Appendix B Projects and developer contributions

Introduction

Section 106 of the 1990 Town and Country Planning Act has been a means by which developers are taxed to provide funds for facilities or infrastructure needed or justified as a result of the development. Thus if a lot of housing is built, funding for new school places or sports facilities, improvements to roads or public transport infrastructure, as well as improvements to local amenities would be justified. Developers can provide this in kind as part of, or associated with, the development, but more usually a sum is paid to the relevant local authority to provide the facilities.

Wye has done poorly from any Section 106 payments related to new developments. In the case of Havillands, Wye’s largest development of over 50 units in 2000, no moneys came to support Wye’s social and services infrastructure; indeed some of the money set aside is still unspent. The adoption of the Neighbourhood Plan is a chance to review the current position and this Appendix outlines a strategy for this and a series of projects that should attract developer contributions.

The Community Infrastructure Levy has yet to be introduced by ABC and a charge has not been set. It is likely that ABC will be defining its policy to coincide with their Core Strategy Review due at the end of 2015. The Regulations relating to Neighbourhood Plans mean that some CIL proceeds are applicable to specific localities in the NP Area and a figure of 25% is cited. The present Section 106 rate is £14,000 per plot. This scale of payment would offer good support for several parish improvements.

Projects for the Parish

The following projects as outlined in detail below, are prioritised as follows:

1. Village Hall improvement
2. Traffic calming and car parking
3. Campus community project (including establishment of a day care centre)
4. ADAS and community energy
5. Additional environment projects

In consideration of the applicability of these projects for developer contributions it is recognised that only 1-3 may be considered to fulfil all the conditions set out for 106 contributions in NPPF paras 203 and 204.....

Paragraph 203: ‘Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition’.

Paragraph 204: ‘Planning obligations should only be sought where they meet all of the following tests:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development’.

It is currently unclear if these regulations will be applied by ABC to CIL as well as section 106 payments, however a case is made for each of the three projects highlighted for contributions. Should CIL be applied as a general “tax” then support for other projects, all of which would enhance the quality of life in the Parish, will also be considered by the Parish Council. The value of contributions from each development is expected to be set by ABC. The 106 agreement has
already been finalised for the WYE1 development. Only WYE2 and WYE3 are considered here.

A. **Focus on projects assessed to fulfil 106 regulations**

1. **Village Hall improvement**

The Large Village Hall was built in 1937 and has had little improvement since then. The Small Hall was built in 1985. Since then the size of the village has significantly increased, and this trend is due to continue. The Wye Village Hall Management Committee is thus responding to two urgent pressures: a demand from an increasing village population for greater hall usage than the two existing halls can provide; and the need to carry out repairs and reduce running costs.

*a. New activity space* There is clear evidence of need for more space to accommodate activities which various groups in the village are keen to start up. A recent survey has identified several youth groups (Scouts, Cubs and Beavers, a youth drama group) and table tennis, Pilates, Ditch the Diet, and a Drop-in for the elderly as potential users. Most of these activities need space on weekday evenings, when both halls are fully booked. There is also discussion over the provision of a Parish Council office, and meeting rooms for local businesses and groups. And since this is a once-in-a-generation opportunity, in a growing village, we would be negligent if we only trimmed our design precisely to today’s needs.

One option is to build a new hall, immediately next to the playing fields and a large green area ideal for outdoor youth activities. The second option is to insert a second mezzanine floor in the large hall. Both options have their attractions, and are currently being evaluated, including seeking the opinion of villagers and activity groups. Whichever option is selected, appropriate new storage space will be required, part of which can be provided by extending the floor plan of the large hall, where happily space exists for this purpose.

*b. Expansion and refurbishment of the village halls complex* The large village hall, according to the results of a structural survey, badly needs infrastructure repairs and modernisation to meet the demand from existing and known potential users. The overall improvement package, which has been influenced by a survey of other refurbished or new village halls, and by local pulse-taking, would probably include: a new roof, incorporating solar panels (the orientation is good) skylights and acoustic treatment; an improved entrance area; new double-glazed windows with thermal upgrade; refurbished and improved storage areas; sympathetic and adjustable internal lighting; a proscenium arch with provision for stage lighting, curtains, and a large screen; and a collapsible stage to be stored in a new storeroom which would double as a Green Room when the stage is erected.

