

EGERTON NEIGHBOURHOOD PLAN

SITE ASSESSMENT PROCESS AND CONCLUSIONS



April 2021

EGERTON SITE ASSESSMENT

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1. Introduction

1.1 This report has been produced as part of the Evidence Base for the Egerton Neighbourhood Plan. It includes detailed assessments of all the sites that have been considered by the Egerton Neighbourhood Plan Steering Group (ENPSG) and sets out the group's assessment process and conclusions.

1.2 Egerton is a small rural parish on the edge of the North Downs and Kentish Weald. The parish council (EPC) had originally intended to undertake a Neighbourhood Plan in 2013 but, on the advice of Ashford Borough Council (ABC), first undertook a Parish Plan which was published in 2016 and which identified both aspirations and priorities for the future of the parish. Work began on the Egerton Neighbourhood Plan (ENP) at the end of 2017.

1.3 **Provision in the Ashford Local Plan 2030.** ABC had called for sites in preparation for its Local Plan 2030 to meet its projected housing needs before any work had started on the Egerton Neighbourhood Plan. Only one site was identified by ABC for inclusion in its 2030 Plan, This was a site in New Road opposite Harmers Way for an indicative 15 houses, of which 40%, or 6 dwellings, should be affordable. (see Appendix i for map and site details as they appear in the Local Plan).

1.4 In 2018, prior to ABC's final drafting and Examination of their Local Plan, Egerton Parish Council (EPC) consulted ABC on a gift to the parish of land at Orchard Nurseries (ENP11 - see Appendix v). The site had been generously gifted to the village by the late Derek Marks with a view to it providing housing for older people in the village to downsize (an aspiration supported by survey data for both the Egerton Parish Plan and the ENP, the Older People's Housing Survey Results, 2015-16 and the Housing Needs Survey 2018 (HNS) undertaken for EPC by Action with Communities in Rural Kent – see www.egertonnp.co.uk and the Egerton Neighbourhood Plan). The eventual sale of the proposed 8 dwellings would provide a significant profit which EPC would use to pay for the building of the much-needed pre-school and a much-needed extension to the Millennium Hall. Although the site was not included in the 2030 Plan, EPC entered into discussions with a developer suggested by ABC to develop the site and to negotiate access to it.

1.5 The Egerton Neighbourhood Plan Steering Group (ENPSG) recognised the national need for additional housing and, in the absence of a definitive number of dwellings from ABC above the provision on the New Road site, commissioned the HNS to give a more accurate assessment of the local housing requirement both for open market and affordable housing.

PROCESS

2. Community Aspirations for Future Development

2.1 In September 2017, the ENPSG invited residents to comment on their aspirations for the future development of the village in a series of workshops. The views expressed at the workshops by 104 residents confirmed findings in the surveys for the previously published

Parish Plan, shaped the approach subsequently developed by the ENPSG (see the Egerton Neighbourhood Plan web site at www.egertonnp.co.uk for a summary of the outcomes of the workshops). The priorities identified through workshop discussions were:

- Maintaining the rural environment, byways, woodland, footpaths, views and vistas;
- Protecting the rural environment and village feel;
- Retaining the village housing style as expressed in the Parish Design Statement;
- Affordable housing for young people;
- Small scale housing development;
- Housing for older people.

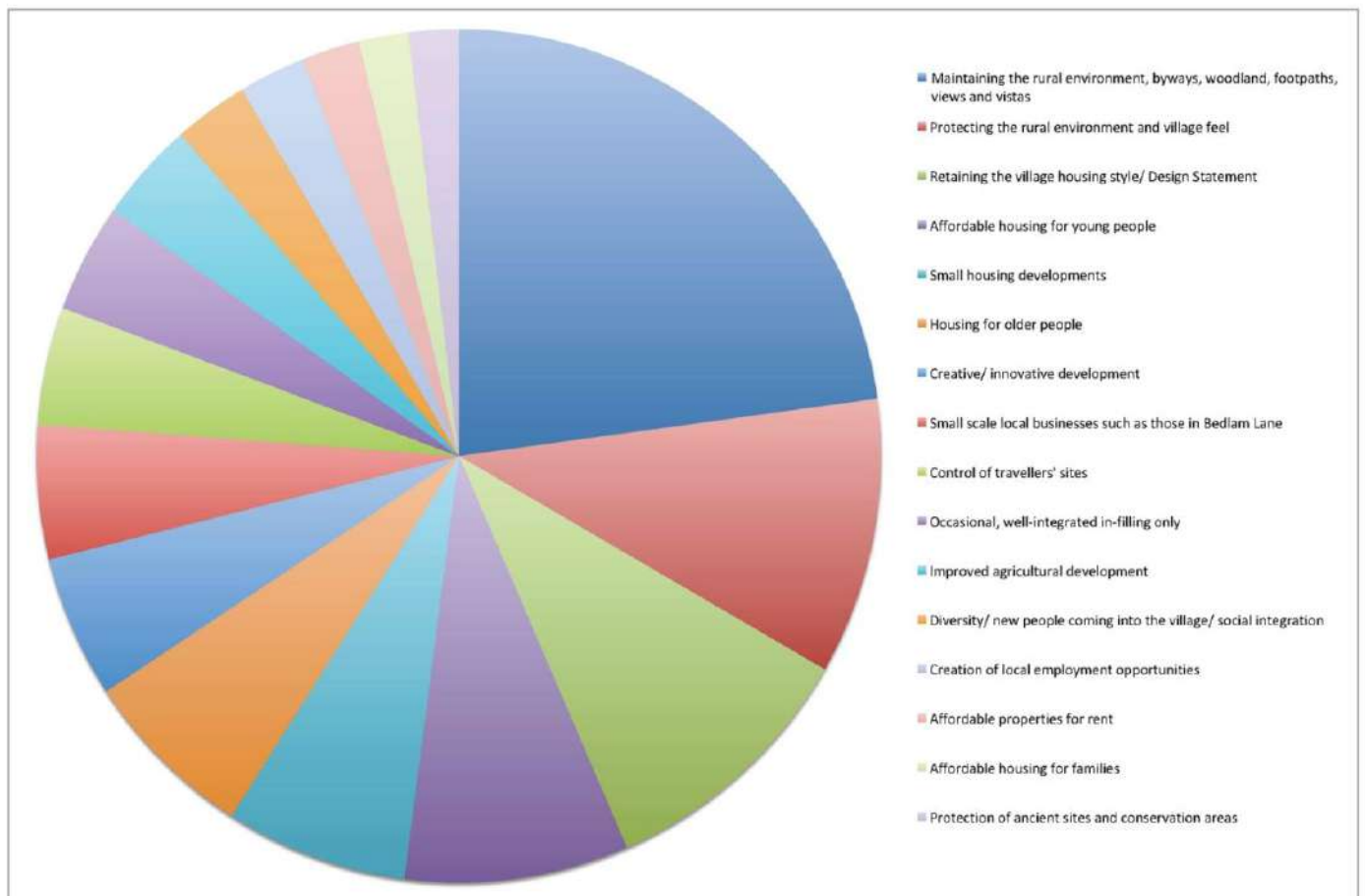
Combined with:

- Improved internet/telecoms;
- Expansion of sports facilities;
- Improved roads and traffic management.

