Background Document BD14

BASIC CONDITIONS STATEMENT FOR WYE WITH HINXHILL NEIGHBOURHOOD DEVELOPMENT PLAN

Introduction

This Basic Conditions Statement has been prepared to accompany the Wye with Hinxhill Neighbourhood Development Plan (WNP).

Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that Neighbourhood Development Plans (NDP) must meet the following basic conditions:

(i) the draft NDP must have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF);
(ii) the draft NDP must contribute to the achievement of sustainable development;
(iii) the draft NDP must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case Ashford Borough Council’s (ABC’s) Core Strategy 2008 (CS) and the Tenterden and Rural Sites Development Plan Document 2010 (TRSDPD) and
(iv) the draft NDP must meet the relevant EU obligations.

This Basic Conditions Statement addresses these requirements in three sections:

- Section 1 demonstrates the conformity of the WNP with the NPPF including how the WNP will contribute to sustainable development;
- Section 2 demonstrates the conformity of the WNP with the ABC Core Strategy; and
- Section 3 demonstrates compliance with the appropriate EU obligations.

Submitting Body

The Wye Neighbourhood Development Plan is submitted by Wye with Hinxhill Parish Council, which is a qualifying body as defined by the Localism Act 2011.

Neighbourhood Area

In accordance with part 2 of the Regulations, Ashford Borough Council (ABC), the local planning authority publicised the application from the Parish Council and advertised a consultation period beginning on 9th November and ending on 21st December 2012. The applications was approved by the Cabinet of ABC on 10th January 2013 and the Parish designated as the Neighbourhood Area.

The Parish Council confirms that this:

- Neighbourhood Development Plan relates only to Wye with Hinxhill Parish and to no other Neighbourhood Areas.
- It is the only Neighbourhood Development Plan in the designated area. No other Neighbourhood Plan exists nor is in development for part or all of the designated area.

The Parish is located in Kent Downs Area of Outstanding Natural Beauty (AONB), between Ashford and Canterbury. Figure 1a and b show the general location of the district and the parish within it.
Figure 1a Location of the Parish and aerial view

Figure 1b Wye with Hinxhill Parish boundary in local context with nearby major development allocations marked
Section 1: NPPF Obligations

1.1 National Policy

The Neighbourhood Plan must have appropriate regard to national policy. The following section describes how the WNP proposal relates to the National Planning Policy Framework (March 2012).

Sustainable Development

The central theme of the NPPF is the presumption in favour of sustainable development. In this context sustainable development is broadly defined internationally as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

The NPPF uses three ‘dimensions’ to describe sustainable development: economic, social and environmental, and requires the planning system, and thus the WNP, where appropriate:

- to contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and by improving the local supporting infrastructure.
- to support strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- to contribute to protecting and enhancing the natural, built and historic environment; helping to improve biodiversity, making better use of natural resources, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.

The NPPF specifies that delivery of sustainable development by the planning system is to be through the application of 12 core planning principles and the pursuit of 13 sustainability objectives supporting the three economic, social and environmental dimensions described above.

1.2 WNP accordance with the NPPF Core Planning Principles

There are 12 core planning principles put forward in the NPPF (Paragraph 17). Table I, below, lists these core planning principles and maps them to the Wye with Hinshill Neighbourhood Plan’s Policies.

