

EgertonNP Policy P1 - Distinctive Landscape Character

In accordance with Policy ENV3a, Landscape Character and Design as defined in the Ashford Local Plan (2030) all new development should conserve and enhance the landscape and scenic beauty and avoid any negative impact on identified areas of distinctive character.

Egerton areas of distinctive character have been identified as;

- The Greensand Way
- the Conservation area at the centre of the main settlement
- ancient woodland, hedgerows and orchards
- the dispersed settlement pattern over the Greensand Ridge, its slopes and the Low Weald
- field patterns dating from medieval times, surrounded by native hedging and crossed by ancient stone pathways, sunken tracks and bridleways, reflecting the combination of Greensand fruit belt and Pluckley Mixed Farmland

[add specific to Egerton detail]

Development proposals that can offer a net biodiversity gain will be considered.

Development proposals that have the potential to result in damage to or loss of woodland habitats or result in the loss of protected ancient trees, woodlands, amenity trees or hedgerows and which cause an adverse impact on biodiversity, which cannot be adequately avoided, mitigated or compensated for, or which harm the locality's special qualities, will be refused. (see also ENP D8).

Development will not be permitted unless the need for - and the benefit of - the development at that location clearly outweighs the loss.