council will fund any expenses incurred by the NHP until grants are made available. Proposed: Pat Parr; seconded: Tim Oliver; unanimous vote agreed. Mel Rawlinson has taken the minutes of the last meeting and can be forwarded to anyone it will also be put onto the web site. Lois. Thank you to the NHP Committee for all your hard work.

The meeting of the Parish Council was held on Tuesday 4th December 2018 in the Committee Room of the Village Hall, Egerton at 8.00pm.

Neighbourhood Plan Update: Jane Carr (Chairman of NHP) sent apologies for absence and has circulated a report to members. Richard asked that EPC Cllrs showed more interest in the process by taking part in some of the meetings. EPC and the NHP committee will hold a joint meeting in the New Year, this will be open to the public. Tuesday 22nd January has been put forward but will be advertised when the date is firmly booked. Richard proposed that the NHP committee take on the work of the village confines, Rob seconded and all agreed. The Clerk will contact ABC with a Letter drafted by Lois. Thank you to the NHP Committee for all your hard work.

The meeting of the Parish Council was held on Tuesday 6th August 2019 in the Committee Room of the Village Hall, Egerton at 8.00pm.

6. Neighbourhood Plan Update: Lois reported that draft policies for the Plan were being prepared, based on earlier consultation with people in the village and comments via social media and the website, plus a lot of background research. A meeting with the Neighbourhood Planning consultants is to be held on 3 September, in preparation for the public meeting already announced to take place on 21st September. As the Housing Needs survey identified only a need for affordable housing, all the landowners who submitted proposals for housing development had been advised that they should confirm how they would meet these needs; and where there is no nearby recreation space, such as in the Forstal, to include scope for that too. If further land development proposals were to come forward before final public consultation, they would be considered. The meeting held on 10 July between the Neighbourhood Plan group and EPC councillors had proved to be very useful and informative. Richard asked for a letter of thanks to Jane, Lois and the committee to be sent and Claire offered to do this.

The meeting of the Parish Council was held on Tuesday 1st October 2019 in the Committee Room of the Village Hall, Egerton at 8.00pm.

Neighbourhood Plan Update: Jane Carr thanked Claire Foinette for her help at the open meeting on 21 September, and Sarah Elworthy for attending. Jane hoped that other councillors would attend the meeting on 30th November and welcomed comments from all councillors on the draft policies and site selection summaries that she had sent by email. 50 – 60 people attended the meeting, spending time and giving detailed feedback, all of which will be recorded. The feedback so far suggests support for affordable housing on the Gale Field site and concern about the scale of development on the site behind Harmers Way. The final selection of a site or sites will be made in November. Jane also reported that she and Lois Tilden had had a helpful meeting with Ashford Borough Council who have agreed to comment on the draft policies and to undertake an environmental screening for us. They also indicated that they were in discussion with a developer on the New Road site and expected a submission soon. The consultants working with the Steering Group have produced a Green Space Assessment, following preparation of a long list by the Steering Group. The assessment proposes three sites for inclusion in the Neighbourhood Plan, but the steering group anticipate that a further two or three sites may also be included, following additional research. Next steps will involve the re-drafting of policies and evidence based on feedback from the 21st September meeting, the consultants and Ashford Borough Council. This new draft will be presented to the village at an all day meeting on 30th November, after which a final draft will be circulated to all residents and then to Ashford Borough Council for formal pre-examination consultation. The Chairman thanked Jane for her report and requested that all members of the Council attend the Neighbourhood Plan open day on Saturday 30th November and all members present agreed to do their best to be there.

The meeting of the Parish Council was held on Tuesday 7th July 2020 via Zoom at 8.00pm.

Neighbourhood Plan Update: Report by Jane Carr The extended date for return of comments and questionnaires on the draft Reg 14 Plan is 10th June. So far 31 questionnaires have been returned, as well as 2 responses from developers and 3 emailed comments on specific aspects of the plan. The responses have been broadly supportive of the plan, although considerable concern has been expressed about existing failings in utilities provision (specifically water, electricity, sewerage) as well as speeding and congestion on village lanes. After discussion, it was agreed that the date should not be extended for a further period but that responses received after the 10th would be accepted. The 51 questionnaires and verbal comments from the November public meeting will also be taken into consideration. Although referenda will not now take place until 6th May 2021, the Ministry of Housing, Communities and Local Government advise that ‘neighbourhood plans awaiting referendums can be given significant weight in decision-making’. It was therefore agreed that the NP Steering Group should go ahead with any re-drafting and report to EPC by September with a view to sending the re-drafted plan to Ashford Borough Council later in September for the formal 6 week consultation, and subsequent Examination.

The meeting of the Parish Council was held on Tuesday 5th January 2021 via Zoom at 8.00pm.

Neighbourhood Plan Update Jane Carr reported that the committee met on the 15th Of December o work through the re-draft of the Neighbourhood Plan but that there is more work to be done. She gave apologies that the EPC will not see the next draft until the 1st February meeting after which it will go forward to ABC. She thanked Ken for facilitating a forthcoming meeting for the steering committee of the Neighbourhood Planning Committee (NPC) with ABC to clarify several issues that have been unclear. Ken advised that Simon Cole has been appointed head of ABC Planning and hoped that he would be able to join the forthcoming meeting with EPC to work through some of the strategic issues that have held up the Neighbourhood Plan. A modified proposal for the North Field Development has been submitted to the NPC which will be taken forward through the formal site assessment process. An external assessor will then finally look at and validate the process of all the site assessments. Jane advised that Defra has confirmed that EPC will get a formal letter from them on behalf of Natural England on whether a formal assessment is also required by them. The proposal from English Rural Housing (ERH) for development of Gale Field for affordable needs housing was discussed. EPC agreed in principle not to object to ERH seeking pre-application advice from ABC on the development of Gale Field. PR abstained from the vote.