<table>
<thead>
<tr>
<th>NPPF Core Principle</th>
<th>WNP Policies/Decision Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plan-led based on a positive local vision</td>
<td>The Plan has developed a vision for Wye village and the surrounding parish based on surveys and workshops, and developed principles and objectives that will help deliver the community’s aspirations.</td>
</tr>
<tr>
<td>Enhance and improve places in which people live</td>
<td>The Plan has polices for new housing (WNP2, WNP11), which specify high development standards as outlined in the Village design Statement 2000. The Plan has polices to protect the local environment and green space while encouraging growth and amenity improvement (WNP1a, WNP7, WNP8.) The Plan seeks to reduce pollution and inconvenience caused by road congestion by siting homes away from local problem areas and by seeking traffic calming measures (policies WNP1a, WNP11)</td>
</tr>
<tr>
<td>Economic development &amp; delivery of homes and infrastructure</td>
<td>In addition to encouraging the development of a commercial hub (WNP4, WNP11) and new, affordable, social and open market housing (WNP5) the Plan addresses improvement to communications, and non-residential uses (WNP6). The WYE3 site has been identified for the development of education and business activity in addition to increasing the housing stock.</td>
</tr>
<tr>
<td>High quality design and standard of amenity</td>
<td>The Plan has a core policy that specifies high development standards (WNP2). The plan includes policies (WNP1a and b, WNP7 and WNP8) that protect and improve the local amenity, and development is sited to protect green space and the surrounding countryside (WNP1a, WNP11).</td>
</tr>
<tr>
<td>Promote the character and vitality of communities</td>
<td>Maintaining the vitality of the community is at the heart of WNP. Policies WNP1a and WNP2 maintain character, whilst WNP4 and WNP11 encourage appropriate development through business and education. Sustainable, well integrated housing is promoted through WNP1a and WNP3, in addition to site policy WNP11.</td>
</tr>
<tr>
<td>Climate change, flood risk and reduced carbon usage</td>
<td>The Plan sites new development close to essential village services (WNP1a) encourages the use of renewable energy (WNP2), with specific proposals for generation of renewable energy on the ADAS site. Policies seek to improve walking and cycling (WNP1a and WNP10).</td>
</tr>
<tr>
<td>Conserving and enhancing the natural environment</td>
<td>Protection of the AONB is a core aim of WNP. The Plan includes environment policies (WNP1a and b, and WNP8) and allocates development sites to protect the landscape and rural nature of Wye village and the surrounding countryside. Appropriate phasing of development is addressed in WNP9 and WNP11 to control impact on the village environment. The development proposed is assessed to have less impact on the environment.</td>
</tr>
<tr>
<td>Using brownfield land</td>
<td>The Plan gives high priority to the use and regeneration of brownfield land (WNP1a, WNP11) and the regeneration of empty buildings on the WYE3 site.</td>
</tr>
<tr>
<td>Promoting mixed use</td>
<td>The Plan includes policies for the WYE3 site that promote mixed, business, education and residential uses whilst maintaining green spaces (WNP6, WNP11).</td>
</tr>
<tr>
<td>Conserving heritage</td>
<td>Preservation and restoration of heritage sites is an essential component of the WNP vision and principles. Conservation is supported by policies WNP1a and b. Regeneration of the Grade I listed medieval buildings on the WYE3 site is addressed by policy WNP11. Preservation of historic landscapes is covered by WNP1a and b, and WNP11.</td>
</tr>
<tr>
<td>Encourage sustainable transport</td>
<td>The plan sites developments within easy walking distance of all essential village facilities (WNP1a) and includes policy WNP10 to encourage walking and cycling. Assessment of the impact of development on traffic flow is an integral part of policies WNP3 and WNP11.</td>
</tr>
<tr>
<td>Health and social and cultural wellbeing</td>
<td>The Plan specifies small developments that are easily integrated socially, designed to maintain a demographic balance, close to essential health, education and cultural facilities (WNP1a, WNP5, WNP11), and supports community well-being (WNP7).</td>
</tr>
</tbody>
</table>

**Table I: Map of NPPF Core Planning Principles against the WNP Policies**
### Table II-i
#### NPPF Sustainability Policy 1
**Building a strong, competitive economy**

The NPPF (paragraph 21) requires that planning policies should:

i. recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing; and
ii. facilitate flexible working practices.

### WNP Response
The WNP supports this policy by:

i. Policies for affordable, social and open-market housing (WNP5).
ii. Seeking to improve the infrastructure, and facilitate home working, through improved broadband services.
iii. Promotion of a business hub (WNP4, WNP11), renovation of artisan units (WNP11) and sites for horticultural businesses (WNP11).
v. Policies that promote sustainable business activity in conjunction with some house building (WYE3 site, WNP11).

