

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.

EgertonNP Policy P2 - Local Green Spaces

Local Green Space, as defined on Maps xxxx, preserve the open green character of the parish, provide wildlife habitats, have local amenity value and will be protected from any future development unless they are ancillary to, and support, the use of the land for the purpose for which it was designated as Local Green Space.

A full green space assessment was undertaken by members of the Neighbourhood Plan Steering Group, and then re-assessed by the South Downs National Park Planning Team. Their findings are available to consult at the Green Spaces table.

The three green spaces for protection are:

The Glebe – principally for its recreational value to the local community

The greenspace of Elm Close and behind Rock Hill Road – principally for its recreational value to the local community

Lower recreation ground – principally for its recreational value to the community

EgertonNP Policy P3 - Key Views and Vistas

Development will be permitted only where it would protect and enhance the important public views of the surrounding countryside including: **Add list of 6-10**

Or ABC suggestion

Development will not be permitted where it has a detrimental impact on the following important public views:

The parish church of St James is a focus for many key views towards and within the village. Any new development should be sensitive to this and avoid obscuring this significant landmark.

Photographs and maps of all the key views that have so far been put forward by Egerton residents is on the Neighbourhood Plan web site at www.egertonnp.co.uk and is also available at the Key View table for you to indicate which you think are the most important, your comments and any further suggestions.

Court Lodge Farm to Charing/North Downs
Stonebridge Green to the Stour
New Road to Greenhill/ The Weald
New Road looking over the Weald
Stonebridge Green to North Downs
New Road to the North Downs
Stone Hill to Harmers Way/Church
Harmers Way over the Weald
Rock Hill to The Weald
Munday Bois Road to the village/church
Ragged Barn to the village/church
Link Hill/Egerton House Road to the Greensand Ridge
Munday Bois to Acorn Wood
Bedlam Lane WW2 Airfield to the Greensand Ridge
Barhams Mill towards Smarden
Egerton House over the Weald
Coach Road over Field Farm to the North Downs
Lark Hill over the Weald
Link/Lark Hill to Rock Hill Farm
Link Hill to Pemples Cross/The Weald
Old stone path from St James' Church
Sports Pavilion over the football pitch
Elm Close over the Millennium Hall to the Weald
Stone Hill House to Greenhill along the Greensand Way

EgertonNP Policy P4 - Built Heritage

New development in accordance with the Neighbourhood Plan should:

- a) protect and enhance heritage assets and their setting (including Buildings of Note as set out in Appendix x);**
- b) be well integrated into the landscape, and**
- c) conform to the principles of the Parish Design Statement.**

Please check the list of local heritage assets that have been identified so far, at the Heritage Assets table, adding any that we may have missed.

- Historic England lists one Scheduled Monument in the Egerton parish;
Bowl Barrow 350m south-east of Egerton church
- There is one Grade I listed building: Church of St. James
- There are numerous Grade II listed buildings, mainly houses in the parish, but three additional entries have been listed by Historic England for protection:
Wall and gate piers to churchyard, Church of St. James
Mounting Block, opposite Rock Hill House
K6 Telephone Kiosk
- Many non-designated heritage assets go unrecognised and therefore may fail to be taken into account during decision-making. Historic England encourages communities to produce 'local lists' of non-designated heritage assets to help ensure that their conservation needs are taken into account. After a village workshop and subsequent inclusion on the web site, the following undesignated features are being considered for mention in the Neighbourhood Plan:
 - cast iron signposts
 - wooden signpost in village
 - 2 red post boxes (VR and GR)
 - Buckles sign in the street
 - Oliver's Garage signage in the street
 - Builder's mark on bridge at Field Mill
 - Memorial in churchyard

- Stone pathway from Egerton House to the Church
- Sunken Bridleway up from Hazeldene Farm
- Egerton Free Church
- The Millennium Hall
- Parish boundary stones/markers
- Cobblestone pavement outside the Old Vicarage on Rock Hill
- Pemples Cross
- Stonebridge Green
- Newland Green