2.2 They are summarised in the words of one resident in both the Parish Plan and the Neighbourhood Plan as follows:

‘Please don’t change too much. We love our village as it is.’

EGERTON NEIGHBOURHOOD PLAN
SUMMARY OF OUTCOMES OF SEPTEMBER (16, 20 & 30) 2017 WORKSHOPS



3. Current affordable and open market housing situation

3.1 Analysis of house sales in Egerton 2018-2020 by the ENPSG (see www.egertonnp.co.uk), indicated that the majority of sales were for 4- and 5- bedroom houses at an average price variously calculated as between £480,000 - £658,000, depending on the location in the village (see also Egerton HNS, Section 6, Local Housing Costs at www.egertonnp.co.uk). The high property prices and predominance of larger, privately owned homes, combined with conversions of redundant farm buildings to open market housing at a rate of 2-3 p.a. (see Evidence Base), has resulted in increasing difficulties for younger residents/families either to buy or to rent in the village. Some affordable housing is available for rent at the Good Intent, managed by Egerton Housing Association, and additional affordable housing has been developed at Harmers Way by Sanctuary Housing Association and at Chantler's Meadow in Egerton Forstal by English Rural Housing.

3.2 To qualify as an affordable home, eligibility is determined with regard to local incomes and local house prices. ABC's Strategic Housing Market Assessment (ABC, Examination Library, SD13, January 2014 & 2017 at www.ashford.co.uk) prior to finalising its 2030 Local Plan identified that in Egerton and Smarden, those in local employment were being marginalised from the housing market. It concluded that they are less able to afford local properties because the price of homes in this part of Ashford borough are higher than in the town.

3.3 At the time of the Egerton HNS in 2018 (see www.egertonnp.co.uk) the cheapest property for sale in the parish was a 3-bed semi-detached house for £300,000; and to afford to buy this home a deposit of approximately £45,000 would be required and an income of £72,857. The cheapest 2-bedroom property was for sale at £325,000; a deposit of £48,750 and income of £78,928 would be required to afford this home. To afford to rent privately, an income of approximately £50,000 would be required. The cheapest property found available to rent in the parish then was a 4-bed house for £1250 pcm. There was only one other property available at the time of writing the report, a 2-bed house for £1350; an income of approximately £54,000 would be required to afford this home (see HNS at www.egertonnp.co.uk for further detail).

3.4 The current average sold price in Egerton for a three- bedroom semi-detached house is £320,000. 80% of that is **£256,000**. In 2014 ABC (see above, Strategic Housing Market Assessment) showed that 40% of the population in Egerton and Smarden earned well below £40,000 p.a. and the figure for lower-tier employment (unskilled labour, semi-skilled labour, agriculture, retail, leisure, administrative work) was on average under £24,000 p.a. To secure a mortgage, a multiplier of 3.5 is normally applied. Today if two people each earn £27,000 it results in £189,000, a shortfall of £67,000.

4. Call for sites and community response

4.1 In May 2018, the ENPSG initiated a call for sites at the annual Parish Assembly, through the parish's quarterly magazine and in Egerton's Neighbourhood Plan Newsletter No.2 (Have Your Say on Future Plans for Small Scale Domestic and Commercial Building

in Egerton) to all households and businesses. Residents and land owners were invited to consider where and what additional development would best suit the needs and wishes of the village in the future and to avoid speculative development that would not necessarily heed the best interests of the community. The ENSPG received the following 9 proposals for sites in and around Egerton Forstal, Mundy Bois and the main village:

- ENP1 Hardens Field, Barhams Mill Road (commercial, small scale business use)
- ENP2 Site behind Forge Lane, Egerton Forstal (up to 5 open market dwellings)
- ENP3 Site at Crockenhill/Forstal Road, Egerton Forstal (4 detached and 4 semi-detached open market dwellings)
- ENP4 Gale Field, Crockenhill (up to 10 affordable only dwellings, a mix of 1, 2 and 3 bedrooms)
- ENP5 Honess, Mundy Bois Road (4 bungalows, 2-3 bedrooms, open market for downsizing)
- ENP6 Site at Orchard Cottage, Mundy Bois Road (4 semi-detached dwellings)
- ENP7 Site/s at Little Mundy Farm, Greenhill Lane (a range of options from a single barn conversion to a larger development if required to meet local needs)
- ENP8 Site at Appleby Grange, Greenhill Lane (2 open market dwellings)
- ENP9 North Field, Stone Hill Road (18 dwellings, 11 semi-detached, 7 detached, 40% affordable).

Prior to a public meeting in June 2018, the ENSPG met each of the site owners individually to discuss their proposals. Site owners were then invited to make any modifications necessary before the public presentations in June 2018. Immediately before the public presentations, one additional site owner came forward with a proposal which was presented alongside the other 9.

- ENP10 Site/s on Bedlam Lane (number of dwellings not specified)

4.2 At the public presentations, residents were gathered at individual tables, with a member of the ENSPG at each table, and site owners gave a brief presentation on their proposal and invited comments from residents (over 150 attendees – see Summary Report at www.egertonnp.co.uk and Community Consultation Statement).

4.3 Most of the sites proposed were for small developments of between 2 - 4 dwellings. Three of the proposals were for 8 (ENP3), 10 (ENP4), and 18 (ENP9) houses, ranging in size from 2-4 bedrooms. Only one proposal (ENP1 Hardens Field on Barhams Mill Road) was for business/ commercial use. Of the larger sites, one proposal (ENP3 Site at Crockenhill/Forstal Road) was for development as open market housing only. Another of the larger sites (ENP4 Gale Field) was primarily offered for local needs affordable housing, and the third (ENP9 North Field) proposed open market with some local needs affordable housing. At the meeting with site owners in June 2018 residents expressed concern about the size of the latter site - the largest - behind Harmers Way and its impact on the character of the centre of the village and increased traffic flow. Egerton Forstal residents were concerned about the impact of multiple sites on the character of the settlement. Comments were also made by residents on the infrastructure to support new housing, as well as on the suitability of the sites themselves, for example on sewerage, drainage, renewable energy, increased use of roads, lack of public transport and parking.

4.4 After consultation with ABC on sustainability in the context of exception sites outside the Egerton and Egerton Forstal confines (Local Plan Policy HOU2) and on the issue of whether to include sites of 4 or less dwellings as allocations in the plan, and with site owners on the options for affordable local needs housing on their sites, the following sites were either withdrawn by the owners or excluded from formal assessment due to location (significantly outside the village confines in unsustainable locations), size and/or non-availability for affordable housing:

- ENP2 Site behind Forge Lane
- ENP5 Honess, Mundy Bois Road
- ENP8 Site at Appleby Grange
- ENP 10 Site/s on Bedlam Lane.

