

## **EgertonNP Policy D2 - Housing Policy**

**In addition to the New Road site allocated by Ashford Borough Council in the 2030 Plan for an indicative 15 new homes, a proportion of which would be affordable, Egerton's housing needs for the period of this Plan will be met by the provision of homes that are:**

- a) affordable for local people**
  - to rent
  - for shared ownership
- b) suitable for local older or disabled people**
  - who are owner-occupiers aiming to downsize (designated on the former Orchard Nurseries site)
  - to rent
- c) on a small scale to allow integration with the existing pattern of development.**

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

**Affordable housing should be spread carefully through the development, not isolated in specific blocks. Housing of a size, type and mix will reflect both current and projected housing needs for Egerton, including dwellings suitable for elderly occupants and smaller units (1 and 2 bedrooms) for younger people and those looking to downsize their accommodation.**

**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.**

### **Notes to support or explain this policy:**

The Housing Need Survey undertaken for Egerton Parish Council by Action with Communities in Rural Kent in 2018 (see Appendix xx) identified a need over the next five years for 27 additional dwellings. Of these, 12 affordable homes for single people, couples and families were identified, 8 of which should be rentable, 3 for older people and 1 for shared ownership. The survey also identified a need for 12 homes for older households (including the 3 mentioned above), split equally between couples and single people; plus a need for 6 open market homes excluding those for older households and ranging between single people and couples and families.

In order to ensure appropriate housing over the full period of this plan, a requirement for up to 35 additional dwellings has been estimated, as an extrapolation from the housing needs survey and community consultation. The site on New Road will provide up to 16 dwellings of which an estimated 5 should be affordable. The Orchard Nurseries site should provide an additional 8

dwellings and will also release 5- 8 larger houses to meet at least some of the demand for open market housing.

One small additional site will therefore be required over the period of the plan to provide additional affordable, local needs housing.

A copy of the full Housing Needs Survey, and a summary, can be found on the web site at [egertonnp.co.uk](http://egertonnp.co.uk).

## **Questions:**

**Are there other points about housing you wish to be considered?**