

Appendix C Summary of Neighbourhood Development Plan Policies

Core Policies linked to key objectives

Objective 1: Protect and enhance the village of Wye's sense of place within the parish and its surrounding countryside

The concept of a concentric village with the centre within easy walking distance is a cornerstone of the WNP's approach to the future planning and development of the village. A good indicator of a sustainable settlement is the location of housing within 5 min walk, or about 400m, from the centre of the village, which in the case of Wye is defined as the Bridge St/Church St junction. This concept allows a village envelope to be designated to enclose development to 2030, as shown in Figure 4.1. Development within this area will allow pedestrians to have good access to essential facilities e.g. the primary school, medical centre and railway station, and will preserve the surrounding countryside. The envelope defines the built confines and is drawn within the boundaries of gardens facing the countryside.

Policy WNP1a *Village envelope* Development outside the village envelope, as defined in Figure 4.1, will only be permitted in accordance with development plan and national policies for development in the countryside and the AONB. Between Olantigh Road and Scotton Street the village envelope will be defined by the masterplan referred to in policy WNP6.

Policy WNP1b *Local Green Spaces*

The following areas shown on the map in Appendix F, are allocated as Local Green Spaces:

- Havillands meadow
- Meadow between Churchfield Lane and the River Stour
- Churchfield Green
- Playing fields – Horton's Meadow cricket ground, School Playing Field, Village Playing Field
- Churchyard and burial ground
- Central Green Spaces: Gregory Court Green, The Green, Imperial College Gardens, Ambrose Green
- Long's Acre Green, Little Chequers Green

Within these areas new development will only be permitted in very special circumstances or where it is compatible with their character and function as Local Green Spaces.

The Bridge Street, Churchfield and Beanfield allotments will be retained as allotments.

The protected areas, as mapped in Appendix F, have been designated as Green Spaces according to NPPF Planning Practice Guidance paras 005 and 006 (revised 6/3/2014).

*Policy WNP1a conforms to **Policies TRS1**, Minor residential development or infilling; **TRS2** New residential development elsewhere, and **TRS3** Replacement dwellings in the countryside.*

Policy WNP1c Views

Developments that significantly detract from the following views into, out of and within the village (shown in Fig 2.3), by failing to respect their distinctive characteristics, will not be supported.

- a) **Views to the west**
 - i. The North Downs from Bridge St
 - ii. The Downs and Stour Valley from Churchfield Way
 - iii. Panoramic views to the northwest from Churchfield Green
 - iv. The Downs from Olantigh Rd
- b) **Views to the east**
 - i. The Crown and Downs viewed from the Kempe Centre
 - ii. The Crown and heritage buildings viewed from Golden Square
- c) **Views to the north and south** from the river bridge
- d) **Views into Wye**

Views from the Downs (east and west), Nacolts, Stour Valley and Boughton Aluph church also need to be preserved and enhanced.

Projects on the improvement of the green infrastructure within and around Wye are proposed (Appendix B). Where appropriate, these will be supported through financial support from developer contributions, Section 106 and CIL.

These policies conform to and are supported by ABC's 2008 Core Strategy Policy CS1: Guiding Principles – e.g..C - Protection for the countryside, landscape and villages from adverse impacts of growth and the promotion of strong rural communities; 2000 Saved Policies EN9 Setting and entrances of towns and villages , EN10 Development on the edge of existing settlements, HG3 c) Design in villages – protecting views into and out of villages, EN11 Merging of distinct settlements; NPPF core planning principles to promote sustainable transport –para 17; Sustainability policies 11 and 12 and the AONB Management Plan (2014-2019).

Objective 2: Protection of Wye's architectural heritage

The community, through the household survey, has strongly supported the existing Village Design Statement 2000. The VDS (Appendix D and Background document BD8) is currently recognised as Supplementary Planning Guidance by ABC and continues to provide clear guidelines for design and development. Policy WNP2 promotes the key design principles of the VDS.

Policy WNP2 High quality design Proposals for all forms of new development must plan positively for the achievement of high quality and inclusive built and landscaping design, at the same time demonstrating they have sought to conserve local distinctiveness and the aesthetic qualities of traditional rural settlements and buildings found in the Kent Downs AONB.

- Applications proposing unsympathetic designs which fail to respect the connections between people and places, or are inappropriate to its location, landscape or biodiversity considerations will be refused.
- Proposals for renewable energy generation systems (Low and Zero Carbon Technology), will be supported as long as they do not detract from the conservation area and the AONB, specifically where they:
 - are in keeping with the scale, form and character of their surroundings;

- do not significantly adversely affect the amenities of residents in the area;
- do not significantly increase vehicular traffic flow in the village.
- Each development proposal should include a proportionate statement and illustrations demonstrating how the principles and guidelines of the VDS have been addressed (Appendix D).