(see www.egertonnp.co.uk for ENPSG Minutes October - December 2018)

5. Housing Needs Survey (HNS)

5.1 In the absence of a specific rural housing target from ABC beyond their allocated provision on the New Road site, and the range of housing options presented following the ENPSG call for sites, the ENPSG commissioned Action with Communities in Rural Kent (ACRK) to conduct a housing needs survey in order to establish more precisely local requirements. The survey was undertaken in September/October 2018 and the final report was received in January 2019 (see www.egertonnp.co.uk for both the full survey and the Executive Summary).

5.2 The response rate to the survey, at 40%, was reported by ACRK to be significantly above the average of previous housing needs surveys they had undertaken for ABC and other parishes, and it was therefore considered by ABC, EPC and ACRK to be sufficiently robust to form the basis for the housing requirement for, as a minimum, the first 5 years of the Neighbourhood Plan.

5.3 The key findings of the HNS report were as follows:

- High property prices and a predominance of privately owned homes means that some local people are unable to afford a home within the parish;
- Overall, a need for up to 9 affordable homes, for the following local households was identified: • 2 single people, 3 couples, 4 families ;
- Of these 8 households currently live in Egerton and 1 lives outside and wants to return;
- Analysis of incomes for affordable housing resulted in a need for 8 rented properties and 1 shared ownership home;
- 88% of respondents were in favour of a small development of affordable housing if there was a proven local need;
- The survey also identified a requirement for 12 homes for older households: • 6 single people and 6 couples, all currently living in Egerton ;
- 3 of the older households need affordable housing. These affordable homes are required in addition to the 9 affordable homes identified above ;
- A need for 6 open market homes (excluding older households) was identified for: 2 single people, 1 couple, 3 families. One of the households would like to self-build.

5.4 Overall the survey indicated a need for 27 additional dwellings for local people over the next 5 years – comprising 12 affordable, 3 of which would be for older residents; 9 open market properties suitable for older households to down-size; and 6 open market properties including 1 self-build.

5.5 An assessment of the rate of conversion of redundant farm buildings to open market housing over a 10 year period was undertaken in parallel with the HNS survey, and indicated a rate of 2-3 per year (see Evidence Base).

5.6 The ENPSG concluded, based on the findings of the HNS and the conversion rate of redundant farm buildings, that

- the open market housing requirement would be met by a combination of the open market housing on the New Road site (already allocated in the Local Plan – see Appendix i, www.ashford.gov.uk) and on windfall conversions of redundant farm buildings;
- most of the requirement for open market housing to allow older residents to down-size and remain in the parish could potentially be met on the Orchard Nurseries site (ENP 11, see para.1.4 above) if access to the site could be secured; and
- the outstanding need is for affordable, rentable housing to allow young people and families to stay in the village.

6. Developing the Site Assessment Criteria

6.1 The site assessment criteria were developed in the following phases:

- criteria relating to the parish and its distinctive character were identified, using data emerging from community consultation (see Appendix iii);
- these were reviewed against criteria proposed by Locality (a government sponsored body for advice on neighbourhood planning);
- and against the criteria applied by ABC in development of the Local Plan (see Local Plan Sustainability Appraisal, Appendix 3d, Sites in Rural Settlements, www.ashford.gov.uk);
- the revised and extended list was divided into 8 sections (see Appendix iii) and was then reviewed by the ENPSG's consultants, the South Downs National Park Planning Authority, who also proposed a "traffic lights" system of evaluation to identify quickly and easily where sites met or failed to meet the individual criteria;
- a simple weighting system was added to identify the 8 criteria considered to be key to the achievement of the Plan's aims and objectives, and which should be taken into consideration in the assessment process.

6.2 Once finalised, a blank Site Assessment form (see Appendix iv) was added to the Egerton Neighbourhood Plan website at www.egertonnp.co.uk. Copies were also available and on display at public events as drafts evolved.

7. The Site Assessment Process

7.1 A sub-group of the ENPSG was set up to operate independently of, but reporting to, the full group. No member of the sub-group had any financial or business interest in any of the sites assessed.

7.2 The sub-group undertook the following steps:

- testing the criteria to ensure that they were capable of consistent assessment across all sites, and making subsequent modifications as endorsed by the main group;
- a co-opted member of the sub-group, with planning experience at county level, reviewed the preliminary tests and assisted with the modifications, with advice from the ENPSG consultants;
- first full assessments of the 7 remaining sites were completed and presented to the ENPSG for comment:
ENP1 Hardens Field, Barhams Mill Road
ENP3 Site at Crockenhill/Forstal Road, Egerton Forstal
ENP4 Gale Field, Crockenhill
ENP6 Site at Orchard Cottage, Mundy Bois
ENP7 Site at Little Mundy Farm, Greenhill Lane (reduced to a single self-build plot)
ENP9 North Field, Stone Hill Road
ENP11 Orchard Nurseries;
- most of the sites went through 3 or more iterations of this process to ensure all sites had been assessed on the same basis;
- notes were added to the assessment sheets to give context to the assessment and as a further means of ensuring 'a level playing field' across all sites;
- summaries of the assessments and a map of the sites were added to the Neighbourhood Plan web site in 2020 (www.egertonnp.co.uk).

7.3 During the course of the assessment process, two of the site proposals (ENP3 Crockenhill Road/Forstal Road and ENP9 North Field) were both altered twice by the landowners/prospective developers and were re-assessed on each occasion; and one proposal at Stone Hill/New Road (ENP 13 - previously excluded from the assessment process as outside the village confines and non-compliant with Local Plan HOU5) was re-submitted by a second developer and assessed on advice from ABC that all sites submitted during the consultation process should be assessed.

- ENP3 Crockenhill Road/Forstal Road was first amended to include 2 bungalows and 7 houses, with 2-4 bedrooms, all open market; and was subsequently reduced to 8 semi-detached bungalows, with 2-3 bedrooms, all open market and on a considerably reduced plot on Forstal Road. {Note: without reference to the ENPSG, a further plan for the site was submitted to ABC for planning permission in 2020 and refused in February 2021 (ABC Case No:20/01715/AS);
- ENP9 North Field was first amended, and submitted to ABC for pre-submission advice in September 2020, to include an indicative 22 dwellings of varying sizes, of which 40% would be required by ABC to be affordable; and was subsequently re-submitted to the ENPSG with a reduction to 13 dwellings, 5 of which would be affordable.

7.4 A final review of the process was undertaken by the South Downs National Park Planning Authority in April 2021.

8. Community Consultation

8.1 The sequence for community engagement in the site assessment process (see also Community Consultation Statement) was as follows:

- June 2018 open meeting for presentations on all sites put forward with draft site assessment criteria available for reference;
- Outcomes of the meeting published on the NP web site, in Egerton Update and on social media;
- September/October 2018 - Housing Needs Survey to all households;
- January/February 2019 Housing Needs Survey published;
- September 2019, Open Meeting to present Plan policies and sites;
- November 2019, Open Meeting to present draft Reg.14 plan, including development policies, sites and village confines;
- March – September 2020 Pre-submission consultation on the draft plan, including site allocations.