The meeting of the Parish Council was held on Tuesday 2nd March 2021 via Zoom at 8.00pm.

Neighbourhood Plan (NP) Update: Jane Carr advised on the areas of redrafting of the Neighbourhood Plan after consideration by EPC. All agreed with the new draft paragraphs. Three issues outstanding: - An external review – advised as commencing March 14 - Comments from Ashford Borough Council (ABC) still awaited. English Rural Housing met ABC about Gale Fields and, as a result, reduced the total number of houses proposed for the site. This will be a minor amendment to the NP - Proposal that the Pre-School move be included as a Community Aspiration. ABC councillor Ken Mullholland said the NP was a very professional document and praised all the work of the steering group. Submission of the Neighbourhood Plan to ABC proposed. Proposed: Richard King. Seconded: Peter Rawlinson. All agreed.

Appendix 13 Samples of publicity material

September 2007



Dear Egerton Resident,

You are a Neighbourhood Plan Steering Group member. The Neighbourhood Plan Steering Group are hoping that many of you will attend consultation and presentation. Details below to meet important to give your views on future development in Egerton, but to also know how our Neighbourhood Plan is progressing via a short introductory presentation. There is no need to book a place—simply turn up on your chosen date.

This is the Steering Group's first major consultation with the village and the aim of the workshops is to gauge the sentiment of the residents of Egerton around the major planning issues that affect us all.

A Neighbourhood Plan is a legal document in the village and the main topic the Steering Group would like to workshop with residents is:

What are your hopes and fears around how Egerton could be developed for the future?

The topics areas covered in the workshops will include: housing development, economic development, community facilities and community well being, development design characteristics, and protecting what's important to the village (for example views and vistas, areas of special importance and so on). It is from your feedback that the Steering Group will begin to build a proposed development plan for the village. As part of the process there are likely to be more workshops in the future and also a village questionnaire. Please participate, your views are a starting point in producing the Plan. The findings of the workshops will appear in the November issue of Egerton Update.

YOU ARE INVITED TO ATTEND A WORKSHOP ON ANY ONE OF THESE DATES:

Saturday 15th September 3.5pm. Presentation starts at 3pm

Wednesday 20th September 7.30pm—9.30pm. Presentation starts at 7.30pm

Sunday 24th September 11am—1pm. Presentation starts at 11am

In the Millennium Hall, Egerton

We look forward to seeing you there!

The Neighbourhood Plan Steering Group



The Neighbourhood Plan email address for correspondence is egertonnp@gmail.com

MORE BUILDING IN EGERTON?

8 EGERTON LANDOWNERS HAVE SO FAR SUGGESTED PLOTS FOR BUILDING

IF YOU WANT TO SEE THEIR PROPOSALS AND HELP SHAPE EGERTON'S FUTURE, COME TO THE WORKSHOP ON

WEDNESDAY 27TH JUNE AT 7.30PM IN THE MILLENNIUM HALL

THIS IS YOUR OPPORTUNITY TO PLAY A PART IN THE CREATION OF EGERTON'S NEIGHBOURHOOD PLAN TO 2040



EGERTON'S FUTURE

IMPORTANT INVITATION

LAST CHANCE TO COMMENT ON THE FINAL DRAFTS OF YOUR NEIGHBOURHOOD PLAN

ABOUT YOUR VILLAGE AND WHAT HAPPENS TO IT OVER THE NEXT 20 YEARS

MILLENNIUM HALL

ANY TIME BETWEEN 10AM TO 4PM on SATURDAY 30TH NOVEMBER

Facebook message

Do try to get to the Parish Assembly at the Village Hall this Thursday 12 April from 7.30 pm. Amongst other displays there will be information about the progress of Egerton's Neighbourhood Plan. There will be an opportunity to talk to the voluntary Neighbourhood Plan team and cast your eye over the Parish map. You can pinpoint where you think there could be some modest housing or business development and where there should be protection from development. Don't worry this is only to give a flavour of what you might think. It won't turn into a commitment but it will give the team a rough idea of what some villagers have in mind and the sort of direction that needs to be followed up. More thorough workshops for those expressing an interest in this theme will be on 9 and 20 June. The aim is to thrash out what makes good development and where. Details to follow...

EGERTON UPDATE

Neighbourhood Plan Newsletter 1

March 2017

Egerton Parish Council invites you to participate in Egerton's Neighbourhood Plan—the most important planning document that will impact the village over the coming decades

EPC is asking for your views to shape our village in the years to come. Help to put our future into our own hands!

Following the overwhelmingly positive response in favour of producing a Neighbourhood Plan (October 2016), Egerton Parish Council has triggered the process of producing a plan and has set up a small steering group to take it forward. The best outcome will depend on everyone in the village having a say in it.

A Neighbourhood Plan will help to:

- * Protect the green spaces and buildings we value
- * Identify land that may be suitable for development
- * Define the use of new buildings
- * Specify the design, scale and arrangement of any new development
- * Identify locations where development would be unsuitable



**PLAY YOUR PART IN SHAPING A
NEIGHBOURHOOD PLAN FOR EGERTON**
at the **PARISH ASSEMBLY** on **THURSDAY 23rd MARCH**
7.30-9.30pm, EGERTON MILLENIUM HALL



FREE REFRESHMENTS – please come along!



EGERTON HOUSING NEEDS SURVEY



SURVEY FORMS ARE BEING DELIVERED TO EVERY HOUSEHOLD

LOOK OUT FOR YOURS!