This policy is supported by NPPF Core planning principles – conserve heritage assets – para.17; conserving and enhancing the historic environment – paras. 128-138, 140-141 core planning principles – high quality design and amenity – para.17; ABC 2008 Core Strategy Policy CS1: Guiding Principles – e.g. para.B - The conservation and enhancement of the historic environment and built heritage of the Borough, Policy CS9: Design Quality – Development proposals must be of high quality design and demonstrate a positive response to listed design criteria, notably:

- *Character, Distinctiveness and Sense of Place*
- *Continuity and Enclosure*
- *Quality of Public Spaces*
- *Flexibility, Adaptability and Liveability*
- *Richness in Detail*

Objective 3: Protection against the impacts of increased traffic

Traffic flow through Wye, parking difficulties and queuing at the level crossing were the most frequently highlighted issues in responses to the household survey (BD1) and have been analysed in detail (BD4). Appropriate development is encouraged, but proposals for new business activities or housing must ensure that they will not create unacceptable levels of congestion, damage the quality of life in the Parish or the character of Wye. There must be no harmful impacts on the sensitive, protected environments within the parish such as the Wye and Crundale Downs SAC, the river, SNCI, SSSI and ancient landscapes, or on Wye village itself as a tourist centre within the AONB. Traffic management has been earmarked as the priority for developer contributions (see Appendix B and WNP11).

Policy WNP3 Traffic impact New developments will only be permitted if they will not cause a significant increase in the volume of traffic leading to:

- severe queuing along the roads leading to the level crossing (Harville Rd, Bramble Lane, Bridge St and Churchfield Way) as identified by the failure of queues to clear when the gates are open, or
- serious harm to highway safety because of the overuse of rural roads leading to Wye from Bilting, Boughton Aluph, Godmersham, Hastingleigh and Naccolt.

To support control of the impact of increased traffic,

- applications for development of business activity (involving more than 5 workers) or residential development of more than 10 dwellings must be supported by
 - traffic analysis including modelling of traffic flow at the level crossing and travel plans that encourage walking or cycling within the village and

- **analysis of impacts on the roads leading into and within the village, schools access and effects on neighbouring residents' convenience.**

The Parish Council will provide access to its modelling studies to facilitate the application of this policy. Where significant new housing development takes place (10+ houses) developers will be expected to fund traffic calming and parking improvements through the Section 278 Highway Agreement process. Details of any improvements should be agreed with Kent County Council, the Local Highway Authority.

*This traffic policy supports the **NPPF** Core planning principle - promoting sustainable transport, and Sustainability policies 4 and 11 (minimising pollution of all kinds, the **NPPF** Presumption in favour of sustainable development – paras. 11-14 Ensuring viability and deliverability – para.177), **Core Strategy 2008** CS15, Transport and the **AONB** Management Plan.*

Objective 4: The promotion of business activity

Policy WNP4 Supporting business Proposals for business development to replace jobs lost through the closure of the College, particularly in education, research, food production and tourism will be supported providing that they conform to other policies in this plan.

*This policy is supported by **NPPF** Core planning principles – promote vitality of urban areas and support sustainable economic development to deliver the thriving local places needed – para.17. Promoting sustainable transport – balance land uses in the area to encourage minimum journey lengths for employment – para.37; **ABC 2008** Core Strategy defines PolicyCS2 - The Borough Wide Strategy - Smaller scale development opportunities, including opportunities for employment and other non-residential uses will be identified in the rural centres of Tenterden, Charing, Hamstreet and Wye.*

Objective 5: Integration of new affordable and general needs housing within mixed developments.

The WNP conforms with the existing ABC policy that developments of more than 15 dwellings should include 35% of affordable housing. The household questionnaire (BD1) identified support for affordable housing and this was confirmed in two housing surveys (BD6). The analysis of available sites (2.4) suggests that it will not be easy to identify suitable exception sites for Local Needs Housing. While this possibility cannot be excluded, the integration of affordable and local needs housing in developments within the village is the approach supported by the Parish Council.

Policy WNP5 Integrated housing Local Needs Housing should mainly be met by integration within the affordable housing component of any new developments in Wye.

*This policy is supported by paragraph 54 of the **NPPF** and **ABC Lettings Policy (Revision 2014)**, as expanded in **BD5**.*

Objective 6: To achieve the mixed re-development of WYE3

In recognition of the importance of WYE3 and in particular the need to replace employment opportunities lost to the parish after the closure of the college, the following overarching policy aims to guide the future development of the site during the lifetime of the WNP.