8.2 All comments on the sites, whether given in person, written on “post- it” notes, submitted by letter or email or in a completed questionnaire, have been recorded and, where reflecting a majority view of parish residents, incorporated in the final plan and/or the evidence base. Over 200 responses were received in writing and have been captured verbatim on Excel spread sheets in their entirety. Verbal comments were recorded by ENPSG and appear in summary in the minutes of ENPSG meetings (see www.egertonnp.co.uk).

CONCLUSIONS

9.1 The individual site assessments and conclusions for the Neighbourhood Plan are shown at Appendix v. The decisions for the Neighbourhood Plan are as follows:

ENP1 Hardens Field - The site has not been allocated in the Neighbourhood Plan as, given the existence of brownfield sites in the parish which could be converted for business use, the adverse impacts on neighbouring residential properties and potential unsuitability of the road network, the disadvantages of the site currently outweigh the opportunities.

ENP3 Crockenhill Road/Forstal Road - A revised plan submitted direct to ABC provided no affordable rentable homes for local needs, was outside the confines of Egerton Forstal and would create a significant adverse environmental impact on neighbouring properties and the street scene. Not allocated in the NP and planning application refused by ABC.

ENP4 Gale Field - include in the Neighbourhood Plan as the only available site for local needs housing to meet NPPF guidelines, Local Plan Policies for rural exception sites, and the requirements for local needs, affordable, rentable housing identified in the Egerton Housing Needs Survey (2018). The overall assessment above, and the traffic light and weighting scores in the detailed Site Assessment, confirm a positive outcome subject to appropriate amelioration of impacts to neighbouring properties.

ENP6 Orchard Cottage Land - The site scores highly in the detailed Site Assessment except for key issues of sustainability and local needs affordability. The site has, therefore, not been allocated in the Plan due to the location, size of the site and the untested methodology for affordable housing.

ENP7 Mundy Farm – The HNS identified a local need for a self-build plot, and the detailed site assessment gives an overall positive outcome. The site is therefore identified in the Neighbourhood Plan as suitable for a single self-build development, subject to the normal ABC planning process.

ENP9 North Field – The site is sustainable by virtue of its location in relation to village amenities; but the open market housing on the site is in excess of HNS requirement and the affordable housing will not meet local needs as identified by the HNS.

The site is classified as very good quality agricultural land, with some protection from development in NPPF guidelines; but its small size and slope would limit large scale agricultural use.

The density and number of new dwellings, when added to the 15 on the New Road site and the possible 8 on Orchard Nurseries, has the potential to make a significant change to the individual landscape character and environment of Egerton village, to impact adversely on key views to and from the village and to add considerably to light, noise and traffic pollution. On balance, it has been decided that, in spite of the site's proximity to local amenities, the following factors have led to a decision not to include the site in the Neighbourhood Plan:

- the absence of an open market housing need from ABC above the provision on the New Road site;
- the provision of older people's housing on the gifted Orchard Nurseries site;
- the lack of local needs affordable housing;
- the potential adverse impact on neighbouring properties and the individual landscape character of the parish;
- the loss of a significant green gap and buffer for the main settlement; and
- the disproportionate clustering of new development (North Field, New Road, Orchard Nurseries) with the resultant impact on the environment.

ENP11 Orchard Nurseries - Subject to successful negotiation for access, the site meets both the wishes of the benefactor and the local need identified in the Parish Plan and the HNS – for downsizing by local older residents thus releasing larger dwellings for growing families. It has the support of a large majority of village residents and is therefore allocated in the Neighbourhood Plan.

ENP13 Stone Hill – Not included in the Neighbourhood Plan due to lack of information but also to location and visual and environmental impact.

APPENDICES

Appendix i: Ashford Borough Council's assessment of sites for its Local Plan 2030

Before the Neighbourhood Plan got off the ground, Ashford Borough Council had begun developing their Local Plan 2030, and instigated a call for sites. At the time they assessed the following 5 sites in Egerton:

WN14 EGERTON Land at Egerton Forstal near the Queens Arms pub NOT AVAILABLE OR ACHIEVABLE

WN15 EGERTON adjacent to Jegrac, Forstal Road, Egerton Forstal Filtered at Part 1 NOT AVAILABLE OR ACHIEVABLE

WN19 EGERTON Bramley Farm, Stonebridge Green Road Filtered at Part 1 Site has permission for use of barn for storage of animal feed and bedding plus private manège. Not available for development

WN1 EGERTON Broadham, Rock Hill Road, Egerton Filtered at Part 2 This site is not suitable for development due to its location and the landscape character. This site is not adjacent to the village, and therefore would not continue the existing built form. The landscape and character around this site is rural and agricultural and development would impact on this. The few properties already in this area are set along the road and are well screened. Development of housing on this site would not be in keeping with this surrounding character

WN22 EGERTON Land adjacent to Forstal Villas, Egerton Forstal Filtered at Part 2 This site is not suitable for development due to its location and the landscape character. This site is not adjacent to the village, and therefore would not continue the existing built form. The landscape and character around this site is rural and agricultural and development would impact on this. Development of housing on this site would not be in keeping with this surrounding countryside character.

None of these sites was submitted in response to the Call for Sites for the Neighbourhood Plan (see para.4 below).

One site, on the outskirts of the main village on **New Road**, was also assessed by Ashford Borough Council and included for an indicative 15 dwellings of which 40%, or 6 dwellings, should be affordable [see map and details below and Local Plan 2030, available at www.egertonnp.co.uk].

4.306 This site is located in the south eastern edge of Egerton village on New Road, opposite Harmers Way, a modern housing estate. The site is in agricultural use and is currently used for grazing. The site is bounded by hedgerows and a limited number of trees creating a natural buffer to the countryside to the east and south. There is an existing PRoW footpath along the south eastern boundary.

4.307 This site provides the opportunity to create a natural extension to the village as it lies within walking distance of the village centre and the wide range of services provided there. At 1ha the site is considered suitable for residential development of around 15 dwellings (at 15dph).