### Table II-ii
#### NPPF Sustainability Policy 2
**Ensuring the vitality of town centres**

This NPPF policy has particular relevance to towns or large villages with a recognised centre. Wye is a village with an historic centre, protected by conservation area status, that contains most facilities (the schools, village hall, and library, several retail facilities including a Co-op supermarket. Several provisions of the policy do apply:

(i) the requirement that development is well connected to services, and
(ii) the recognition that residential development can play an important role in ensuring the vitality of centres.

### WNP Response
The WNP supports this principle by:

(i) allocating residential sites within a defined village envelope and promoting the concept of a concentric village within 5 min walk of the centre (about 400m radius)
(ii) seeking to protect green spaces within the village envelope as outlined in WNP1a, and
(iii) encouraging the provision of sports facilities and community facilities (WNP7 and WNP11).
(iv) Including projects for village improvement.

### Table II-iii
#### NPPF Sustainability Policy 3
**Supporting a prosperous rural economy**

The NPPF states that neighbourhood plans should:

i. promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship, (Paragraph 28); and
ii. support the sustainable growth and expansion of all types of business and enterprise in rural areas including tourism.
**WNP Response**
The WNP supports this policy by:

i. allocating sites for business and education development to generate job opportunities (WNP11)

ii. provision for new housing including change of use and windfall sites (WNP9, WNP11). This will increase the population of the village within the catchment area of local businesses;

iii. seeks to improve the communication network, including high speed broadband, to support both home working in the village and local businesses; and

iv. seeks to improve parking, and minimise congestion (WNP3, WNP11) to make travel easier and improve the access to employment opportunities, including those relying on public transport.

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**Table II-iv**

<table>
<thead>
<tr>
<th>NPPF Sustainability Policy 4</th>
<th>Promoting sustainable transport</th>
</tr>
</thead>
<tbody>
<tr>
<td>The NPPF states ‘The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas’, (Paragraph 29).</td>
<td></td>
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</tbody>
</table>

**WNP Response**
The WNP supports this policy by:

i. promoting a balanced approach to an improved transport infrastructure. This is effected by:
   - controlling development that would add to existing problems of traffic congestion (WNP3);
   - locating sites close to essential village facilities to encourage walking and cycling (WNP1a, WNP11)
   - requiring travel plans for schools and businesses (WNP3, WNP11) and contributions to traffic calming and parking improvements (WNP11).
   - improving road safety (WNP3, WNP10); and
   - reducing the need for travel by improving the communications, for example improving the electronic communications infrastructure.

ii. Promoting the Village Design Statement, that seeks to integrate transport infrastructure into well-designed development (WNP2) and requiring that developers provide access to local facilities and public transport links via convenient, direct paths suitable for those pushing a pushchair, in a wheelchair, walking with a stick or walking frame or using a mobility scooter. In support of such sustainability, development is restricted within a village envelope (WNP1a).

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**Table II-v**

<table>
<thead>
<tr>
<th>NPPF Sustainability Policy 5</th>
<th>Supporting high quality communications infrastructure</th>
</tr>
</thead>
<tbody>
<tr>
<td>The NPPF notes that ‘Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services’.</td>
<td></td>
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</table>

**WNP Response**
The WNP supports the provision of electronic communications networks and high speed broadband (section 5.3.2). The WNP also recognises the responsibility (paragraph 43 of the NPPF) to provide these services in a way that is sympathetic to the AONB in which the village is located.
**Table II-vi**  
**NPPF Sustainability Policy 6**  
**Delivering a wide choice of high quality homes**

<table>
<thead>
<tr>
<th>The NPPF requires plans:</th>
<th><strong>WNP Response</strong></th>
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<tbody>
<tr>
<td>i. to deliver a wide choice of high quality homes that widen opportunities for home ownership, create sustainable, inclusive and mixed communities,</td>
<td>The WNP supports this policy by:</td>
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<tr>
<td>ii. provide a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community,</td>
<td>i. allocating sites for 102 new homes (including approved sites WYE1 and WYE2, WNP9 and WNP11) and accepting significant number of windfall sites (15) and sites of potential change of use (35 units).</td>
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<tr>
<td>iii. cater for current and future needs, to identify size, type and tenure, and to provide affordable housing where needed, (Paragraph 50).</td>
<td>ii. requiring a mix of property types, tenure mix and 35% of new homes to be affordable (WNP5)</td>
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<td></td>
<td>iii. basing the housing requirement on housing need, viability and previous patterns of growth</td>
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**Table II-vii**  
**NPPF Sustainability Policy 7**  
**Requiring good design.**