*c. Access* In addition, there is a desire to improve access for the elderly up the steep entrance slope from the street, by the provision of shallow steps with a handrail and lighting.

The overall package will be further refined with the engagement of the village by the wholesale distribution of the Village Plan inviting comments, and by focus groups and public meetings.

Each aspect of village hall improvement is considered to fulfil para 203 and 204 conditions for all major developments WYE2 and WYE3. The increase in population brought about by new housing on each development will pose severe pressure on the facilities currently available. Policies WNP7 and WNP11 target contributions to the village hall.
2. Traffic calming and car parking

Speed indicators  The NP questionnaire identified traffic speeding into and through Wye as a major safety issue. The new housing, business and education activities supported by our plan will increase the need for improved traffic calming and management. New electronic speeding signs are needed on each of the gateways into Wye –Scotton St, Oxenturn Rd., Harville Rd and Bramble Lane.

Traffic calming along Olantigh Rd is considered an essential requirement for the development of the WYE3 site.

New parking places  Following general restriction of speed in Wye, the need for more off road parking was also highlighted in the questionnaire (see B4 including a recent parking assessments). Ownership of Churchfield Green has now been passed to the Parish Council from ABC. There is sufficient space on the green to construct an off-road parking area running alongside Churchfield way for up to 20 cars as outlined in the sketches below. This development would not detract from views from the green to the Stour Valley.

Options for a new parking area off Churchfield Way

Given the difficulties of access along the narrow streets such as Scotton St and Bridge St it is tempting to make these areas no parking zones. However such a policy would create difficulties for residents and may lead to increased speeds through the village. Parked cars themselves act as traffic calming devices. The allocation of parking restrictions therefore needs to be addressed with caution in the future.

In view of the location and scale of the sites for development, it is proposed that percentage of total 106 income from each site allocated to traffic management should vary in relation to each site. The major impact on traffic will be from WYE3 particularly in relation to Olantigh Rd, but other access routes will also be under pressure. WYE2, although contributing to general increase in
traffic is not close to sites targeted for improvements and therefore warrants a lesser percentage contribution to this project.

3. The Campus Community Project (see WYE3 policy)

The following section provides details on how the site might be developed with various sources of funding. The provision of a community café and day care centre for the elderly is the component of the project considered to meet all conditions for 106 contributions, but all aspects of the reuse of the historic site have been included in this section to put the proposals in context. Examples of potential uses for the historic site are as follows.

The Campus Community Project includes:-

- The provision of a community café and day care centre for the elderly (see Our Place) *
- The setting up of a visitors centre for walkers, cyclists and tourists
- The opening of the nationally important historic buildings to the public and for exhibitions
- The relocation of the Wye public library looking for larger premises in the village)
- The provision of a venue for weddings and events in the period rooms and old hall (this use was successful when the College was functioning)
- The provision of permanent space and meeting rooms for various community groups currently lacking a place of their own
- Access to the buildings for a meeting place for the Church including the chapel
- Use of the Old Hall for concerts and gatherings
- Use of the old lecture theatre as a cinema (there is an existing cinema club using the part of the village hall).
- Accommodation on the first floor would be used to support residential courses eg summer schools and field courses.

The community-based use of the buildings must be self-funding and the establishment of an organisation to run the site has been discussed with ICL and possible funders, such as the Heritage Lottery Fund.

*This aspect of the community project has been assessed to fulfil NPPF the conditions set out for 106 contributions in NPPF paras 203 and 204.

Finances
Upgrading and restoring the buildings

Good sources of finance for the project are -

- The Architectural Heritage Fund and the Heritage Lottery Fund which can provide for the costs of setting up a platform for action: an organisation, a business plan and a project brief; this would include the costs of building a business case, developing an organisational structure, surveying buildings and drawing up proposals for restoration and adaptation (including the renewal of services). The Heritage Lottery Fund (HLF) can also fund expenditure of a capital nature: for urgent repairs, adaptation (the renewal of the heating and other systems should reduce running costs) including adapting the spaces for specific use to maximise the potential of the buildings. The grant most likely to be appropriate is a Heritage Enterprise Grant, implying that taking on the buildings is an enterprise with income and costs but supplying a beneficial use or reuse of the buildings. The Enterprise Grant pays for the heritage deficit, a notional amount equal to the difference between the
value of the asset before improvement plus the costs of improvement, and the value at the end of the improvement process. The HLF assume in making this grant that the operation would pay its way making enough income to cover all running costs and making an appropriate return to the organisation.