4.308 The prominence of the site's location at the entrance of the village makes it essential

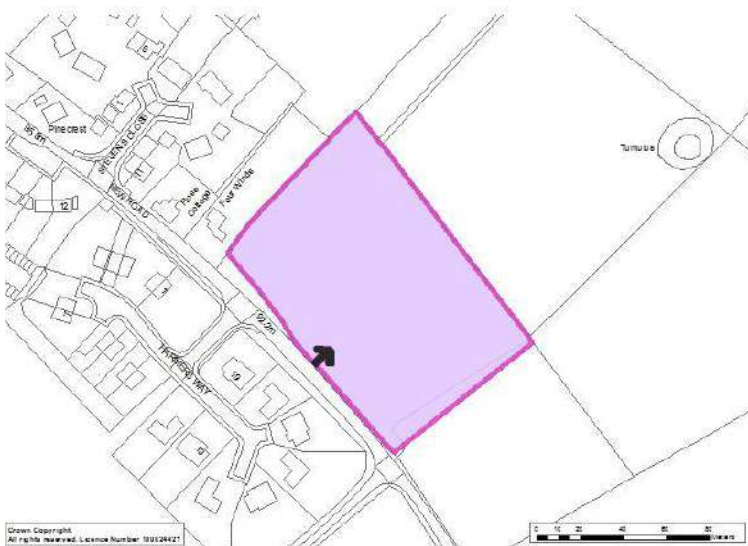
that detailed consideration is given to design and layout issues. This site has a rural aspect and its development will impact on views of the village church when approached from the south, a scheme of no more than 2 storeys would be most appropriate here. The site should mirror the building line on the opposite side of the road. The Egerton Parish Design Statement should be taken into account to achieve a suitably designed development that reflects local character and that makes a positive contribution to the built environment.

4.309 With the exception of creating a suitable point of access at the point shown on the policies map, existing hedgerows should be retained to provide a natural buffer between the new development and the countryside. New planting is needed to soften the southern edge of built development to minimise visual impact and to make an attractive entrance to the village.

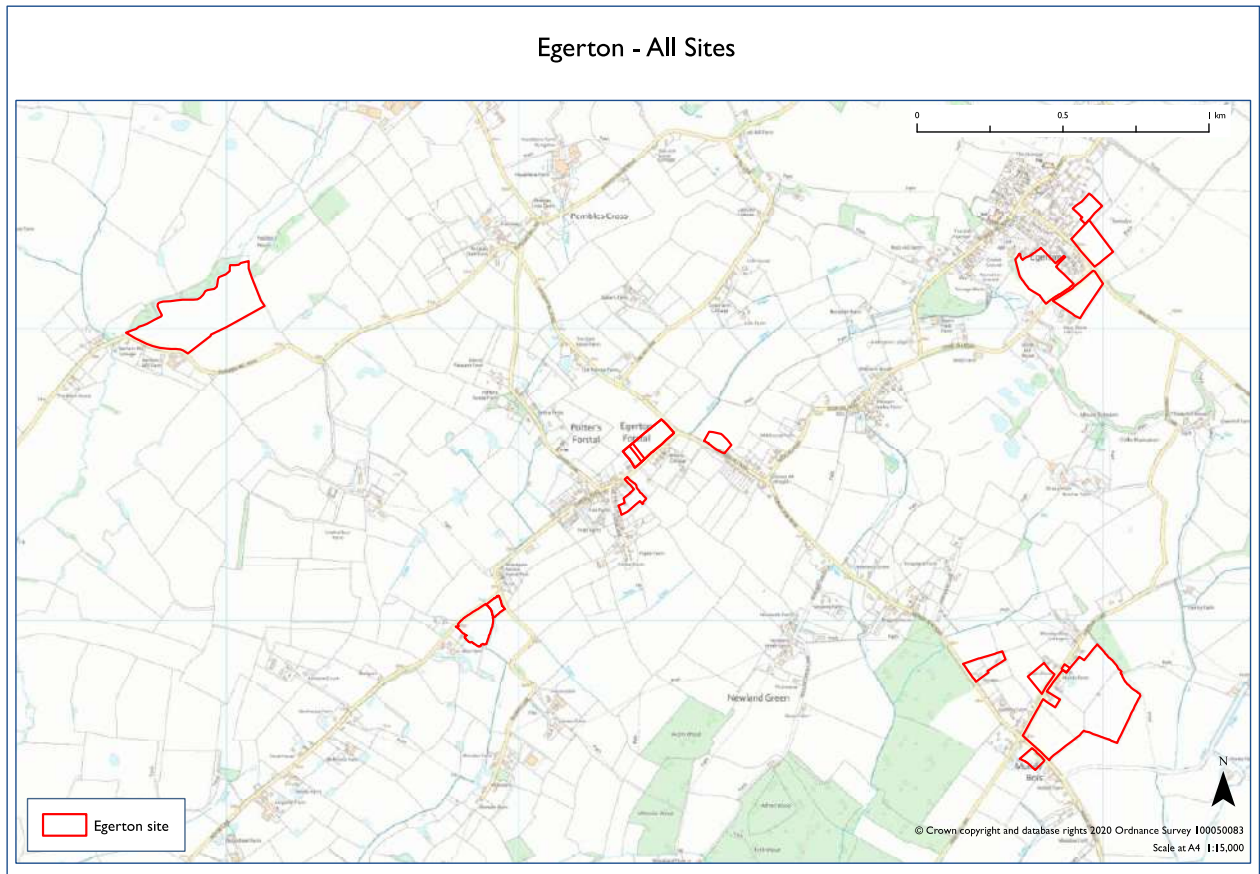
4.310 Pedestrian access with a safe road crossing point should be provided linking the new development to existing footpaths that facilitate Harmers Way and lead to the centre of the village. The developer will also need to negotiate the existing 30mph speed limit being extended further south along New Road with the local Highways Authority.

4.311 The site lies within an Area of Archaeological Potential and is approximately 80 metres from a Bronze Age barrow. Archaeological investigation work should be undertaken to access the archaeological potential within the site prior to construction work commencing.

4.312 Due to the close proximity of the village recreation ground, on-site provision of public open space will not be expected but appropriate contributions towards the management, maintenance and enhancement of the village recreation ground provision will be sought.'



Appendix ii: Map of all sites proposed (and ABC's allocated site in New Road)



(see also www.egertonnp.co.uk)

Appendix iii : Initial site assessment based on residents' views and priorities

CONDITIONS FOR DEVELOPMENT - DRAFT SITE SELECTION CRITERIA

A site may be allocated for development for a particular type of land use such as housing, business use, leisure or a community facility. To allocate a site for development we will need to be able to demonstrate that it is suitable, available and economically viable. Suitability needs to be assessed against objective criteria, and the criteria must be consistently applied to all prospective sites. This summary reflects views of villagers gleaned so far:

1. Location of development

Development should:

- a. improve the vitality & sustainability of the village and preserve the countryside;
- b. use sites that have already been developed in the past if possible; or
- c. be on sites within the main settlement areas, maintaining green gaps

2. Visual impact

Development should:

- a. favour sites that minimise detrimental visual impact on the landscape, street scene or Egerton's historic buildings or sites;
- b. be in keeping with the character of the **existing** village setting, taking account of the Egerton Parish Design Statement.

