

EgertonNP Policy P1 - Distinctive Landscape Character

All new development, and all major extensions to existing buildings, 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

Development proposals that have the potential to result in damage to or loss of woodland habitats or result in the loss of 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. Development will not be permitted unless the need for - and the benefit of - the development at that location clearly outweighs the loss.

Notes to support or explain this policy:

Development proposals that conserve and enhance biodiversity and geodiversity and comply with other relevant policies and European and National Legislation are covered by the National Planning Policy Framework and the Ashford Borough Council 2030 Plan and will be permitted, provided that they:

- retain, protect and enhance features of biodiversity and ensure appropriate management of those features; and
- ensure that any adverse impacts (either alone or in combination) are avoided, or, if unavoidable, with compensation for any residual impacts.

A list, with maps, of designated Ancient Trees, as compiled by The Woodland Trust, and of all trees covered by formal Tree Preservation Orders will be included in the Plan.

Question:

What other landscape features, specific to Egerton, would you like to see protected from future development?