<table>
<thead>
<tr>
<th>The NPPF states ‘Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people’, (Paragraph 56) and requires:</th>
<th><strong>WNP Response</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>i. that neighbourhood plans develop robust and comprehensive policies that set out the quality of development that will be expected for the area;</td>
<td>The WNP supports this by Policy WNP2, that all planning applications must adhere to the guidelines set out in the Village Design statement 2008. This document already acts as supplementary planning guidance. Such design is highlighted in policies for WYE3 sites and supported by reference to the Kent Downs Landscape Design Handbook.</td>
</tr>
<tr>
<td>ii. that developments</td>
<td>In addition site policies highlight the importance of sense of place and support the conservation of heritage buildings. Environmental quality is protected by policies WNP1a and b, and WNP8, WNP9 and WNP10.</td>
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<tr>
<td>• establish a strong sense of place, respond to local character and history and promote or reinforce local distinctiveness</td>
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<tr>
<td>• create safe and accessible environments where crime and disorder are discouraged and</td>
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<td>• are visually attractive as a result of good architecture and appropriate landscaping.</td>
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| Table II-viii | NPPF Sustainability Policy 8  
Promoting healthy communities |
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<tr>
<td>NPPF policies to promote healthy communities include:</td>
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<tr>
<td>i. creating safe, accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion;</td>
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<tr>
<td>ii. creating safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas;</td>
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<td>iii. guarding against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;</td>
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<td>iv. providing a sufficient choice of school places to meet the needs of existing and new communities and working with schools promoters to identify and resolve key planning issues before applications are submitted.</td>
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<tr>
<td>WNP Response</td>
<td>The WNP supports this policy by:</td>
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<tr>
<td>i. promoting the concept of a walkable village and development within the village boundary (WNP1a).</td>
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<tr>
<td>ii. Policy WNP10 that requires links with safe walking and cycling routes to the village centre.</td>
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<tr>
<td>iii. requiring all new developments to have green space and extending the existing networks of green space within the village (WNP10).</td>
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<tr>
<td>iv. encouraging the shared use of improved facilities for the schools and wider community (WNP11);</td>
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<tr>
<td>v. supporting proposals for additional community facilities (WNP7, WNP11);</td>
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<tr>
<td>vi. Seeking developer contributions to improve community facilities (WNP7, WNP11).</td>
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<tr>
<td>vii. Providing clear design guidance (WNP2, WNP10).</td>
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| Table II-ix | NPPF Sustainability Policy 9  
Protecting Green Belt land |
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<tbody>
<tr>
<td>The NPPF requires that Green Belts are protected from inappropriate or otherwise harmful development</td>
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<tr>
<td>WNP Response</td>
<td>The neighbourhood area does not include any designated green belt.</td>
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| Table II-x | NPPF Sustainability Policy 10  
Meeting the challenge of climate change, flooding and coastal change |
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<tr>
<td>The NPPF states ‘Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development’, (Paragraph 93).</td>
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</tr>
<tr>
<td>WNP Response</td>
<td>The Great Stour river runs through the Parish (Figure 1b) but all development allocations are outside the flood plain. Otherwise the WNP supports this policy by:</td>
</tr>
<tr>
<td>• locating sites close to essential village facilities to encourage walking and cycling and facilitate access, thereby removing the need for car journeys (WNP1a, WNP10),</td>
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<tr>
<td>• seeking to reduce the need for travel by improving the electronic communications infrastructure,</td>
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<tr>
<td>• reducing the impact of traffic on the environment (WNP3),</td>
<td></td>
</tr>
<tr>
<td>• promoting renewable sources of energy (WNP2).</td>
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</tbody>
</table>
| Table II-xi | NPPF Sustainability Policy 11  
Conserving and enhancing the natural environment |
|-------------|---------------------------------------------------------------------------------|
| **WNP Response** | The NPPF requires the planning system should contribute to and enhance the natural and local environment by:  
  i. protecting and enhancing valued landscapes, soils and the best agricultural land;  
  ii. minimising impacts on biodiversity;  
  iii. re-using and remediating previously developed (brownfield) land;  
  iv. minimising pollution of all kinds and  
  v. conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty. |

