



**The meeting of Egerton Parish Council was held on Tuesday 14 April 2026 7pm
Committee Room, Millennium Hall, Egerton**

Present

Cllrs: John Lawton, Peter Rawlinson, Jeff Hopkins, Simon Palmer, Claire Foinette, John Harper, and Richard Wall. Clerk Sonia Young.

Two members of the public were present.

1) Apologies

Cllr Pat Parr. Borough Cllr Kayleigh Brunger-Randall.

2) 2.1 Declarations of Interest

Cllrs Palmer, Harper: neighbours to the Orchard Nurseries site proposed for development.

Cllr Hopkins neighbour to Planning Application: PA/2026/0325

3) 3.1 Minutes of the Previous Meeting – 3 March 2026

The minutes were approved and signed as a true record of the proceedings.

Proposed: Cllr Foinette. **Seconded:** Cllr Hopkins. **All in agreement.** Cllr Lawton abstained as not present at the March meeting.

4) 4.1 Matters Arising from 3 March 2026 (not covered by the agenda below)

4.1.1 Update on the proposed timeline for PO van visits to replace the pop-up Post Office.

No update available.

4.1.2 Update on the sponsorship of village planters.

Two sponsors confirmed and one more sponsor sought.

4.1.3 Aggregate to improve surfacing at the footpaths gate to the football field

Cllr Palmer will provide Vice-Chair Rawlinson with aggregate to make good the surface. Work to be done at the end of the week.

4.1.4 Cut back of overgrowth (verge) Rock Hill Road

Cllrs Parr and Rawlinson have cut back the heavily overgrown area. The 30mph speed sign is now visible.

4.1.5 Southern Water (SW)- treatment works Phases 1 and 2

EPC is awaiting confirmation of a proposed meeting with Southern Water.

4.1.6 Requested tree work on cricket bank

EPC agreed that the best approach will be for a contractor to visit in early autumn before leaves fall to assess the shape and potential for cut back.

5) Chair to close the meeting for public discussion

Meeting closed at 19.08

Meeting re-opened at 19.22

Decision Items

6) 6.1 Planning and Development

Planning applications submitted to Ashford Borough Council this month for Egerton Parish Council to consider, details of which may be accessed online at:

<http://www.ashford.gov.uk/onlineplanning/>.

6.1.1

Case Reference:	PA/2025/2312
Location	Land West of 3-7 Greensand Place, Egerton
Proposal	Change of use from agricultural to residential and erection of six two-storey dwellings with associated car ports, landscaping, internal road and new vehicular access from Stone Hill Road

EPC view: See full comment Appendix (i)

Proposed: Object

Proposed: Cllr Wall. **Seconded:** Cllr Harper. **All in agreement.**

It was proposed that EPC apply for the application to be taken to ABC's full planning

committee.

Proposed: Cllr Wall. **Seconded:** Cllr Palmer. **All in agreement.**

6.1.2

Case Reference:	PA/2025/2367
Location	Coldharbour Farm. Barhams Mill Road TN27 6DD
Proposal	Retention of a 'garden silo' for use as a covered seating area, and creation of an outdoor seating area with associated structures (retrospective).

EPC view: Lighting of the structure should be angled directly downward to protect Egerton's dark skies and wildlife, such as bats.

Proposed: Comment only

Proposed: Cllr Wall. **Seconded:** Cllr Lawton. **All in agreement.**

6.1.3

Case Reference:	
Location	Shielings, Chapel Lane, TN27 9BX
Proposal	Erection of two-storey replacement dwelling with associated landscaping following the demolition of the existing dwelling (self-build).

EPC view: The proposed dwelling appears to move forward into the plot to line up with neighbouring properties which EPC does not believe fits with the rural landscape of Chapel Lane and will create an urbanising effect; adjacent properties have varied situations within their plots. The massing of the proposed dwelling is also dominant, leaving little room for garden and, overall, appears overbearing in both size and scale. EPC does understand that the time has come to replace the existing small wood-clad bungalow but would wish to see a dwelling more in keeping with the setting and plot size.