- **English Heritage** itself will promote the cause of the buildings, advise and rule on the adaptations necessary or permissible, carry out urgent repairs if necessary, and take the position of guardian of the buildings’ beneficial re-use. The Parish Council is in discussion with all three of these organisations who are in favour of the project and co-operating to assist us. In addition we are using architectural historians and tests to assess the character and merit of the buildings.

- **Developer contributions and Donations** are likely to be necessary to set up the organisation to undertake its aims. These might provide an endowment fund or be to cover specific aspects of its role. Organisations that made this sort of commitment would need connections to or interests in Wye or ICL, and might be offered a seat on the Board of the organisation.

**Revenue funding and income generation**
The public grants available will not assist with the day to day running costs of the enterprise, though grants may be available for specific projects eg oral history. To make the vision work the enterprise needs to include uses that generate income as outlined above. Several potential sources of income would derive from the intended uses discussed above.

**Funding from developer contributions**
Development on WYE3 includes re-use of the Grade I buildings that would provide an ideal site for a community café and day care centre for the elderly as supported by Policy WNP7. It is anticipated that residential units provided through change of use of Imperial College London-owned property will be retirement homes and therefore add to the ageing population in Wye. Contributions to such community infrastructure fulfil NPPF requirements. A substantial percentage of the WYE3 developer contribution is therefore allocated to this project.

**Concluding remarks**
The re-use of the architecturally and historically valuable buildings at the heart of the former Wye College is a key part of both the ICL masterplan and of the Neighbourhood Development Plan. There are numerous hurdles to overcome not least a degree of realism on finances. The vision for the project might well be taken from the 14 Heritage Outcomes set out by the HLF, it seems that all of these can be met.

*Once the initial investment has been made, the activities in the Grade I building would be sustainable and self-sufficient.*
B. Projects to be supported primarily by contributions from CIL

Although aspects of the following projects fulfil, at least in part, the NPPF conditions for 106 allocations, it is envisaged that CIL will provide the main source of funding.

4. Environment improvement

The active environment group has produced an exciting list of projects for support from developer contributions and other funding sources such as grants and Parish Council funds. The following documentation presents the projects in order of priority. The first priority is to establish the community energy project on the ADAS site (see WYE3 policy). This project may be considered as part of any carbon offsetting supported by ABC. The other projects also contribute to green natural green spaces and facilities for outdoor sports. The projects proposed each fall under the ABC Section 106 designations; carbon offsetting, play space and green space. Increases in the numbers of households proposed up to 2030 mean that it will be essential to preserve and improve the environment in and around Wye.

1. Community Energy

<table>
<thead>
<tr>
<th>Brief Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community energy generation is a powerful way of working together to combat climate change, as well as keeping the benefits of renewable energy within the local area. Development of energy generation on the derelict ADAS site is supported by the Parish Council (see Policy WYE3.6). This project would be for the feasibility study, planning permission, and construction of community energy. It is likely that the most financially and technically appropriate option for the ADADS site is a combination of a PV-T heat pump with borehole inter-seasonal heat storage.</td>
</tr>
<tr>
<td>Benefits</td>
</tr>
<tr>
<td>- Income from generating energy. This can finance initiatives that are beneficial to the</td>
</tr>
</tbody>
</table>
whole community.
- Potential for reduced electricity costs.
- The schemes derive income from government incentives like the Feed-in Tariffs (Fits) or Renewable Obligation Certificates (ROCs) and selling energy to the national grid.
- Local employment. Paid local work in the construction phase of the project. Using local contractors for construction, management and maintenance will boost the local economy.
- Reduction in the carbon footprint of the community reduces dependence on grid electricity and the fossil fuels that go along with it. Once energy is generated locally the community becomes more aware of energy use and reduces overall use – cutting both our carbon footprint and electricity bills.
- Greater Energy Security enhancing the value of living in Wye.

