

A NEIGHBOURHOOD PLAN FOR EGERTON

STEERING GROUP

15TH September 2021

Mr Derek Stebbing
Examiner
Intelligent Plans and Examinations (IPE) Ltd

Dear Mr Stebbing,

EGERTON NEIGHBOURHOOD PLAN EXAMINATION

Ref: 01/DAS/ENP

Thank you for your letter of 26th August with your initial assessment, summary of process and request for further clarification.

I can confirm that your letter has been placed on the Egerton Neighbourhood Plan web site at www.egertonnp.co.uk.

In response to the questions on which you require further clarification, I now enclose the following documents:


- Responses to the questions raised in the Annex to your letter
- Revised maps of the Green Spaces identified in the Plan
- A summary of the analysis which resulted in the Key Views identified in the Plan
- A revision to the Local Non-designated Heritage Assets, showing only those that have been included in the Plan

If you need further clarification on these or any other issues, we will be pleased to provide it.

We look forward to receiving an update on progress with the Examination in due course.

With kind regards,

Yours Sincerely,



Jane Carr
Chair, Egerton Neighbourhood Plan Steering Group

cc Claire Marchant, Ashford Borough Council

Steve Carnaby, Intelligent Plan & Examination (IPE) Ltd

**EGERTON NEIGHBOURHOOD PLAN
RESPONSES TO QUESTIONS RAISED IN THE ANNEX TO THE EXAMINER'S
LETTER DATED 26 AUGUST**

Ref: 01/DAS/ENP

Question 1: Policy P3 (Local Green Spaces, Page 31)

(i) The *suggested* text for inclusion in the Policy as a modification is as follows:

These spaces should remain open, with their distinctive character and community value maintained in perpetuity. Any adjacent development must complement the setting of each of the spaces and meet the requirement of Policies D1 (Development Principles) and D2 (Application of the Parish Design Statement). Proposals which would result in the loss of all or part of any designated area of green space (see maps p75) will not be permitted.

(ii) The maps for both Pemples Cross and Stonebridge Green were omitted in error and should now be included (see attached)

(iii) The full extent of the Local Green Space off Elm Close and behind Rock Hill Road is that shown at Revision F to the Local Green Spaces Assessment Report (see attached).

Question 2: Policy P4 (Key Views and Vistas, page 33)

Historic England provided us with helpful advice as to how we should undertake an assessment of the large number of views that village residents, in a series of public meetings in 2018 and 2019, identified as being representative of the individual character of the village and its outlying communities. In their response to the Reg. 14 consultation their suggestions were:

a) *'We recommend providing further detail for each view on what it is in each view is considered desirable to protect. At present we feel the policy and its supporting material lacks the detail required to provide clarity for decision making.'*

b) that we should consider referring to the Oxford View Cones Assessment which they described as providing *'a useful (although more detailed than needed in this case) example of assessing the key characteristics of views that deserve protection'*.

Paragraph 5.29 (p.32 of the Plan) explains the criteria used for assessment of the original long list of 25 Key Views suggested by residents (see www.egertonnp.co.uk for photographs and maps) and adds descriptions which Historic England suggested would be necessary to supplement the photographs (*'Whilst the photographs provided help to illustrate the views that are intended to be protected clarity for decision making requires further detail against which applications may be judged'*). The long list was also assessed to eliminate overlap. A summary chart of the assessment outcomes is attached.

Question 3: Policy P5 (Non-designated Heritage Assets, Page 35 and Appendix 2)

We had, perhaps, misunderstood the advice from Historic England, and thought that the full review should be shown at Appendix 2.

The assumption that those coded Red-No are not proposed as Non-designated Heritage Assets under Policy P5 is correct and a revised chart for Appendix 2 is attached.

Question 4: Policy P6 (Light Pollution and Dark Skies, Page 37)

The following re-wording of the policy is proposed following your suggestions and the comment of the Borough Council in response to the Reg.16 consultation.

The aim of the policy is to protect, as a minimum, the current pattern of dark skies across the parish, recognising that the experience of dark skies varies between the two main centres and the outlying settlements. Paragraph 5.37 affirms this purpose.

Egerton NP Policy P6 – Light Pollution and Dark Skies

- 1. All development proposals must, as a minimum, be accompanied by a proposed lighting scheme to meet the requirements identified in Policy ENV4 – Light Pollution and Promoting Dark Skies in the Ashford Local Plan 2030 and in the Council's Dark Skies SPD (2014).***
- 2. To avoid increased light pollution and further reduction in the dark skies experienced in the two main settlement areas, external lighting schemes should be avoided unless required for security or health and safety reasons, and then only if:***
 - Lamps of 500 lumens and less are used for domestic purposes, and***
 - They are installed at the lowest possible height to achieve required lighting levels***
- 3. To avoid increased light pollution and further reduction in the dark skies experienced in the outlying settlements, external lighting schemes should:***
 - Use lamps of 500 lumens or less for domestic purposes;***
 - Use lamps above 500 lumens only where required for agricultural use or security***
 - Only include lamps above 500 lumens in dark sky friendly fixtures that prevent unnecessary upward light***
 - Be installed at the lowest possible height to achieve the required lighting levels***

Question 5 : Policy S1 (Community Facilities, Page 43)

The registration of Egerton Post Office and Stores expired earlier this year. The only registered Asset of Community Value is therefore the George Public House.