Policy WNP6 *Mixed development* Development proposals for the WYE3 site should deliver a mix of uses, including education, business, community infrastructure and some housing. Given the scale of the site in relation to the village, such development should be delivered in a phased manner in accordance with a masterplan that has been adopted as a Supplementary Planning Document by Ashford Borough Council.

Prior to any planning application pursuant to the agreed masterplan an application for a screening determination regarding the need for an Environmental Impact Assessment shall be made to Ashford Borough Council. Subject to that opinion any application should be accompanied with an appropriate Environmental Impact Assessment.

This policy is supported by NPPF sustainable development policies 1, 2 and 11 and Core Strategy 2008 guiding principles CS1: the best use of previously developed land and buildings the carefully phased release of green field land to make best use of a finite resource; the timely provision of community services; provision of a commercial environment that is conducive to encouraging new and existing businesses; CS policy CS18 and TRSDPD policy for WYE3.

General policies

Community and wellbeing

Policy WNP7 *Community support* Where new housing development takes place developer contributions, through CIL and Section 106 agreements where the legal requirements in paragraphs 203 and 204 of the NPPF are met having regard to the development proposed, will be directed towards;

- improvements to the village hall complex,
- the provision of a day care facility for elderly residents in Wye.

This is supported by NPPF sustainable development principles –promoting health and community wellbeing; ABC Core Strategy 2008, Policy CS1: Guiding Principles: L. Healthy sustainable communities Policy CS18: Meeting the Community's Needs.

Countryside and environment

Policy WNP8 *Countryside and environment*

- a) All new development will respect the qualities of the Kent Downs AONB and development that is harmful to these qualities will only be permitted in exceptional circumstances.
- b) The impact of new development on the Wye and Crundale Downs SAC, NNR and SSSI, and on the Kent Downs AONB having regard to the Kent Downs Management Plan, must be specifically addressed in planning application documentation.
- c) Details of landscaping for developments of more than five houses should include a landscape strategy which will incorporate the following details:

- i. existing and proposed hard and soft landscaping;
- ii. a condition survey of all existing trees and hedgerows;
- iii. an outline of the measures to be taken to protect existing trees and hedgerows during construction;
- iv. consideration of both near and distant views of the development from the principal public vantage points showing existing landscaping and that proposed to be established after 10 years; and
- v. details, where appropriate, of how those areas retained for open space and/or woodland will be managed in the future.

d) Development proposals shall adequately address the potential for ecological impacts to arise, giving appropriate consideration to protected and designated species and designated areas, including Wye and Crundale Downs SAC, NNR and SSSI. The mitigation hierarchy shall be followed to avoid, minimise and, as a last resort, compensate for any identified ecological impacts.

Complementary National and Local Planning Policies supporting protection of the environment are listed in Table AE1 within Appendix E

Housing

Policy WNP9 Scale of housing development

The Neighbourhood Plan proposes the development of approximately 150 dwellings over the period up to 2030 as set out in Table 5.1.

Table 5.1 Indicative numbers of dwellings for phased development up to 2030

Development	NP proposals to 2030
WYE1^a	27
WYE2^b	25
WYE3^c	approx. 50
Change of use^d	approx. 35
Windfall	approx. 15
Total	approx. 150

^a Planning application approved March 2015

^b Planning approved August 2014

^c Subject to masterplan

^d Eight dwellings approved on the Old Brickworks site Naccolt (February 2015). Permission for one change of use on the east side of the road, was granted October 2014.

The construction of approximately 150 new dwellings in total proposes an increase of c. 15% in housing numbers within the plan period 2014-2030. The Plan accepts that these numbers will increase traffic significantly in Wye and on the surrounding access roads, but consider that the impact of building *up to* the numbers specified will not be severe (see BD4). The high numbers allocated to Change of use is considered realistic given the developments already under consideration by Imperial College London for Wolfson House (Upper Bridge St), Carruthers House, Bexley House and Wolfson Lecture theatre (High St) and, significantly, unused Edwardian buildings on the WYE3 Campus North site (see site policy WNP11).

Policy WNP10 *Density and layout*

- Densities should reflect the existing pattern of housing at 20-30 dwellings per hectare (outside the higher densities at the core of the village). Densities of below 20dph will be acceptable in developments on the edge of the village.
- Development will be encouraged to provide links with safe walking and cycling routes to the village centre, facilitating access to schools, the surrounding countryside and station - minimising the need for car use. The loss of existing footpaths and cycleways will be resisted. New development should be built round the idea of a walkable village with integrated adequate pathways directly connecting to the centre of the village.
- Major developments should be designed to provide new green amenity spaces, reflecting and extending the existing network of accessible green space running through the village.

