

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

Policy WNP1a Development outside the village envelope, as defined in Figure 4.1 and beyond 5min walk (ca. 400m) from the centre of the village (the Church Street/Bridge Street junction), will only be supported where exceptional circumstances have been demonstrated or it is essential to meet specific necessary utility infrastructure needs. The following green spaces within the village will continue to be protected from development.

- Churchfield Green (Forstal)
- Allotments
- Churchyard and burial ground
- The College Green and College gardens
- Sports fields –the cricket field Horton's Meadow, Village Hall recreation ground and also Wye College playing field
- Havillands meadow
- Green spaces in established housing developments
 - Little Chequers
 - Long's Acre
 - Churchfield Way
 - St. Ambrose Green
 - Jarmans Field

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 WNP1b Developments that detract (by blocking or reducing quality of appearance, for example by building on greenfield land) from the following views into, out of and within the village, 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.

Objective: 2 Protection of Wye's architectural heritage

Policy WNP2 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, or pay inadequate regard to issues of renewable energy technologies, landscape and 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 statement and illustrations demonstrating how the principles and guidelines of the Village Design Statement have been addressed (Appendix D).

Objective 3: Protection against the impacts of increased traffic

Policy WNP3 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
- creation of highway safety issues because of the overuse of rural roads leading to Wye from Bilting, Boughton Aluph, Godmersham, Hastingleigh and Nacolts.
- Any application 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.

Objective 4: The promotion of business activity

Policy WNP4 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 Policy WNP3.

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

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

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

Policy WNP6 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 subject in the first instance to an agreed and adopted masterplan for the site as a whole. Development of the WYE3 site must support the concept of a walkable, concentric village.

General policies

Community and wellbeing

Policy WNP7 Where new housing development takes place developer contributions, through CIL and where appropriate Section 106, will be directed towards;

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

Countryside and environment

Policy WNP 8

- a) The impact of new development on the Wye and Crundale Downs SAC, NNR and SSSI must be specifically addressed in planning application documentation.
- b) Existing green and other spaces should be preserved and enhanced (see WNP1a and Appendix G).
- c) For developments of more than five houses, a landscape strategy should be submitted 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 to be 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.

Housing

Policy WNP9 Phasing

New residential development on the three allocated sites in Wye should be delivered in accordance with the phasing set out in Table 5.2 of this Neighbourhood Development Plan in order to ensure that the social and highway infrastructure of the village is able to adapt in a planned manner.

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 in developments on the edge of the village should not exceed 20dph.
- 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 provide new green amenity spaces, reflecting and extending the existing network of accessible green space running through the village.

Site policies

Policy WNP11 The Imperial College London Campus at Wye

As outlined in Core Policy WNP6, the 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:

- 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).
 - The Kempe Centre is considered very appropriate for such a use, retaining the parking areas to the north and east of the Centre and the existing landscaping and pleached limes in particular which provide screening from neighbouring residential developments.
- 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) Develop the Grade 1 and unused Edwardian buildings of Wye College as a community centre with various facilities.
- Such development would require provision of a new pedestrian and vehicular access route into the site (see Fig 6.3).
 - 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 50 dwellings.
- Given the flexibility attached to development on WYE3, the following site allocations provide an indication of the scale and type of development supported should the school and business hub be located in the Edwardian buildings and Kempe Centre respectively, as shown in Fig. 6.4.
 - Land east of Olantigh Road and north of Occupation Road - up to 30 dwellings at densities appropriate to their edge of village location.
 - The area west of Olantigh Rd - up to 13 residential dwellings. The design of the dwellings should be sympathetic to the scale and character of the listed buildings along Olantigh Rd, and be set back from the road to enable the provision of road frontage landscaping appropriate to its edge of village context.
 - The area to the north of the Kempe Centre - up to 7 residential units. Design should ensure that the new dwellings reflect the character and appearance of the area including the other developments to the east of Olantigh Rd.
- h) The design of all new buildings across the site should pay particular regard to innovation in materials and form, 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.
- i) All additional landscaping provided across the college landholdings should be of high quality given its setting within the AONB, be 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.
- j) Financial contributions from the development of WYE3 will be sought through Section 106 to support traffic calming on Olantigh Rd., Scotton Street and Oxeturn Rd., improvement to the village hall complex and the establishment of a day care centre for the elderly (see Appendix B).