Proposed: Object

Proposed: Cllr Wall. **Seconded:** Cllr Lawton. **All in agreement.**

6.1.4

Case Reference:	PA/2026/0391
Location	Land North-east of 5 Brook Gate abutting Forstal Road
Proposal	Renewal of permission for a mobile home for a further two years, together with decking/ amenity space for farm workers occupation (part retrospective)

EPC view: No comment

Proposed: No comment

Proposed: Cllr Wall. **Seconded:** Cllr Lawton. **All in agreement.**

6.1.4

Case Reference:	PA/2026/0325
Location	Forstal Farmhouse, Forstal Road, TN27 9EL
Proposal	Two x two-bedroom starter homes, together with off-site BNG

EPC view: The proposal delivers in-fill to create two compact and affordable starter homes with tiny gardens. There is off street parking provision.

Proposed: Support

Proposed: Cllr Palmer. **Seconded:** Cllr Harper. **All in agreement.** Cllr Hopkins took no part in the discussion due to a conflict of interest.

6.1.5

Case Reference:	PA/2026/0296
Location	Appletree Cottage, Kingsland Lane TN27 9ET
Proposal	Conversion of an existing detached outbuilding. With single-storey



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	extension, to provide ancillary annexe accommodation.
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EPC view: The application is for conversion of a garage and store to a granny annexe. The only increase in size is the addition of a conservatory. The annexe will still be serviced by the main building as it does not offer full facilities for independent living.

Proposed: Comment only

Proposed: Cllr Wall. **Seconded:** Vice-Chair Cllr Rawlinson **All in agreement.**

6.2 Other Egerton Planning and development updates

No updates.

7) 7.1 Financial Report

7.1.1 Unbudgeted invoices over £1,000 to be approved for April payment

Accounts for approval in accordance with EPC Financial Regulations

Item	contractor	£
Sump up donation portal Computer centre	Reimburse S Berti	130.80
Total		130.80

Proposal to approve the accounts as presented

Proposed: Chair Cllr Lawton. **Seconded:** Vice-Chair Cllr Rawlinson. **All in agreement.**

Accounts approved as presented.

7.1.2 Ratification of decision taken by email to approve the purchase of a new picnic bench for The Glebe.

Proposed: Cllr Harper. **Seconded:** Chair Cllr Lawton. **All in agreement.**

Information Items

8) 8.1 Correspondence

A resident has emailed Cllrs with several inaccurate statements about EPC's approach to highways maintenance.

Action: Chair Cllr Lawton to reply to the resident to correct misconceptions.

9) 9.1 Footpaths number 190 – see Appendix (ii)

Cllr Parr circulated the footpaths report to all Cllrs prior to the meeting.

9.1.1 Footpath gate security bolts

Bolts need to be purchased to help prevent theft of EPC footpath gates.

Action: Vice-Chair Cllr Rawlinson.

10) 10.1 Highways Report

10.1.1 HiP

Cllr Harper has contacted the new East Kent Highways manager Fiona Wiles. Cllr Harper will now request a date for the follow-up meeting to review the impact of safety measures implemented at Mundy Bois and discuss any necessary further safety improvements. Cllr Harper will follow up with KCC on the promise to repair all verges damaged on both sides of the road following the long-standing diversions put in place to enable work by SE Water to replace the water mains on the Smarden Bell Road.

10.1.2 Survey update on the proposed 20mph speed limit for the village centre

Vice-Chair Cllr Rawlinson circulated a draft survey to Cllrs in advance of the meeting. Cllrs will reply individually to Vice-Chair Cllr Rawlinson with comment.

10.1.2 KCC response to request for drain clearance on Rock Hill Road

The issues were logged by Vice-Chair Cllr Rawlinson on the KCC portal. KCC replied that the clearance was not a priority.

Vice-Chair Cllr Rawlinson repaired and repainted the warning poles and reflectors that highlight the danger of the culvert adjacent to the sharp bend at the bottom of Rock Hill Road. Photos of the work will be sent to KCC.



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11) 11.1 Update on the website merger of the EPC and village sites

No update currently.

12) 12.1 Policy update and approval – ratification of approvals taken by email on 8 March 2026

12.1.1 EPC Statement of Internal Control

Ratification proposed

Proposed: Chair Cllr Lawton. **Seconded:** Vice-Chair Cllr Rawlinson. **All in agreement**

12.1.2 EPC Standing Orders

Ratification proposed

Proposed: Chair Cllr Lawton. **Seconded:** Vice-Chair Cllr Rawlinson. **All in agreement**

12.1.3 EPC Financial Controls

Ratification proposed

Proposed: Chair Cllr Lawton. **Seconded:** Cllr Hopkins. **All in agreement**

13) 13.1 Annual Parish Assembly

The Clerk said the agenda would be published shortly as presenters had been confirmed and 14 clubs and societies had accepted the invitation to attend.