Challenges
- Section 106 and Parish Council funding to be used for feasibility, securing planning permission, and construction.
- Grant support needed to complete the project.
- Agreement with the landowner Imperial College London to pursue the project

Person who filled this in Jae Mather

### 2. Cycling Wye – creating a “Green Orbital”

**Brief Description**

Route 18 (NCR18), one of the main arteries of the National Cycle Network, passes through Wye however; the village currently has very few dedicated and safe “traffic free” cycle paths.

We believe that Wye should be a cycling village. Firstly, efforts should be made to ensure that NCR 18 has “traffic free” sections where possible. This would involve defining linking up the centre of the Village with the proposed riverside path to Conningbrook, Ashford and considering opportunities for a path alongside Olantigh Road or the River Stour out to Godmersham where the route becomes “traffic free” at Egerton Lane

We would also like to propose an Orbital Shared Use Walking and Cycling Infrastructure that defines the green space around the village and provides safe alternatives to using the main roads, linking all villagers to NCR18. This would involve:
- A section running from Olantigh Road behind the allotments and Abbots Walk, one fork linking to Churchfield Way and another fork running along the river to a bridge crossing the river and railway into Bramble Lane.
- A section running from Olantigh Road along Occupation Road to the end of the plant nurseries and turning right to link up with Colharbour Lane
- A section running down the back of Jarman’s Field and Orchard Drive linking to the back of the Surgery with a spur going out to Withersdane, widening the existing footpath
- A section running from Oxenturn Road behind Chequers Park to meet the new “traffic free” section of NCR 18.

Fixed cycle racks could be installed at public amenities such as the Church, Surgery, Shops and Pubs. Good signage (painted on the road and vertically mounted) would indicate to road users the need to be aware of cyclists.

**Benefits of the project:**

Once constructed:
- Reduction in vehicular traffic
- Reduction in short car journeys (extremities of the Village to central amenities)
- Improved air quality
- Improved safety
- Definition of the Village extremities – a Green Orbital

**Challenges of the project:**
- CIL/I06 money needed for cycle paths, road marking, bridges, signage and installation of cycle racks
- Permission to use land from private landowners
- Money for maintenance
- Health and safety audits
- Highways audits

**Person who filled this in**
Nick Keegan
3. **Blooming Wye/The Nature of Wye!**

**Brief Description**

Enhance the beauty of Wye by creating a wildflower corridor either side of Churchfield Way leading up to a beautiful meadow on Churchfield Green.

The Churchfield way meadow could be mown to create picnic ‘rooms’ and a maze of paths for children to run through. A larger area could be mown for ballgames. Further wildlife enhancements could include a village pond, bird and bee boxes, hedgehog wood piles. New trees at the perimeter of the meadow and in the boarders of Churchfield Way could be native (local provenance) fruit trees supplying pollen for insects and fruit for the community.

The wildflower corridor would involve seeding the boarders either side of Churchfield Way with wildlife flower mix (with seed from local source to maintain local genetic biodiversity). If sections of the boarders on either side of the road were planted with different wildlife flower mixes they would be at their best at different times in the season and maintain a floral welcome to Wye.

**Benefits of the project:**

Once constructed:

- High visual impact
- Draw in visitors to see the meadow and spend money at local food outlets
- Increased use of the green
- Enhanced quality environment (contributes to house prices, health and quality of life)
- Less maintenance/mowing than the current areas of mown grass.
- Can be kept looking neat and managed by mowing the paths, ‘rooms’ and boarders/sight lines
- Provides for bees and other pollinators essential to food production
- Provides community fruit trees
Community pride

- Creates greater wildlife linkage through the village eg connecting the downs, through green infrastructure in the new build on imperial land, the churchyard, the meadow, and planting of the possible new community park by the river.
- Provides an exemplar of what a small village can do (most community meadows are in urban areas)

**Challenges of the project**

- CIL/I06 money needed for habitat creation
- Community understanding because the time between removal of top soil and blooming of wildflower meadow mix would not be visually appealing – though wildflower turf is a quicker (more expensive) possibility
- Money for management (though mowing regime would cost less)
- Pond would need to be designed to factor in safety considerations

Person who filled this in Diana Pound

---

**4. Riverside Park in Wye**

[Brief Description]

Denne's Field is the field downriver from the Tickled Trout. It is not suitable for housebuilding because it is on the flood plain. Its position close to the train station, within sight and walking distance of the village north and south of the railway and the river, makes it suited to a public amenity space.