EgertonNP Policy P5 – Light Pollution and Dark Skies

The following principles should apply for managing existing light schemes and for the introduction of any new lighting scheme:

- New lighting should not adversely degrade the sky quality beyond the immediate area to be lit.
- Angle Lights Downward – no unnecessary light above or near the horizontal
- Lamps of 500 lumens and less are appropriate for most domestic purposes
- Point where the light is needed not in a direction that causes a nuisance to neighbours or wildlife
- Switch off lights when not needed. Use proximity sensors. Avoid dusk-till-dawn sensors
- Light to the appropriate illuminance – do not over light needlessly
- Lamps above 500 lumens should be installed in dark sky friendly fixtures that prevent unnecessary upward light
- Install at the lowest possible height to achieve required lighting levels
- Avoid bright white and cooler temperature LED's
- Use and shut curtains at night

Egerton NP Policy S1 - Community Assets

Development will be supported where it will result in the improved management and enhancement of parish facilities, where it would not damage the conservation area, listed buildings and the environmental quality, biodiversity or character of the area, and where it is designed to meet community needs as identified in the Ashford Local Plan (2030), Policy COM1.

Proposals that will result in either the loss of an Asset of Community Value or in significant harm to an Asset of Community Value will not be supported.

Change or limitation of use, or loss, of the following will be strongly resisted and will be subject to stringent tests including sustainability impact and village opinion:

**The Millennium Hall
The Games Barn
The Sports Pavilion**

Egerton NP Policy S2 – Community Open Space at Egerton Forstal

In the absence of any land being proposed specifically for informal community open space, any significant new development that is proposed should include public open space to serve everyone in the locality.

Please see para. 6.3.4 which seeks to include public open space as part of the proposed development. Any future schemes which undermine this aspiration would not be considered.

[this is a re-draft which needs further consideration, and consultation with Egerton Forstal residents]

Egerton NP Policy S3 – Additional parking

Egerton Parish Council should work to secure funding for and develop 10? additional parking spaces for the Sports Pavilion and Games pitches, using permeable matting or paving to allow drainage and to maintain the visual appearance of the playing fields.

Egerton NP Policy S4 - Footpaths, byways and roads

The network of green corridors, public rights of way, quiet rural roads and sunken lanes characterise and protect the nature of the parish and should therefore be conserved and enhanced for the convenience and safety of users, for their ecological, landscape and recreational value, and to enhance connections across the village. In order to continue to protect the tranquillity of the parish roads should not be widened to accommodate increased traffic flows or larger vehicles in general.

Development in the Parish shall:

- a) protect and improve public rights of way, and**
- b) construct or provide proportionate contributions towards new rights of way or extensions to link development to the village centre.**

EgertonNP Policy D1 – Development Principles

All new development is expected to meet a high standard of design and to make a positive contribution to the local character of Egerton. Proposals must respect and enhance Egerton’s distinctive built character and its high quality countryside setting. Where innovative and contemporary building designs are proposed, they must be complementary to their local context, and respect the scale, spacing and external materials of existing buildings. All building proposals, whether subject to planning permission or not, should take into account the relevant planning and design guidance issued by Ashford Borough Council.

EgertonNP Policy D2 – Application of the Parish Design Statement

Proposals for new development in the Parish, including extensions to, and the conversion or replacement of, existing properties, shall include details of how far the principles and guidelines of the Egerton Parish Design Statement have been taken into consideration in formulating the proposals, in order to maintain the special local characteristics of the Parish. Building projects which fall outside the scope of planning control should still take into consideration the principles and guidelines of the Egerton Parish Design Statement. In devising and assessing proposals for new development account should be taken where appropriate of:

- development that creates places that are sustainable, durable, safe and suitable for their location and use, whilst meeting the relevant policies of the Development Plan;**
- building form and style that is valued and promoted locally, including smaller houses with characteristically pitched and/or hipped roofing, richly detailed walls, small panel windows, timber doors, with subservient garaging and outbuildings;**
- the use of locally distinctive external building materials, as appropriate to the location, such as clay roof tiles, Kentish ragstone, timber weatherboarding, red stock bricks, etc;**
- suitable boundary treatments, such as traditional mixed hedging, red brickwork or ragstone walls, as an attractive method of delineating new boundaries;**
- attention to design detail, with the discreet positioning of service features, such as bin stores cycle stores, meter boxes flues and ventilation ducts, renewable energy components, external lighting, satellite dishes, aerials, telephone cabling, etc.**

EgertonNP Policy D3 – General Housing Policy

Egerton’s housing need up to 2023 has been identified as a requirement for 35 dwellings.