14) 14.1 Playground

14.1.1 Annual playground inspection – report circulated in advance of the meeting to all Cllrs.

Cllr Foinette said that there were no red flags, i.e. dangerous issues.

Other actions resulting:

Clerk to contact Caloo re missing cover on adult gym equipment bolt.

Clerk to contact handyman to once again re-seat two ground bolts at Skatepark.

Cllr Foinette to contact Wicksteed to come out and review the roundabout as it is still under warranty and beginning to tip towards one side.

Vice-Chair Cllr Rawlinson to level out a small pile of spoilage at the outdoor adult gym area and put down some sand and grass seed.

14.1.2 Safety signage installed

The Clerk said Vice-Chair Cllr Rawlinson had installed two 'Slow Children Playing' signs at the entrances to the village car park. Also, health and safety signage has been installed at the adult gym area.

15) 15.1 Update from Egerton Housing and Development Working Group

Working Group chair and chair of EPC Cllr Lawton said that he was delighted to advise that Amberley Homes was poised to commence the development of homes on land known as Orchard Nurseries and which are designed to allow older residents to downsize into accommodation suited to the needs of older people and remain in the village.

Cllr Lawton said EPC had secured a sum of £400,000 for the land. A non-refundable deposit of £40,000 was paid last year. The balance is held as a first charge on the property known as Four Winds and will be paid when it is sold or within two years – whichever comes soonest. Four Winds is owned by Lansdown Asset Management (LAM). Cllr Lawton said he wished to thank LAM managing director Bruce Walker for all his support, perseverance and fortitude in the face of ill health. Mr Walker purchased Four Winds to enable access to the land-locked site known as Orchard Nurseries and oversaw the submission of planning applications and all necessary reports while also changing the layout plans and arrangement of the proposed dwellings following close liaison with the neighbours abutting the proposed development.

Cllr Lawton said the development of these homes in accordance with the Parish and Neighbourhood Plans had taken over five years to bring to fruition and involved more than one Parish Council. He said it was good to fulfill a long-held promise to the village and secure funds to build a new dedicated pre-school building as well as, hopefully, support other projects.



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Cllr Lawton said Amberley Homes, which is a small family firm, would attend the Parish Assembly on 22 April and talk to those residents who had joined a confidential list in 2024 to express their interest in one of the proposed properties.

Cllrs asked that members of the EPC Housing and Development Working Group – Cllrs Lawton and Rawlinson and resident Lois Tilden - be thanked formally for their hours of work over many years to see this project reach fruition.

16) 16.1 Additional items

16.1.1 Bench requested for the adult gym area

Cllrs discussed the request. They agreed that as there are benches already sited nearby it was not essential at this time to add another.

16.1.2 Games Barn water supply

Rats have eaten their way through the supply pipe to the Games Barn, causing damage and a water bill nearing £800. The leak has been stopped. The rats need to be dealt with. Cllr Foinette will liaise with SE Water re the water bill to see if it can be reduced otherwise an insurance claim might need to be made against the EPC policy for loss of water.

Action: Cllr Foinette to organise pest control; the Clerk to write to residents overlooking the back of the Games Barn re the rat issue and to ask that food and drink refuse is not thrown over the wall, encouraging rat infestation.

16.1.3 Bike Rack at the Games Barn

Chair Cllr Lawton will write to Kent County Council Cllr Jeremy Eustace to request a members' grant towards the cost of installing a bike rack adjacent to the Games Barn.

16.1.4 Games Barn internal lighting

Cllr Lawton reported that two fluorescent bulbs in the Games Barn had blown. Cllrs agreed that it would be sensible to consider the replacement of all existing tubes with LED.

Action: Clerk to talk to the Games Barn Committee about the suggestion.

16.1.4 Welcome packs

Cllr Parr reported in advance of the meeting that she had delivered four welcome packs.

16.1.5 Cllr resignation

Cllr Susan Stone resigned from EPC. Chair Cllr Lawton thanked her for all her work and commitment and, most especially, for working hard to sort out and improve highways and drainage issues across the Parish.