3. Access, parking, facilities & utilities

Development should favour sites that:

- a. are on or adjacent to roads that are well-maintained or that could be brought up to standard, allowing access for waste & recycling removal, deliveries, fire and ambulance services
- b. are located away from traffic congestion points and have parking areas
- c. minimise distance to village centre, School, shop & bus stops (reduce car use)
- d. enable residents to access recreation areas & public footpaths

4. Environment

Development should favour sites that are environmentally sustainable and:

- a. avoid the need for cutting down trees or hedgerows and protect flora & fauna
- b. avoid drainage problems, contaminated land, sewerage pressure points
- c. avoid unstable land or loss of prime agricultural land
- d. do not cause loss of light to neighbouring properties

SITES NOT TO BE DEVELOPED COULD INCLUDE SITES THAT:

Are steeply sloping

Are liable to flooding (run-off, poor drainage or river/stream flooding)

Cannot be connected to sewerage network/would overload sewerage network

Cannot be connected to mains water supply or mains electricity (or gas?)

Are prime agricultural land

Have special landscape area status or are heavily wooded, have natural ponds

Include rare/protected wildlife species,

Would detract from the landscape and spoil views of which the village as a whole benefits – a visual “blot”

Would remove valued green spaces between existing development

Would create ribbon development (continuous lines of buildings alongside a road)

Would not be sustainable (distance from village and transport facilities)

Are within the Conservation Area or adjoining it unless it preserves and enhances it

Would detract from other historic village settings

Would result in over-development (too dense or compacted against existing development)

Would result in obstruction of Public rights of way

Would result in complex construction work

Appendix iv: ENPSG's Site Assessment Criteria – the template used

SITE :

SITE SIZE :

SITE SELECTION CRITERIA: Red = Negative against Criteria -1 = Not Desirable -2 = Poor

Green = Positive against criteria +1 = Fair +2 = Good

Amber = Criteria partially met/Unknown

 0 = Unmarked/No weight figure

The scoring system allows a consistent comparison across all sites. The weighting, which gives a higher score to questions 1 (e), 2, 3 (a), 3 (b), 3 (f), 4 (h), 5 (e), and 7 (a), identifies factors that are key to the achievement of the Plan's aims and objectives.

1. LOCATION OF DEVELOPMENT	Response	Score
a. Is it a previously developed site?		
b. Is it contained within, or immediately outside, the village settlement confines of Egerton (ABC Local Plan Policy HOU5) or within the settlement confines of Egerton Forstal (ABC Local Plan Policy HOU3a)?		
c. Is the site within easy walking distance of facilities such as a shop, bus stop, school, recreation area, village hall, place of worship? (400 m or under, no difficult or busy crossing points = green; up to 800 m = amber; over 800m =red)		
d. If developed, would it avoid the creation of stretches of ribbon development?		
e. If developed, would it maintain green gaps that would preserve the distinctive character of Egerton's settlements (as defined in the Egerton Parish Design statement)?		
2. TYPE OF HOUSING DEVELOPMENT Is there scope for affordable/local needs housing?		
3. CHARACTER AND VISUAL IMPACT		
a. Would development of the site maintain a key view and/or vista of the parish landscape - notably the Greensand Ridge and uphill beyond to the North Downs; downhill to the Low Weald and beyond to the High Weald?		
b. If developed, would it be sensitive to the current settlement pattern as set out in the Parish Design Statement?		
c. If developed, would it avoid an adverse impact on grass verges, hedges, trees, ditches or other key features in the landscape?		
d. If developed, would there be scope to soften - with planting and green spaces - the "hard" edges of existing building in the village? (new building will have conditions placed on it under NP or ABC policies)		
e. If developed, would there be scope for sensitive boundaries between existing (and between new) properties to avoid overlooking and loss of privacy?		
f. Would development on this site avoid adverse impacts on neighbouring (adjacent, opposite, rear) properties? For example, would it avoid an overbearing addition to the built-up area and a visual intrusion in the landscape?		
g. If developed, would it preserve the setting of the Conservation Area?		
h. If developed, would it preserve the setting of historic & listed buildings and archaeological sites, (e.g. would it preserve the key views of the Church)?		
4. ACCESS, PARKING, FACILITIES AND UTILITIES		
a. Does the site have access to the current road network, with scope for adequate sight lines and splays at its junction with the existing highway?		

b.	Would the introduction of a new access avoid visual impacts on the street scene?		
c.	Does the site allow access for waste & recycling removal, deliveries, fire and ambulance services?		
d.	Can the site accommodate off-street parking for residents and visitors to avoid overspill onto adjacent streets?		
e.	Can the site accommodate additional off-street parking to ease congestion/obstruction in nearby roads?		
f.	Do the networks of water supply, sewerage, gas, electricity, telephone & broadband have the capacity to serve this site? <i>or can the site be served by investment of new infrastructure provision? (The answers may be “unknown” at this stage)</i>		
g.	Does the site provide ease of access to other facilities for cyclists, pedestrians, people with disabilities, wheelchair users, prams? (Such as accessible public footpaths, or scope for improved footpaths or bridleways)		
h.	Would development on the site have minimal impact on traffic congestion?		
i.	If developed, would the site avoid adverse impact on public rights of way? (footpaths, bridleways etc.)		
j.	Does the site have scope for recreation/leisure/green space amongst new housing proposals?		
5. ENVIRONMENT			
a.	The site is not designated for nature conservation importance (e.g. Site of Special Scientific Interest (SSSI), Local Nature Reserve, (LNR), Site of Nature Conservation Interest (SNCI) now known as Local Wildlife Sites (LWS) <i>Note: There are none of these within the Parish.</i>		
b.	Does the site provide opportunities to enhance or replace habitats for flora and fauna (notably protected species such as bluebells, primroses, bats, newts)? Would building still give scope to retain trees, hedges, ditches, ponds, streams, springs and grass verges?		
c.	Is the site at minimal risk of flooding (what is likely to be the source of flooding - ground water saturation or excessive storm water?)		
d.	Is it on low quality agricultural land?		
e.	Is there scope to mitigate environmental impact of development on existing housing – avoiding overshadowing, daylight deprivation, light pollution?		
f.	Is the site free of contamination?		
6. AVAILABILITY			
a.	Has the site been suggested following a call for sites?		
b.	Is the site a suggestion from the NP group?		
c.	Is the site in single ownership?		
d.	Is the site likely to become available within the future timeframe of the Plan?		
e.	Are there no restrictive covenants on the site?		
f.	If not required or not suitable for housing or commercial use, could the site be used for purposes such as recreation?		
7. ACHIEVABILITY			
a.	Does the site location and its associated features generally conform to local and national planning policy (ABC’s 2030 Plan and NPPF)?		
b.	Is there scope for the investment of additional infrastructure that would be required above and beyond what would normally be required?		
8. SUSTAINABLE ECONOMIC GROWTH, EMPLOYMENT AND SKILLS (for commercial development only)			
a)	Is there evidence that the site has been developed in the recent past (i.e. visible and significant remains of former structures) or is no longer in use (redundant buildings) or not in full use? (i.e. is it a “brownfield” site?)		

