Wye Neighbourhood Development Plan 2015-2030

Schedule of Changes Requested to Neighbourhood Plan

on behalf of Telereal Trillium

HPPC Ref: 30831
Date: August 2015
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INTRODUCTION

This schedule sets out the changes which are requested to the Wye Neighbourhood Development Plan 2015-2030; it should be read in conjunction with the statement on behalf of Telereal Trillium, August 2015. The changes requested are set out below, by reference to the appropriate paragraph numbers/figures in the Wye Neighbourhood Development Plan 2015-2030.

1 Preparing the Plan

1.7.2 Replace final sentence with following text:
“The sponsors of the Free School, United Learning and the Education Funding Agency (the Government's Agency) now plan to maintain the Free School at the Kempe Centre; with additional built accommodation and playing fields to be the subject of a future planning application.”

1.8 Third bullet point refers to Strategic Housing Market Assessment 2013 – the final report is dated January 2014.

2 Wye with Hinxhill – Our Parish (the neighbourhood area)

2.4.4 Site assessments

Table 2.1 - Wye 08/Wye 3 amend WNP Assessment and comment to read:

“East of Olantigh Road – including ADAS site – suitable for mixed development, including education and residential use.”

Additional text following 2.4.4 – Amend first paragraph to read:

“The ADAS site to the north of the village, and within Wye 08 (part of Wye 3) has been considered separately by the Parish for redevelopment. It is located adjacent to the permanent site of the Wye Free School at the former Kempe Centre, and is considered suitable for residential development, at a density reflecting its edge of village location.”

3 Vision and Principles

(No requested changes)
4 Key objectives and linked Core Policies

Objective 1 – add additional text to first paragraph (additional text in bold):

“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 minutes walk, or about 400m, from the centre of the village, which in the case of Wye is defined as the Bridge Street/Church Street junction. However, this broad approach should not result in the exclusion of suitable brown field sites, including the former ADAS buildings, and other buildings within the former Wye College Campus, being excluded from the village envelope. 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 eg the primary school, medical centre, Wye Free School and railway station, and will preserve the surrounding countryside. The envelope defines the built confines and is drawn within the boundaries of garden space in the countryside.”

Figure 4.1 – see revised village envelope – add area edged red to accord with TRS DPD Wye 3 Policy

Policy WNP1a Village Envelope

Amended wording of policy to read:

“Development outside the village envelope, as defined in figure 4.1, will only be supported where exceptional circumstances have been demonstrated or it is essential to meet specific and necessary utility and community infrastructure needs. The following green spaces within the village will continue to be protected from development” (remainder of text as per existing).

Policy WNP6 Mixed development

Amend policy by deletion of final sentence; amend policy to read:

“Development proposals for the Wye 3 site should deliver a mix of uses, including education, business, community infrastructure and housing, including housing for the elderly. Given the scale of the site in relation to the village, such development (other than infill sites) should be delivered in a phased manner subject in the first instance to an agreed and adopted masterplan for the site as a whole.”
5 General Policies

Table 5.1 indicative numbers of dwellings for phased development up to 2030
Add footnote c) after Wye 3
Change of Use footnote becomes d)
Add footnote c) to read:

“Actual number of new dwellings, excluding Change of Use and Windfall, to be determined through preparation of the masterplan, which is to be subject to review at appropriate intervals over the period to 2030”

5.3.1 Phasing

Delete final sentence; replace with following text:

“The number of dwellings to be built on Wye 3 within the first 5 years of the plan period is to be determined through the preparation of the masterplan.

Policy WNP9 Phasing

Delete second sentence of explanatory text; replace with the following:

“Based on this approach, a projected completion of building on Sites Wye 1 and Wye 2 would occur within the period 2015-2020. The phasing of development on sites within Wye 3 will be determined through the preparation of the masterplan.”

Table 5.2 Phasing the completion of dwellings

Delete number of dwellings for Wye 3; replace with following text:

“Number and phasing of dwellings to be determined through masterplan.”

6 Site Policies

Replace third paragraph with following text:

“With regard to previously developed or brown field land, the major land holdings of Imperial College London at Wye have now been acquired by Telereal Trillium, and represent the key areas with potential for redevelopment in the Parish.”
Amend first sentence to read:

"The former ADAS site (Agricultural Development & Advisory Service) is located to the north of the village and contains a group of office buildings that are in disrepair."

Replace following paragraph with bullet point as follows:

- "This site has been considered by the Parish for development (see 2.4.4). It is considered suitable for residential development at a density reflecting its location on the edge of the village"

6.3.1 Education

Delete second paragraph, and replace with following text:

"The WNP supports the location of the school on the Wye 3 Site. The school has planning permission to operate from the adapted Kempe Centre Building for 3 years. The EFA, United Learning and Telereal Trillium have agreed that the Wye School will be permanently located in the former Kempe Centre Building, with additional buildings to be constructed, together with new playing fields, to support its expansion."

6.3.2 Commercial

Replace first paragraph with following text:

"The Kempe Centre is an award winning building designed as a library and IT Centre for Wye College. It has temporary permission to be used by the Free School. The Kempe Centre will now form the long term home of the Free School, with additional teaching accommodation to be provided, together with new playing fields."

6.3.3 Community Infrastructure

Delete final sentence of first paragraph, referring to the Free School.

Second paragraph referring to the Campus Community Project – add further bullet point stating:

"Conversion to residential use"
6.3.4 Housing

Delete second paragraph, replace with following text:

"The availability of land for housing at other locations in Wye 3 will be determined through the masterplan process. Potential locations for new residential development include":

(Retain 2 bullet points as presently drafted)

6.4 WNP Policy for Wye 3

Amend second bullet under paragraph 1, to read:

"That any additional house building occurs only within walking distance and at the edge of the existing envelope."

Policy WNP 11 The Imperial College London Campus at Wye

Amend title for Policy to: "The Former Imperial College London Campus at Wye"

Amend first paragraph of policy accordingly.

b) Redevelop part of the site as a business hub (B1 office or A2 research and development)

Delete bullet point referring to the Kempe Centre

c) Amend this section of policy to read:

"Retain and enhance the existing commercial land use along the southern side of Occupation Road for employment use (B1), subject to continuing demand for commercial uses in this location. It may also be appropriate to provide alternative commercial accommodation elsewhere within the area subject to Policy WNP11."

e) Develop the Grade I and unused Edwardian buildings at Wye College for a combination of residential and community uses.

- Such development would require provision of a new pedestrian and vehicular access route into the site (see figure 6.3)
- Small scale B1 use, live/work units and 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."

g) Redevelop areas of land not used by the school or business hub for 50 dwellings

Replace wording of this section of policy as follows:

"Redevelop areas of land not used by the school or business hub for new dwellings (number to be established through masterplan process)"
Comments on Appendices and Background Documents

Appendix C – amend to accord with comments in our statement and schedule of requested changes

Appendix G - amend to accord with comments in our statement and schedule of requested changes

BD5 amend table at 5.7 to accord with our statement and schedule of requested changes.

BD9 Table 1 – Site assessments – amend as per our detailed comments in schedule of requested changes amend figure 3 and figure 4 to accord with our statement and schedule.

BD12 – amend plan showing brown field boundaries for part of Wye 3 east of Olantigh Road, as per attached annotated plan – add areas shaded blue

BD14 – amend to accord with representations set out in our statement and schedule of requested changes