Ashford Borough Council has been notified of the vacancy. It has issued a Notice of Vacancy which has been posted on village noticeboards. It will also be posted on the EPC website.

17) 17.1 Closed Session

The Clerk read out the minutes of the Closed Session held on 4 March 2026 to update non-conflicted Cllrs on the proposed development of Orchard Nurseries.

It was proposed to approve the minutes as a true record of the Closed Session

Proposed: Vice-Chair Cllr Rawlinson. **Seconded:** Cllr Foinette. **All in agreement.** Chair Cllr Lawton abstained as not present at the March meeting.

The Minute will be held in a Confidential File.

The meeting closed at 21.35pm

Next meeting: Tuesday 5 May 2026



Item 6.1.1 Appendix (i)

EPC view and comment on Planning Application PA/2025/2312 Land West of 3-7 Greensand Place, Egerton.

EPC response to the proposed development PA/2025/2312

Site Address Land West of, 3-7 Greensand Place, Egerton

Change of use of land from agricultural to residential and erection of 6 two-storey dwellings with associated car ports, landscaping, internal road and a new vehicular access from Stone Hill Road.

1. EPC objects in the strongest terms to this application for development. It is clearly an extension of the development of North Field, now with 13 houses under construction in the site called Greensand Place, permitted under 21/00627/AS and its subsequent modifications. It is presented as if it is a separate entity from the former application but the inclusion of its access from Greensand Place/ Harmers Way and the timing of this application makes it clear the two sites form a composite development. On the basis that the current proposal is merely an extension of the Greensand Place site, and if the application is permitted, there is a strong case to insist on meeting affordable housing requirements. In this case it would be 40%, which is 2-three units out of a total of six. Additionally, S106 payments to benefit the village, ABC and KCC, would apply.
2. The application disregards the planning history and the basis on which the Greensand Place plans were eventually allowed. The proposed housing development of the site called North Field was excluded from the Egerton Neighbourhood Plan 2022. Egerton Parish Council and many residents objected to the proposals for 13 houses. The application was refused by the ABC Planning Committee in March 2022, as notified to the applicants on 25 April 2022. The applicants appealed to the Secretary of State and on 4 April 2023 the appointed Planning Inspector made the decision (ref APP/E2205/W/22/3298686) to allow the development subject to certain conditions. Egerton Parish Council challenged the Inspector's decision through the Judicial Review process in the Royal Courts of Justice in May 2023, but the Parish Council was not successful in its challenge.
3. Having won that case, developers began construction work in recent months after a delay due to significant archaeological finds on the site, documented by KCC. And now the landowners seek to develop the remainder of North Field. (This should require prior archaeological studies given the proximity to other finds.) However, this part of North Field was excluded from development in the original application 21/00627/AS because it was designated as a buffer zone between the hard edge of housing development and the sensitive Greensand Way on the escarpment of the Greensand ridge. This was material to the Inspector's decision in April 2023 when he stated:
"The appeal site does not occupy the entirety of the existing field as a broad belt of land along the south-west side is excluded from it.
(Para15) A larger site encompassing the entirety of North Field was rejected as part of the Neighbourhood Plan preparation process on the basis of the absence of need and specific adverse impacts. I appreciate that the proposal is a source of disquiet given the strong local support for the Neighbourhood Plan and may be seen as undermining it, given that the Plan identified other sites for development. However, the appeal site is slightly smaller and, more significantly, the Neighbourhood Plan does not prevent other developments from coming forward if they take account of all other relevant policies.

(Para 21) On this section of the Greensand Way there are dramatic views to the south west as the land falls away sharply in that direction. The open field is apparent on the opposite side of the path with housing behind. The proposal would bring buildings closer to the route, but separation would exist and landscaping could be incorporated on the perimeter of the development.

(Para 34) The 'buffer zone' is outside the appeal site and can be assumed to stay as it is. Any future proposals would be assessed at the time, but this swathe of land is a major contributory factor to the success of the proposed development as it limits the spread and avoids buildings hard up against the footpath. No mechanism has been put forward to secure the footpath routes shown across the 'blue land' and so little weight can be given to this aspect of the proposal."