b) Is the site being promoted for greater business /employment space?		
c) Does the proposal provide more job opportunities?		
d) If the site is being promoted for business uses, does it have access to broadband?		
e) Does the proposal include an educational component/learning opportunities?		
f) Does the site avoid adverse impact on residents in relation to anticipated traffic movements and associated noise and pollution?		
g) Would it help support sustainable tourism?		
CONCLUSION		

Appendix v : Site Assessments

Full assessments attached

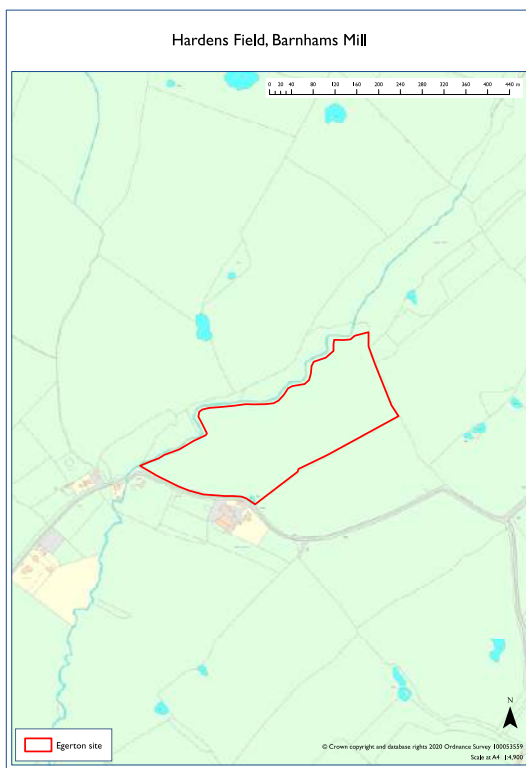
Appendix vi: Site maps/plans/photos

ENP1 Hardens Field, Barnhams Mill Road

27.75 acres, agricultural, currently used for grazing sheep and also includes an airstrip for microlight landings and take-offs. 2 existing entrances off Barnhams Mill Road

Offered either for small scale business development or for overspill from existing business (microlights).

No plans submitted.



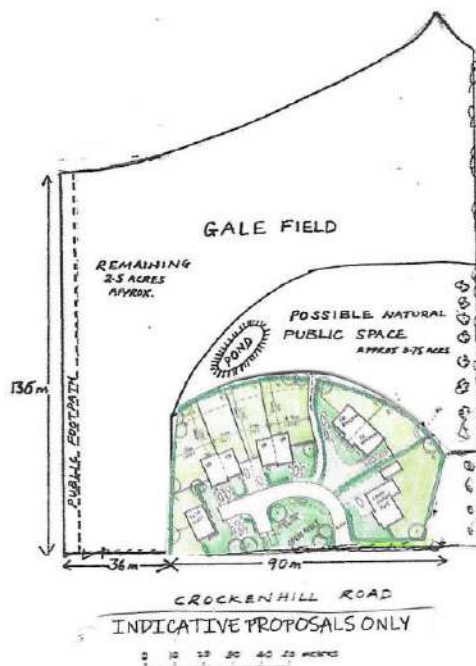
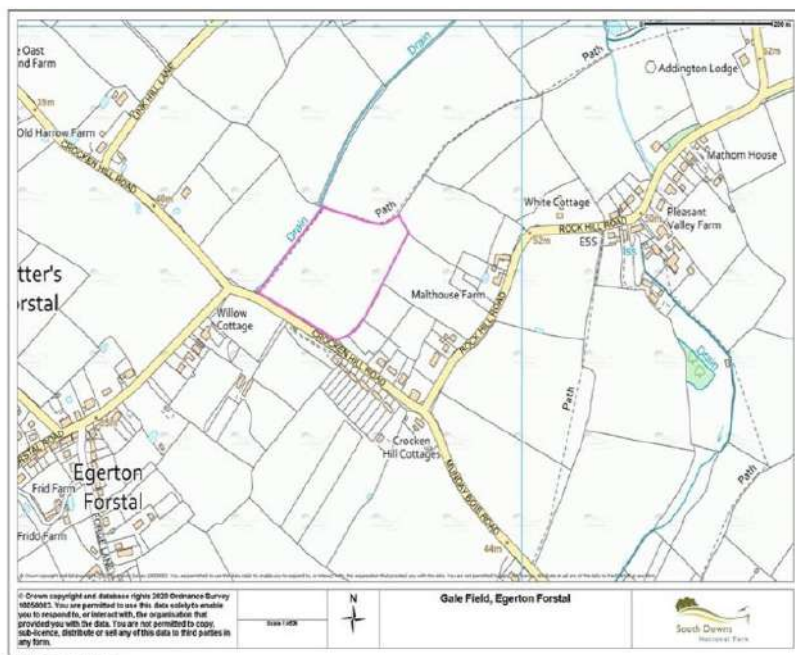
ENP3 Crockenhill Road/ Forstal Road

In May 2018, a plan was submitted to include 4 detached and 4 semi-detached houses, trees, a pond and a wildflower meadow. The plan was modified (31/5/19) to include 2 2-bedroom bungalows, 4 semi-detached 3-bedroom houses, 2 detached 3-bedroom houses and 1 detached 4-bedroom house, with a woodland buffer on the corner of Forstal Road and Crockenhill. On 11/10/20 a reduced site plan was presented with 2 2-bedroom bungalows and 4 3-bedroom bungalows in the area of the original site nearest to the current bungalow. A further plan, not presented to the ENPSG was submitted to ABC by Clarendon Homes for 9 affordable (max. 80% open market value) dwellings.



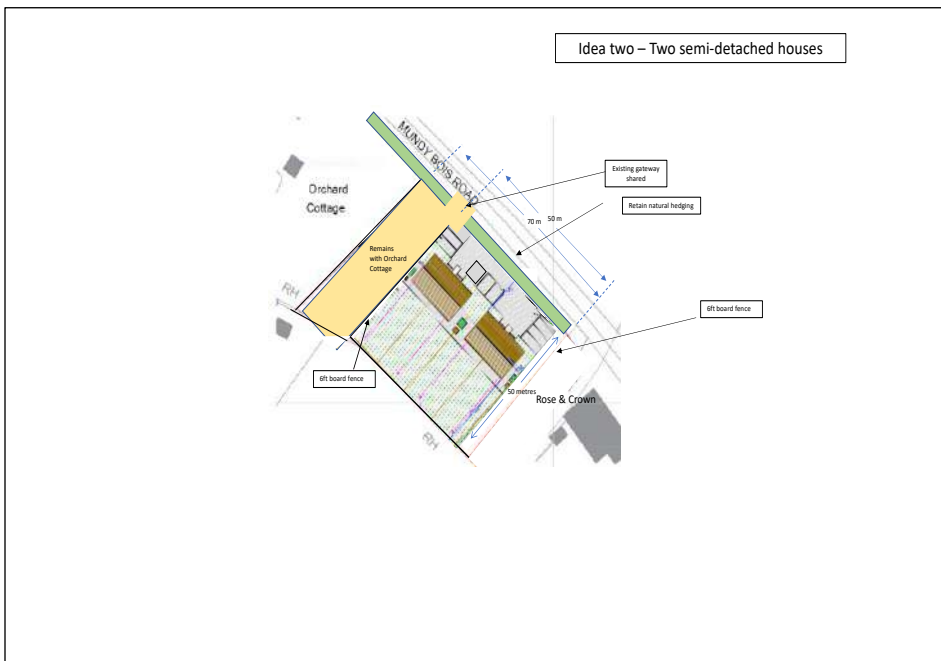
ENP 4 Gale Field

In response to the Call for Sites in May 2018, part of Gale Field was proposed exclusively for affordable housing to meet local needs, comprising 6-10 dwellings of various sizes, with larger than standard gardens. The proposed site covers approx.. 1 acre (0.4ha) of the % acre (2ha) site. If developed, a further 0.75 acres (0.3ha) could be available as community open space.