Additional housing requirements over the full period of this plan will be subject to review at 5-7 year intervals.

Where there is a mix of affordable and open market housing, the houses will be appropriately spread through and integrated into each development so that affordable housing is indistinguishable from the equivalent market housing.

Dwellings should be limited to two-storey in height to prevent a prominent visual edge to the village or obscuring key views and vistas, including views of the Church tower.

EgertonNP Policy D4 – Village confines definition

- 1. Any development within the village confines will be subject to Policies HOU3a and HOU5 for Egerton and HOU3a for Egerton Forstal in the Ashford Local Plan (2030), and to Policies Egerton NPD1-3 and NPP1-5.**
- 2. Development of land outside the village will not normally be permitted on grounds of sustainability as defined by the NPPF and the Ashford Local Plan (2030), and to avoid any adverse impact on the environment, the distinctive local character of the settlement and on neighbouring properties.**

EgertonNP Policy D5 - Business Development

There is potential for development of small scale business premises on existing sites with redundant farm or other buildings. Proposals for business development in such cases would be considered positively if they are in accordance with Policies D1 and D2 and if they do not have unacceptable impacts on residential amenity and vehicular movement on the local highway network.

EgertonNP Policy D6 - Water Supply and Drainage

Any direct connection of new developments to the Egerton water supply and primary sewer network, and/or expansion to existing developments connected to the network, will only be supported if it can be shown by rigorous analysis that there is sufficient capacity in the local sewerage system and that the new connection will not increase the risk of system back up/flooding.

In cases where there is no possibility of connection to the primary sewer network, the developer should provide a private site-specific solution to manage drainage and sewerage which meets relevant regulations and has no adverse impact on the community as a whole.

EgertonNP Policy D7 - Renewable Energy and climate change mitigation

1. Proposals for individual and community scale energy generation from solar (thermal and photovoltaic) panels, wind turbines, local biomass facilities, anaerobic digesters, wood fuel products, ground source or air source heat pumps and other sustainable sources will be supported subject to the requirements of ENV10 in the Ashford Local Plan (2020) following criteria:

- the proposed development does not create an unacceptable impact on the amenities of local residents or the roofscapes of historic buildings; and
- the proposed development does not have an unacceptable impact on natural features or biodiversity.

2. Energy efficient buildings will be encouraged on the grounds of sustainability where they:

- deliver warmer homes to improve comfort and better health
{ABC suggests this needs to be more specific – how? – better insulation – more efficient heating systems?}
- incorporate conservation measures such as rainwater harvesting and grey water recycling

3. The provision of charging points for electric vehicles will be encouraged.

EgertonNP Policy D8 – Trees, hedges and woodland

Plans for any new development should include carefully situated tree planting where there is currently none or little. New development plans that would damage or result in the loss of ancient trees, veteran trees, trees that are subject to Tree Protection Orders or trees that are of good arboricultural and amenity value or loss of native hedges will not normally be permitted. Proposals should be designed to retain ancient trees or trees of arboricultural and amenity value, allowing for the extent of tree roots which must be protected. Proposals should be accompanied by a tree survey that establishes the health and longevity of any affected trees and any hedges on or bordering the site.

- No loss of ancient woodland and no net loss of woods and trees in general.**
- Any felled trees to be replaced by indigenous trees on a 2 to 1 or 3 to 1 ratio in a suitable position**
- No loss of native hedges except for necessary access points; green spaces with new native hedging to be included in site design and layout to compensate for any loss.**