4. The Proposed Development will be located on the land designated as the “retained pasture gap” in the BHS which has been submitted. Since the Planning Inspectorate stated that the “buffer zone” was a “major contributory factor to the success of the development”, the current planning application for six houses situated in the “buffer zone” with back gardens abutting the Greensand Way is contrary to this critical feature of the Planning Inspectorate’s approval in the Appeal Decision.
5. To emphasise this point further, the Officer’s report in May 2025 on application 2025/0247 to amend the site layout for Greensand Place stated : “A section of the field will be left as a green buffer along the south western side of the site, which would separate the development from a vegetated lined Public Right of Way (AW88), which connects Stone Hill Road to the centre of the village, via the village hall and forms part of the Greensand Way. The land is generally open countryside to the south of Stone Hill Road, with the exception of farms. The land to the west of the public right of way is not generally part of the built area of the village and includes the grounds of Barlings (a listed building) beyond which are a recreation ground and sewage treatment plant. The site is within the Greensand Ridge landscape character area. The condition of the landscape is considered to be good with a high sensitivity where the overall objective is to conserve.”
6. In addition, the Masterplan for the Greensand Place development stated:

South western boundary of site defined by mixed native shrub planting and scattered native trees to create an appropriate transition between the development and the wider landscape to the south west. The landscape buffer would vary in width between 3m and 5m with the deeper sections adjacent to the garages, which abut the south western boundary. Elsewhere along this edge the boundary will be defined by garden fences (which will be less obvious visually) with the built form set back beyond generous rear gardens. The proposals have been carefully designed to ensure that a hard edge is avoided.

7. The current proposals jeopardise the original plans to create a new deep hedge (a landscape buffer) to the rear of the gardens in Greensand Place so that the remainder of North Field would lead softly as a green buffer to the Greensand Way.

The original Design and Access Statement Parts 1& 2 under application 21/00627 (now Greensand Place) also made the following pertinent points:

“The PRoW is softly integrated into the Site.” This could not possibly be the case if 6 new houses were to back directly onto it as now shown in the plans.

“The main objective of this proposal is to create a distinguishable, high quality and landscape-led development providing new homes, sensitively integrated into the community.” Landscape-led surely means there should be no development beyond Greensand Place.

“The retention and enhancement of the PRoW and further connectivity to the wider footpath network will ensure integration with the existing settlement.” How could this be achieved from Harmers Way/Greensand Place through the additional housing proposals? There are no public routes shown between the proposed back gardens.

“As the scheme evolved, we maintained a greater green buffer to the south, reducing the red line area to provide increased landscape sensitivity.”

Therein lies the crux of the nature and extent of the green buffer as defined by the applicants for the Greensand Place phase 1 development.

Design and Access statement part 2

“The development of the Site will increase the accessibility of the Public Right of Way running just south of the Site, promoting access to nature and encouraging walking, jogging, and recreation within the public realm.”



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Again, this would prove impossible with the layout of the latest proposals for 6 houses and no spaces between their back gardens.

“Landscape Strategy: The proposal is landscape led with boundaries defined by native hedgerows, brick walls and close-board fences, The Site boundary to the southwest will be enhanced through the proposed planting of new hedgerow - providing a strong settlement edge and generating new habitats. These boundaries will not only ensure the safety and security of properties on the Site but will also contribute to the structure of the landscape and act as a means of wayfinding and legibility. The natural boundary treatments will ensure the development integrates with the landscape, meanwhile planting trees and hedgerow across the Site and around the front of dwellings (refer to ‘Biodiversity Strategy’) will soften these boundaries, creating a more friendly transition between public and private realm”.

A strong settlement edge was to end at the rear gardens of Greensand Place and generate new habitats. The latest plans would destroy wildlife habitat, with a roadway serving 6 new houses immediately behind the hedge and it would be far too built up either side of the hedge for it to become a wildlife corridor. Driveways and back gardens would not be conducive to wildlife preservation. This is demonstrated in the recent biodiversity study which said there would be a significant net loss.

Design and Access Statement

The applicant contends that the Design and Access Statement does not need to comply with the legal requirements in paragraphs (a) to (e) of Article 9(3) of the DAS Legislation, as it is not “major development” as defined ...

... (page 15) of their statement does refer to example house 1C providing a GIA of 212 sq.m. Six houses would result in 1,272 sq.m. which is significantly over the 1,000 sq.m. threshold in paragraph (d) of the definition of “major development”.

This is surely not the case, and it should comply?