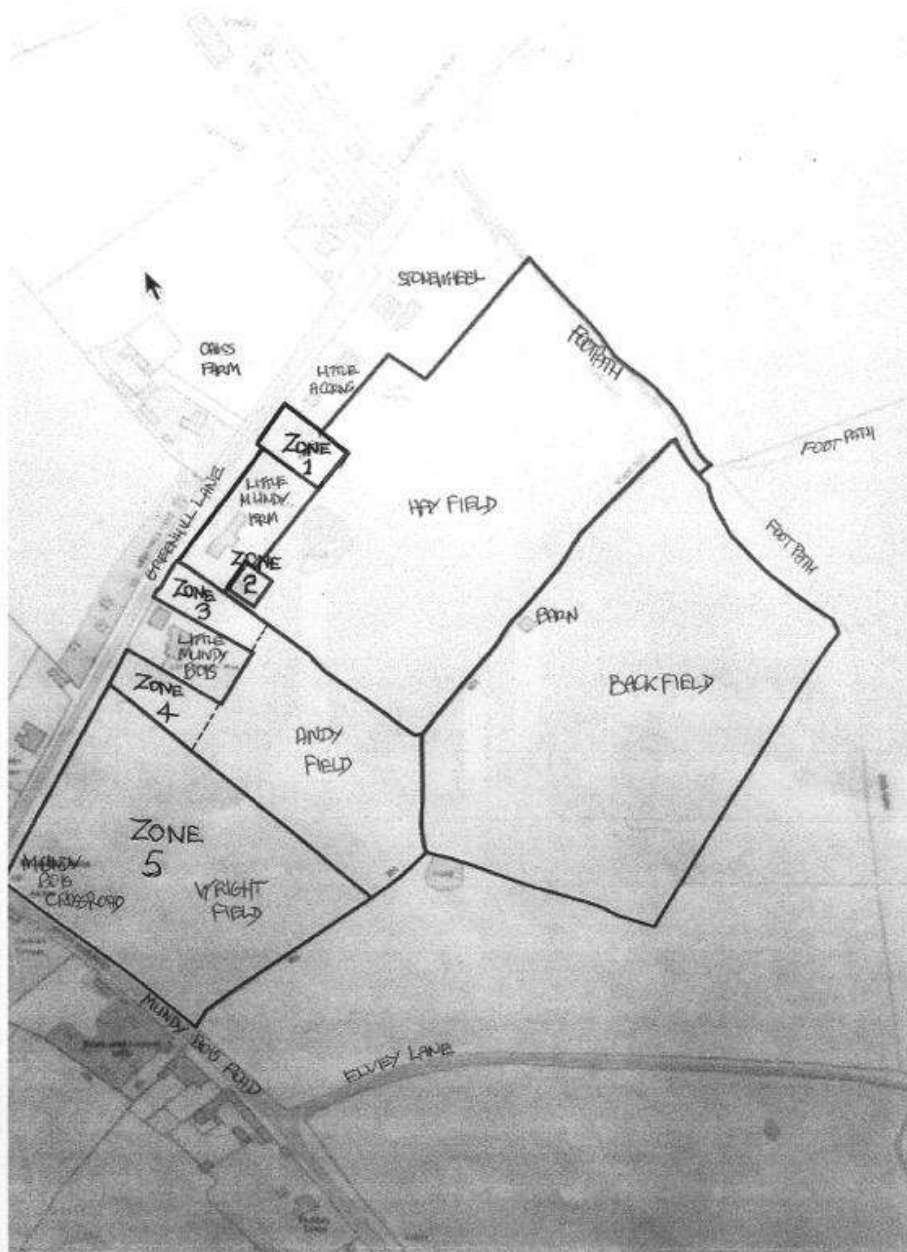
ENP6 Site at Orchard Cottage, Mundy Bois

Approx. 2000 sq.m. In response to the Call for Sites in May 2018, the site was proposed either for a single 4-bed house or for 2 semi-detached houses (ie 4 dwellings). After refinement, the second option was put forward with options to offer the properties to local buyers at affordable prices and some form of covenant or 'call option' to secure future affordability.



ENP7 Site at Little Mundy Farm

In response to the Call for Sites in May 2018, several plots were proposed. After discussion, a single self-build plot on the site marked Zone 1 (below) was identified to allow a young person to return to the village. Although not allocated in the Neighbourhood Plan, the site is identified for self-build in para. 7.40.



Little Mundy Farm Greenhill Lane TN27 9EY

ENP9 North Field, Stone Hill

2 ha. In response to the Call for Sites in May 2018, a development of 18 units was originally proposed, 11 semi-detached and 7 detached. A subsequent proposal in 2019 suggested 2 large detached houses and up to 20 smaller detached and semi-detached units; after the formal Site Assessment process, in June 2020, a further sketch plan showed up to 20 units, some of which could be bungalows, and up to 8 of which could be affordable. A revised plan, following pre-application advice, was presented in January 2021 for 13 dwellings of which 5 would be affordable.



ENP 11 Orchard Nurseries

1,2 ha. This site was gifted to Egerton Parish Council for the village by Derek Marks in 2017 and Ashford Borough Council was consulted in 2016/17 on the possibility of developing it for up to 8 dwellings for older people already in the village who wish to down-size. This was agreed in principle. A small group has been working on the project since then, with the aim of developing the site through a Community Land Trust or similar not-for-profit structure, and re-distributing surplus funds to community projects such as the pre-school and extension/improvement to the Millennium Hall. A key issue for the group has been the need to secure suitable access to the site, and three options have been explored over the past 3 years. The development of this site is a key aspiration and would fulfil Derek Marks' legacy.



ENP13 Stone Hill

This site was first put forward in 2018, after the original call for sites and with no indication of the number and type of dwellings. Following advice from Ashford Borough Council, the site was ruled out of scope. In 2020, during the Reg.14 consultation period, a second developer has put forward the same site as an alternative to the allocations in the draft plan.