| Table II-xii | NPPF Sustainability Policy 12  
Conserving and enhancing the historic environment. |
<table>
<thead>
<tr>
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<tbody>
<tr>
<td><strong>WNP Response</strong></td>
<td>Wye has a rich heritage of buildings and nationally designated historic parks and gardens. The conservation area is protected beyond national policies by WNP2 and the future of the Grade I and Grade II buildings on Wye Campus north protected by WNP11. The preservation of views into and from the village, particularly those from the Downs, is addressed by policy WNP1b and WNP11. Within Wye village the historic green spaces are protected by WNP1a.</td>
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</table>

| Table II-xiii | NPPF Sustainability Policy 13  
Facilitating the sustainable use of minerals |
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<tbody>
<tr>
<td><strong>WNP Response</strong></td>
<td>Mineral extraction is excluded development in terms of neighbourhood plans and is therefore not dealt with. Furthermore there are no minerals safeguarding areas in the parish.</td>
</tr>
</tbody>
</table>

**In summary, the WNP contributes to the achievement of sustainable development by:**  
- encouraging flexible working in the parish by promoting sites for commercial development and educational use and by allocating new housing, thereby helping local businesses and organisations;  
- protecting the AONB and local habitats by focusing development within the village boundary and the use, recovery and restoration of previously developed sites;  
- protecting community assets that enhance the quality of life in Wye village;  
- locating new development within easy walking distance of existing village facilities, close to bus stops to minimise traffic congestion and thus the related emissions and pedestrian safety concerns; and  
- protecting and enhancing the historic environment of Wye by encouraging high quality development that responds to the distinctive, Kent Downs character and protecting the open spaces within the built up area.
Section 2: Conformity of the WNP with Ashford Borough Council planning strategy

The NPPF paragraph 184 requires neighbourhood plans to be prepared in general conformity with the ‘strategic’ policies in the development plan for the local area. This section illustrates how the vision, principles, objectives and policies of the WNP both conform to and help to support the Borough’s adopted Core Strategy (2008) and Tenterden and Rural Sites Development Plan Document (TRSDPD, 2010).

The adopted Core Strategy (CS) is currently at the early stages of review by the Borough Council but at the current time remains a key part of the plan against which emerging development proposals will be considered. It is in the context of the Core Strategy that the TRSDPD was produced.

2.1 Core Strategy and WNP

The policies of the Core Strategy that are particularly relevant to the WNP are summarised as follows:

Policy CS1 sets out the ‘Guiding Principles’ for development within the borough, and it specifically notes that sustainable development and high quality design are at the centre of the council’s approach to plan making and deciding planning applications.

- development that respects the environmental limits that protect the high quality built and natural environment of the Borough, minimises flood risk, provides for adequate water supply, and protects water and air quality standards;
- the conservation and enhancement of the historic environment and built heritage of the Borough;
- protection for the countryside, landscape and villages from adverse impacts of growth and the promotion of strong rural communities;
- new buildings and places designed to meet challenging sustainable design and construction standards that work towards achieving zero carbon developments, including minimising the use of resources and waste, and to enhance biodiversity;
- the best use of previously developed land and buildings ..... and the carefully phased release of green field land to make best use of a finite resource;
- the timely provision of community services and other local and strategic infrastructure to provide for the needs arising from development;
- provision of a commercial environment that is conducive to encouraging new and existing businesses;
- the creation of an integrated and connected network of green spaces to provide a framework for growth - helping serve the recreational needs of the community, enhancing biodiversity and providing green routes for pedestrians and cyclists.
- healthy sustainable communities that put human health and well-being at their heart – fostering access to amenities, healthier forms of transport, and mixed and cohesive communities designed for social interaction.