8. There is a current active badger sett in the corner of the buffer zone that is now proposed for development. Tracks are clearly visible showing their nightly travels. These tracks are almost exclusively over the proposed development. If this application is approved, it will destroy the badger’s habitat!
9. Were the Proposed Development to go ahead on the “buffer zone” this would conflict with the Appeal Decision in 2023 as well as Policy H5 and Egerton Policy P1. Accordingly, the importance placed on the “buffer zone” in the Appeal Decision and the cumulative impacts of both the 2023 Development and the Proposed Development set out in the current application need to be assessed by ABC when considering the level of harm to heritage assets within the vicinity of the development.
This development is in a very prominent position on the Greensand Ridge visible from across the Weald all the way to the Beacon Tower at Fairlight Church that was once used for Navigation along with the one on Egerton Church. A development here would be a blight on the whole of Kent. This land was assessed in the Neighbourhood plan as an area that should be preserved and not developed.
The proposed development destroys any semblance of mitigation as provided for North Field. Its prominence over the Greensand Way PROW desecrates a historic path through the county.
10. Policy HOU5 provides that proposals for residential development adjoining or close to the existing built-up confines of settlements including Egerton will be acceptable providing that each of the criteria set out in HOU5 (a) to (f) are met. Criteria (e) and (f) state:
“e) The development must conserve and enhance the natural environment and preserve or enhance any heritage assets in the locality; and,
f) The development (and any associated infrastructure) is of a high-quality design and meets the following requirements:-



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- i) It sits sympathetically within the wider landscape,
- ii) It preserves or enhances the setting of the nearest settlement,
- iii) It includes an appropriately sized and designed landscape buffer to the open countryside,
- iv) it is consistent with local character and built form, including scale, bulk and the materials used,
- v) It does not adversely impact on the neighbouring uses or a good standard of amenity for nearby residents,
- vi) It would conserve biodiversity interests on the site and / or adjoining area and not adversely affect the integrity of international and national protected sites in line with Policy ENV1.”

11. Any reasonable assessment of the Proposed Development would conclude it does not comply with the above criteria to Policy HOU5. It encroaches on the setting of Barlings a Grade II Listed building overlooked by this proposal and so does not preserve or enhance this heritage asset.

Neither does it comply with criteria e, f) i), ii) iii) and iv).

The Heritage Statement provided on 15/12/25 is the same one as was used for the North Field /Greensand Place site, which clearly relied on the proposed site for remaining as undeveloped pasture as mitigation for the then approved plans.

12. Egerton has now seen development in Henshaw Place, part of North Field (Greensand Place), Gale Field and Orchard Nurseries. Egerton has more than catered for any need for new large houses in the village and would not expect any more before the 2041 plan if then! SE Water quote that the development is far too close to the sewage works and that new owners may be affected by odours. Furthermore, the development's position and the increase in houses draw doubt on the ability to add this new site to the existing sewerage system. Egerton has a single diesel pump and MOT garage, a shop, a school and a pub which has been closed for over 3 years with little sign of its re-opening. Whilst a High Court Judge determined that Egerton could not be considered an unsustainable village there is still no public transport, and no prospect of any. The nearest station is Pluckley 5km away. Based on current applications to put parking restrictions (yellow lines) on the road leading to that station there will not be enough parking for existing station users let alone any new ones from this new application. Everyone one of these new houses will require its owners to have at least one car (bearing in mind they are 6 x 5-bed houses) and there are no available jobs within the village to support any new homeowners. These houses would be better sited elsewhere where jobs are available and transport links exist. The Design and Access statement is again largely the one for Greensand Place and adds the “second phase” of this development as if it had always been intended, which is a contradiction of the basis for Greensand Place being developed. It contains many inaccuracies and anomalies e.g. “The site is sustainable with bus services and the village's services close by and larger settlements including Headcorn to the west and Ashford to the east but also has good vehicular access and parking provision.”

This is wrong, Egerton has no bus service, and the council has no plans for reinstatement. Vehicular access to Egerton is poor, as villagers we are proud that our village is not on the way to anywhere as this maintains tranquillity. The picturesque lanes are narrow, and we would like to keep them this way.

13. In ABC's Five-year housing plan covering 2026-29 there is no requirement for additional houses in the Borough. Stodmarsh and Stour issues have been addressed and the new M20 J10a junction makes development to the other side of Ashford far better for any additional windfall sites.

Egerton village has expanded greatly over the last year and there are doubts there is sufficient infrastructure to support the electricity and water supply and waste water treatment demands of any additional new houses in this village.