Ideas that have been suggested include:

- a bathing pool – taking water from the river
- a community orchard/ public space to allow access/ picnicking on the riverside
• car-parking to relieve traffic in the village centre
• a bridge, possibly making use of the new railway bridge, to take cyclists and pedestrians over the river and the railway
• native planning and wildflower rich areas to encourage wildlife and link with project 1 creating green infrastructure through the village

Benefits of the project:
Riverside park/community orchard/ picnic spot
• Villagers and visitors would have easy access to the riverside
• Added attraction for tourists
• Improved awareness of river
• Improved biodiversity on river
• Fruit could be grown for community and visitor consumption
• Enhanced quality of life for residents and visitors
• Permaculture design principles are used so that maintenance is significantly reduced and the planting is resilient
• There are already two slopes where cattle have accessed the river in the past
• There is plenty of funding available for community planting

Community bathing pool
• Residents would have a place to swim in the village
• Saving on car or train journeys to public pools in Ashford, Faversham and Canterbury
• Residents wouldn’t have to drive out of the village to Olantigh where they currently swim in the river on private land
• The environment agency have given a cautious go-ahead for the idea, and have suggested a source of funding

Car parking area
• Relief would be provided from the pressure on parking in the village centre
• Commuters who currently park on Bridge Street on Churchfield Way would have a place to park this side of the railway
• Relief would be provided for the station/village hall car park
• This public car park would be more noticeable (and therefore better used) than that at Gregory Court or any car park which may be built behind the college buildings
• Parking charges would provide an income for the village

Challenges of the project
• This whole riverside park idea relies on the go-ahead of the landowner.
• Construction costs. The project could be financed through Section 106/CIL but some aspects are more costly than others. A bathing pool using water drawn off the river (ie. Separated from the river) would cost at least £60,000. A bridge over the river and the railway would cost about £2 million (but could be cheaper if a way was found to use the horizontal section and supports of the new railway bridge).
• Money and labour for maintenance.

Riverside park/community orchard/picnic spot
• The river bank is currently very untidy.
• The other side of the river is not particularly attractive at this point. Any park should ideally work on both sides of the river.
• The proximity of the railway and the road means that this is not a particularly peaceful area.

Community swimming pool
• Muddy bottom.
• While there are two sloped access points, the river has steep sides making it not particularly conducive to swimming.
• Some residents have warned of the dangers of Weil’s disease.
• Open air swimming is going to be provided at Conningbrook Lake which should shortly be linked to Wye through the off-road National Cycle Route 18. This will enable swimming in a much larger space than could be provided in Wye.
• While it may be possible to run a channel from the main river to feed a bathing pool separate from the river, it’s doubtful whether the resource would generate sufficient use as to make the cost worthwhile. The Chair of the Wild Swimming Society has visited the site and felt that a paddling pool closer to the village centre, to be filled with clean water, would be a better, potentially more popular resource.

Parking area
• Deterioration in view for those living at the bottom of Churchfield Way.
• Green space would be taken up with parked cars.
• A carpark might actually attract commuters from outlying villages as Wye would become an easier place to commute from.
• This might have a knock-on effect with greater pressure for the high-speed train to stop at Wye, and, if this happened, longer closures for the level crossing.
• Parking charges at a riverside park would necessitate parking permits for village residents.

Person who filled this in:
Jasper Bouverie
5. Wye Community Farm

Brief Description

The Wye Community Farm (WCF) Hub would be a central focus point for the community in Wye. Having a presence would increase membership and give visitors an insight to the valuable work that WCF undertakes. An area of land could be set aside for WCF and a purpose built building to house an office, shop / visitor / rural craft training centre and a small area for fruit production and livestock grazing. This would bring nature closer to the community, allowing interaction for young and old members of the community.