Question 6: Policy D4 (local Needs Affordable Housing and paragraphs 7.26- &.29, Pages 59/60

Thank you for the suggestion that we should consider additional text to reflect the Government's recent guidance on First Homes. Although not necessary under the transitional arrangements, we have drafted the following text (in red) which would become a new paragraph 7.26. Paragraph 7.26 would then become 7.27 (with modification also shown in red) and so on.

7.26 The Government's guidelines on First Homes, published in May 2021, recognise the need for lower cost (entry level) market housing for first time buyers and, in summary, provide the following definition:

- First Homes must be offered at a minimum of 30% discount against market value;
- The maximum price outside London, after discount, should be £250,000;
- On first sale, a restriction on the title will ensure that the discount is passed on at each subsequent title transfer.

Application of these guidelines to those eligible and in the context of development in Egerton would therefore apply to some of the affordable housing on the New Road site s.30 in the Ashford Borough Local Plan 2030 and would ensure that the affordable housing for sale on that site would remain at the discounted rate.

7.27 Our research and consultation has established that the main concern of some of the younger people and families in the Parish is the lack of available properties in the village either to rent or at an affordable price for first time buyers **who wish to stay in the village because of their family links and commitments, children at school, current employment and future work prospects in local farms and businesses.** There is continuing demand for.....

7.28 An additional scheme is therefore needed.....

This proposed text should also be reviewed by the Borough Council to ensure it complies with current or amended policy.

Question 7: Policy D5 (Land at Orchard Nurseries, Egerton, Page 66)

1. The development at Orchard Nurseries is proposed both to meet the requirement for specialist housing for older local residents, and to allow surplus funds to be allocated to priority village projects through a management body which the Parish Council would help to establish.

We are happy to take your advice that the future capital receipts should not be included in the policy itself and suggest a re-wording of the policy, but also an addition to para. 7.30 as follows:

Policy D5 – Land at Orchard Nurseries, Egerton

Land at the former Orchard Nurseries, Egerton is proposed by Egerton Parish Council, as the owners of the site on behalf of the parish, for a development of up to

8 residential dwellings for older parish residents, in order to provide an opportunity to down-size to specialist housing.

Para. 7.30 One of the requirements in the Egerton Parish Plan.....although rather small for the purpose. It is the intention of the Parish Council to develop the site for local older people and, through a management entity, to secure funds on the sale of the properties for capital projects in the village at the outset and in the future.

2. Access to the Orchard Nurseries site through the New Road site, the Parish Council's preferred option, was subject to extensive negotiation with the site owners in 2020 but, in spite of a substantial offer, negotiations were ended by the landowners earlier this year for reasons that were unaccountably withheld.

It is anticipated that a strategy for access will be available before completion of the Examination. If so, the final two sentences of paragraph 7.30 will be deleted, and the map will be modified to show the access. If not, the policy will be deleted from the plan and replaced as a Community Aspiration.

Question 8: Policy D7 (Water Supply and Drainage, Page 66)

Clause 4 of the Policy was included on the advice of Kent County Council as Waste Disposal Authority in their response both to the Reg, 14 and 16 Consultation. Their Reg.16 advice reads ; 'KCC, as Waste Disposal Authority, is pleased to see that advice from the previous County Council response has been incorporated. The County Council recommends references to waste are set out within a new policy or, the current policy should be amended to reflect its inclusion.'

The Borough Council, in its Reg 16 response, notes 'Part 4 may be too onerous in that it will require all development to contribute to waste infrastructure....We would advise a wording change to make clear that only development that meets the 3 tests of developer obligations are required to meet this aspect of the policy but this is not raised as an objection'.

Deletion of this clause would be acceptable to us if KCC accept that it falls into the category of 'Excluded Development' for Neighbourhood Planning purposes.

Question 9 National Planning Policy Framework

Since the Neighbourhood Plan has been prepared for consultation, there have been revisions published to The National Planning Policy Framework (July 2021), plus further progress with the National Design Guide (NDG) and the accompanying National Model Design Code (July 2021). The submitted version of the Egerton Neighbourhood Plan has taken into consideration Chapter 12 of the NPPF on neighbourhood planning, and paragraphs 61 (local housing needs assessments), 78 (rural exception sites for affordable housing), and 126-129 (design issues), in particular. In the case of the NDG, the previously published Egerton Parish Design Statement has been examined alongside the latest guidance, and no significant divergence or omissions in content have been identified, eg. aspects such as context, identity, distinctive character areas, etc. are already covered. The Model Design Code is less relevant in that it primarily relates to development in urban and

suburban locations, and the design responsibilities of local planning authorities rather than parish councils.

Egerton Neighbourhood Plan Steering Group
15 September 2021