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14. Kent Highways have denied any need for an emergency gate from the new development and any benefit that it might give the North Field site. EPC agrees with Kent Highways' assessment about the unsuitability of Stone Hill Road as vehicular access and EPC objects to the addition of a new unsafe access onto Stone Hill. The road is the lowest category of minor public highway and currently carries little traffic. Any new entrance would require wide site lines and extensive removal of historic hedges including the entrance to the PROW the Greensand Way. A historic field boundary was destroyed on Henshaw Place opening up the view for the new houses. We fear a similar action here without a TPO placed on all natural boundaries to the site. These are six large executive home for established large families. There are no jobs in the village for them so they will require multiple cars 2-6. The entrance way into Greensand Place is single carriageway and the developers are already having issues with site traffic and residents of Harmers Way. Adding five additional properties via a single carriageway entrance is in our opinion creating a future accident.
15. Under the developer's own survey there is no way to meet the biodiversity requirements on site. They state they will have to purchase land elsewhere to fulfil this requirement. It is clear that this is not a suitable site for development. There is no suggestion of any land within the Parish coming forward suitable to satisfy the requirement and thus developing the site would represent a significant loss to the village and to the wider community given its vista. Along with a large badgers' sett in this field that would be destroyed the site supports many wild birds, dormice and great crested newts. Development on this site would represent huge damage to the natural diversity in the village.
16. It is quite clear from the documents submitted that "phase 2" was always planned and intended for submission since it was put forward in ABC's call for sites for the 2042 Local Plan. Egerton PC made its objections clear then. This proposal, like the first one on North Field, has resulted in overwhelming local opposition.
17. There is no mitigation that would ameliorate this development. We trust ABC will again support Egerton by rejecting this application. In the event the developer was to appeal to the Secretary of State EPC would expect the original Inspector's reasoning about the value of the buffer zone to prevail. Should the application succeed EPC firmly suggests that the S106 agreement on North Field is set aside and replaced by a new agreement to cover both Greensand Place and this extension of it. Before setting it out, EPC should be consulted as to its needs for funding to ensure the headings are appropriate and worthy.
18. In the event this application is approved, it should be included as part of the Greensand Place development especially bearing in mind the timing of this application. Construction work for Greensand Place is now under way and because the access into and out of the new proposal would have to be via Greensand Place and Harmers Way to New Road it leaves no room for doubt that 40% of affordable housing would be required. Across the two sites there would be $13+6 = 19$ new houses, which would mean a minimum of 8 affordable homes. Three more than in Greensand Place being constructed now. The village certainly does not require more exclusive 5-bedroom executive homes.
19. EPC believes this application should be rejected and the land which is clearly a green buffer zone for Greensand Place should be given the formal protected status it is due. The undeveloped site remaining as pasture with additional native hedging has been used as a means of enduring a biodiversity net gain for Greensand Place. It supports the PROW the Greensand Way and is visible all the way across the Weald of Kent. It should never be developed.
20. The footpaths representative has requested a substantial S106 funds to pave the PROW. There is little benefit in doing this over such a short piece of the Greensand Way. Many villagers would



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also feel that this was further damage to an almost secretive path along the ridge that offers spectacular views. Upgrading such a short piece of footpath at a huge cost benefits almost no-one in the village. Should S106 funds be offered for footpaths this would be better used providing a bridge over the Badger sett PROW21126930 (09/11/21) and 241298717 (03/12/24) Part of AW87

Appendix (ii) Report No. 190 of the Egerton footpaths representative for April 2026 Meeting

- 6 Outstanding Issues remain from the January 2026 report.
- 3 Closed Items
- 1 New Issue

The outstanding items below are listed with the KCC Reference, the date reported, the footpath number, the location, the difficulty experienced and the status of action.

1. **PROW230732955. 28/07/23. AW96.** Barhams Mill Road, before Frasers, on the right-hand side from Egerton village end. Broken stile at the entrance to the footpath from the road. Status: a metal gate has been installed – KCC informed.
2. **PROW21126930 (09/11/21) and 241298717 (03/12/24) Part of AW87** to the west of the church. Further subsidence at the edges of the rubber matting placed there in 2021. Because of the danger it has been reported to KCC. Status: Still in Progress.