*WNP housing policies provide local focus and complement **NPPF** Core principles – the delivery of homes, promotion of mixed use and using brownfield land, and Sustainability policies 5 and 6; and **Core Strategy 2008** CS1 guiding principles C and F, CS2 Borough wide strategy and support CS6 The rural settlement hierarchy.*

Site policies

The former Imperial College London Campus at Wye, the WYE3 site

It is essential that the WYE3 site is considered as a whole and that its redevelopment is the subject of an inclusive masterplan approach in the first instance and is compliant with Policy WNP11. Piecemeal applications should not come forward if they will prejudice an integrated solution for what is the major site for development in the village. Policy WNP11 addresses the overall redevelopment of the campus landholding.

Policy WNP11 *The former Imperial College London campus at Wye*

As outlined in Core Policy WNP6, the former Imperial College London landholding at Wye (WYE3) is proposed for a mix of uses, including education, business, community infrastructure and housing. In this regard development proposals for this site shall, subject to viability:

- a) **Provide for the continued use of part of the site for education through the establishment of a secondary school or equivalent activity on the site.**
 - Any such development should include the adoption of a travel plan to limit the use of cars to bring staff and students to and from the site prior to the commencement of any such development. Detailed design should be submitted to and agreed by the local planning authority and the highways authority for the entrance to the school and the Occupation Rd/Olantigh Rd junction in agreement with the developers of the remaining Occupation Rd site prior to the occupation of the buildings for this use.
- b) **Redevelop part of the site as a business hub (B1 Office or A2 Research and development).**
- c) **Retain and enhance the existing commercial land use along the southern side of Occupation Road for employment use (B1).**

- Renovation of the properties here would improve the appearance of the entry route into the village from the North Downs Way.
 - For (b) and (c), adequate parking provision for such commercial floorspace should be provided as part of any such redevelopment.
- d) Incorporate the continued use of the land south of Occupation Rd for horticultural businesses.
- e) Achieve the positive re-use of the Grade 1 and Grade 2 listed, and other unused Edwardian buildings of the former Wye College by a mix of community, residential and business uses.
- Such development would require provision of a new pedestrian and vehicular access route into the site.
 - Small scale B1 use, live/work units and some residential change of use would also be supported here to encourage the development of a thriving community hub in these historic buildings in the heart of the village.
- f) Retain the Withersdane site for institutional, residential (C2) use, subject to traffic generation being compatible with the highway constraints of Scotton Street and the upgrading of footpath links between the site and the village to ensure mobility scooter access.
- g) Re-develop areas of land not used by the school or business hub for approximately 50 dwellings.
- h) Achieve appropriate reuse of the site of the former ADAS buildings, having regard to the concept of the walkable village.
- i) Pay particular attention to the potential for innovation in materials and form in the design of new buildings, and should where possible embody elements such as green roofs and non-reflective materials to limit the visual impact of additional development here on the surrounding AONB. Any development should provide a connection to the nearest point of adequate capacity in the sewerage network, as advised by Southern Water.
- j) Ensure that all additional landscaping provided across the site is of high quality given its setting within the AONB, is comprised of species native to this area of the Kent Downs and of a design, scale and format appropriate to its setting close to the SAC. Applications should demonstrate how proposed landscaping has been designed to enhance views from the AONB.
- k) Where appropriate, having regard to the statutory requirements, development of WYE3 will be subject to Section 106 agreements to support traffic calming on Olantigh Rd., Scotton Street and Oxenturn Rd., improvement to the village hall complex and the establishment of a day care centre for the elderly (see Appendix B).

WNP policies for the sites in WYE3 conform to the following national and local planning policies - **NPPF Basic Principles**- *plan led based on a positive local vision, promoting economic development and delivery of homes and infrastructure, promoting the character and vitality of communities, promoting mixed use, conserving heritage, conserving and enhancing the natural environment, using brownfield land, promoting Health and social and cultural well being.*

NPPF Sustainability Policies - 1. Building a strong, competitive economy, 6. Delivering a wide choice of high quality homes, 7. Requiring good design, 11 Conserving and enhancing the natural environment and 12. Conserving and enhancing the historic environment.

Core strategy 2008 CS1 guiding principles A-L, Policy CS2 Borough wide strategy, CS17 Tourism, CS18 meeting the communities need.

Saved policies 2000 EN10 Policy 12 Conserving and enhancing the historic environment, EN16 Development in conservation areas.

TRSDPD Policy WYE3