The Wye Community Farm was established by local residents in 2008, with key objectives being to:

- Reduce food miles and packaging waste by producing local food for local people.
- Provide volunteering and training opportunities in farming and rural crafts.
- Promote awareness of food, farming and the natural world through farm walks, open days and school visits.
- Create employment in agriculture and allied industries.

Full details of WCF’s aims and achievements to date can be seen on the website [www.wyecommunityfarm.org.uk](http://www.wyecommunityfarm.org.uk) WCF sees the community garden and livestock area as an area
being a further source of income to further support its educational and training activities.

Benefits of the project:

Once constructed:

- High visual impact attracting community members and visitors
- Draw in schools and community groups to see what WCF is doing and interact with wildlife
- Increased membership and therefore sustainability of the community farm
- Enhanced quality environment (contributes to avoiding Nature Deficit syndrome)
- Maintenance of the area to be undertaken by existing and new groups of volunteers and community payback participants.
- Provides a focus/hub for local farming knowledge and practices undertaken in the community
- Community pride
- Creates greater landscape/wildlife linkage in the village
- Provides an exemplar of what a small community farm can do
- Exemplar for local food production to make the community more self-sufficient in food, to promote food growing at home and healthy eating and reduce the cost of supermarket sourcing
- A training centre offering re-skilling projects in rural crafts

Challenges of the project:

- CIL/I06 money needed for land and building
- Community understanding of the farm. WCF is increasingly trying to improve the awareness of the farm and its activities. There therefore would be a campaign to raise awareness and encourage support from the community

Person who filled this in

Danny Lenain

6. Restoring our landscape

Brief Description

This project would provide funding to restore the landscape character and setting of Wye so it is more beautiful and functions better for water, wildlife, and recreation.

The perception of many who live in Wye is that it is in beautiful countryside. However the incremental and cumulative deterioration of the landscape has gone unnoticed by many. The Landscape Assessment of Kent (2004) describes the area as “an incoherent landscape” and says “Ecologically, there is only a limited extent of habitat associated with the woodlands and the river corridor. Tree cover is patchy and field boundaries are in decline. This is a landscape in very poor...
“Hedgerows are mainly located on roadsides, but the traditional historic pattern of internal field boundaries, hedgerow trees and woodlands is becoming indistinct. The river itself has lost its strength of character since arable cultivation often stretches to the very edge of the water, with the distinctive alders and willows and aquatic vegetation having been removed”. It summarises the condition as follows:

- Condition: Very Poor
- Pattern of elements: Incoherent
- Detracting features: Some.
- Visual Unity: Interrupted
- Ecological integrity: Moderate.
- Functional Integrity: Weak
- Cultural integrity: Poor.

This project would be set up to work with landowners and occupiers, the Stour Valley Project, Wye Community Farm and the community. The actions recommended in the Kent Landscape Assessment for the area are:

1. Create and reinforce the ecological importance and visual impact of the river corridor by replanting where possible with willows and alders, establishing marginal aquatic vegetation and broad areas of bankside vegetation, including tall grassland and scrub.
2. Create floodplain wetlands adjoining the river to increase ecological diversity and a distinctive river-side character.
3. Manage existing hedgerows, especially the remaining road-side hedges and hedgerow trees, including gapping up and planting new trees.
4. Establish small blocks of woodland to create a new sustainable landscape structure to offset the loss of hedgerows and trees to soften the impact of the railway and linear developments.
5. Encourage the planting of rows of windbreak trees to create a landscape structure where internal field boundaries have been removed.
6. Conserve historic buildings and improve their setting in the landscape through appropriate planting and reducing clutter.

**Benefits of the project**

Once restored:

- High visual impact
- Restored character and beauty
- Enhanced wildlife and natural linkages
- Restores functional ecological networks
- Contribution to national biodiversity targets and ambition to work at a landscape scale

**Challenges of the project**

- Developer contributions needed
- Need to incentivise landowners and occupiers
- Need to complement existing grants and subsidies
- Need to ensure work is carried out with best available knowledge on landscape character restoration and with the advice of the AONB team
<table>
<thead>
<tr>
<th>Person who filled this in</th>
</tr>
</thead>
<tbody>
<tr>
<td>Diana Pound</td>
</tr>
</tbody>
</table>