UPDATE 25/2/2025: Residents have not actually taken down the taped closure of this short section of path but are using the path anyway and have filled the two large holes with stones under the rubber matting as they want it to be reopened. Cllr Parr will contact KCC again and try to get some action on this problem.

UPDATE 11/3/2025: KCC replied that they will put up some sterner signage/warning tape and some posts. It's not a cliff edge so a metal barrier is not needed. The big issue is that a licence from Natural England is needed to work on the path as the badger and sett are protected. Natural England has indicated they will give a licence to complete works, but work cannot be done until July due to the breeding season!

UPDATE 20/ 5/2025: KCC have advised that they have been working on this one and decided a raised wooden board walk with a handrail over the top is the best way forwards and a design is currently being looked at. It's not straightforward as permission from Natural England is needed for a licence. This has been agreed in principle, but an ecologist may be needed on site to assess whether the badgers need to be permanently or temporarily evicted which will cost ££££££. KCC do not foresee that it will be sorted in July, but are working hard to get it sorted

UPDATE 24/7/25: New Temporary Closure Order received for this footpath up to January 2026 or until completion of the works, whichever is the earlier. The church side of the path was checked by Cllr Parr on 23 July, and the new Order is there, but the tape across has been removed by people determined to still use it. KCC have been asked to do work to block access at both ends, for health and safety reasons.

UPDATE 6/8/25: Reply from KCC Footpaths Officer Denis Fogle: *"We had a contractor out to look at it recently, quoted over £15K for a new boardwalk, which I am trying to find somehow"*

UPDATE 9/1/26: KCC investigated all options to try to retain the existing damaged section of AW87 but must either divert the path or extinguish it altogether. The PC was asked to speak to the landowner of one of the two options for permission to divert the dangerous section of footpath. The Chairman agreed to discuss this and report back to the PC.

UPDATE 9/2/26: KCC have submitted a Works Order to block off the path to the contractor, and



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they have been asked to give it high priority so they hope it will be done soon.

UPDATE 4/3/26: KCC contacted to inform them barriers not yet in place but tape still intact. They have been asked for confirmation that their request to leave it to them to find contact details for the owner of the potential diversion does not mean that KCC plan to just extinguish the path without efforts to find an alternative. KCC replied that they are still trying to get a diversion route, they have sent a formal letter.

3. **PROW250339948**. 11/03/25.

AW68 Rockhill Road, opposite Buss's Farm Shop. Broken stile. Status: Still Awaiting Allocation. Update: KCC suggests that EPC speak with the landowner as KCC prefer an open gap. It is their responsibility to repair or replace as it's to control livestock, not for walkers' benefit. KCC can offer a metal kissing gate for £60, but they would have to finance or arrange its fitting". Cllr Parr has tried to find out who the owner is - and has a farmer trying to find out - but no luck yet. KCC now say it would help them if EPC could identify the landowner as they are very short-staffed.

4. **PROW250549477**. 20/5/25.

AW73 Newland Green Lane. Rambler reports that "the landowner of the land on which AW73 runs over has put up rope fencing surrounding and blocking the footpath. The footpath runs up the east side of Acorn Woods to the west of Newlands Green. The landowner has previously been abusive to walkers using the path." Status: Allocated. Awaiting inspection.

5. **NO PROW KCC NUMBER**. 11/12/25.

A neighbour near AW76 and AW77 at Mundy Bois Road (opposite Kingsland Lane) reported that both these metal kissing gates had the actual gate part missing, thereby being completely open to the road. Photos below. It is assumed that they must have been stolen. I contacted the landowner of both footpaths as I believed they were kindly provided by him. The landowner did not know of this and took it upon himself to contact KCC and sort it out.

UPDATE 23.02.26: Landowner has ordered new gates from KCC, awaiting them to be fitted with anti-theft bolts.

UPDATE 4/03/26: Job complete. PC to send a thank you to the owner. ITEM CLOSED

6. An application has been submitted to KCC by the British Horse Society requesting that the Definitive Map of Public Rights of Way should be modified to upgrade to Bridleway status. A reply by the Parish Council was sent to KCC who have submitted it with their other comments. (See Report No. 187 for February for full details of the reply.) Status: No Further Action Required from PC. ITEM CLOSED.

NEW ISSUE

1. 15/3/26. AW74 Frith Wood. Destruction of the public footpath by lorries taking out wood has been reported by a resident. Photos have been requested before it can be reported to KCC.