Paragraph 2.37 notes that Wye is amongst three defined local service centres, and that it is important that these centres continue to serve their local area by retaining vital and viable centres and reducing the need to travel. It continues by stating that it is important to retain and enhance services in these centres and it will be appropriate to allow development which enhances such provision. Development should be at a scale which meets the needs of the catchment area of the service centre. Not only will this ensure that there is no adverse impact on other settlements but it will also ensure that the character of these villages and their settings are preserved.

Policy CS2 ‘The Borough Wide Strategy’ notes that land for about 1180 new dwellings will be identified by 2021 in the rural parts of the borough covered by the Tenterden and Rural sites DPD alongside appropriately scaled employment opportunities. It continues by noting that smaller scale development opportunities, including opportunities for employment and other non-residential uses will be identified in rural centres such as Wye.

Paragraph 6.4 reinforces a ‘Settlement Hierarchy Approach’ to the distribution of development within the rural
areas of the borough. It notes that larger settlements generally offer service provision as they incorporate more houses, jobs, existing infrastructure, better public transport provision and community facilities. These settlements can provide a critical service centre role for a wider surrounding area and have the ability to accommodate and sustain proportionally higher levels of growth, allowing them to build on their key service centre role.

In terms of ‘Employment in the rural settlements’ Paragraph 6.27 states that the presence of higher education, related research and business at Wye over the years has helped to support a thriving, mixed local community but has also been an important part of Ashford’s wider academic and support Ashford’s growth role has repeatedly highlighted the importance of further and higher education. This can improve local skills, create a skilled workforce for incoming investors and generate spin-off businesses arising from local research and development. The “fluctuating and uncertain situation” regarding the Wye campus is noted in the Tenterden and Rural Sites DPD and policy guidance brought forward on how the aim of retaining a high quality, knowledge-based presence in the area can best be achieved.

Policy CS6 ‘The Rural Settlement Hierarchy’ confirms that formal housing allocations for the rural areas will be made through the Tenterden and Rural Sites DPD based on a hierarchy of settlements suitable for limited expansion, and specifically confirms that Wye should provide sites for the development of 110 dwellings in the period 2006 to 2021 with 50 dwellings to be provided in Phase 1 (2006 to 2013) and 60 dwellings in Phase 2 (2014 to 2021). The policy continues by noting that this hierarchy will also be used as a basis for employment land allocations on a scale to avoid any worsening of the jobs to homes ratio in the rural area as a whole and the larger settlements in it.

Policy CS9 governs Design Quality and notes that development proposals must be of high quality and demonstrate a positive response to each of the following design criteria:

- Character, Distinctiveness and Sense of Place
- Permeability and Ease of Movement
- Legibility
- Mixed use and Diversity
- Continuity and Enclosure
- Quality of Public Spaces
- Flexibility, Adaptability and Liveability
- Richness in Detail
- Efficient use of Natural Resources

Policy CS10 ‘Sustainable Design and Construction’ notes that all major development must incorporate sustainable design features to reduce the consumption of natural resources and to help deliver the aim of zero carbon growth in Ashford. It particularly notes that developments within the rural areas in the period 2007 to 2014 are required to meet ‘Code Level 2’ for Residential development and BREEAM ‘Good’ rating overall for other non-residential development with ‘Excellent’ ratings for Energy Credits and Water Credits and ‘Very Good’ rating for Material Credits. The minimum reduction in Carbon Dioxide emissions during this time should be 10%, achieved through on-site sustainable energy technologies. The Core Strategy continues by suggesting that: “Employment development of an appropriate scale may also be acceptable in or next to other villages, especially those identified in the rural settlement hierarchy, and, subject to environmental considerations, will be encouraged where it would meet a local business or community need, or help to maintain or enhance the vitality of the community.”

Of particular significance to Wye is the allocation of housing. Policy CS6 ‘The Rural Settlement Hierarchy’ confirms that formal housing allocations for the rural areas will be made through the Tenterden and Rural Sites DPD based on a hierarchy of settlements suitable for limited expansion, and specifically confirms that Wye should provide sites for the development of 110 dwellings in the period 2006 to 2021 with 50 dwellings to be provided in Phase 1 (2006 to 2013) and 60 dwellings in Phase 2 (2014 to 2021). The policy continues by noting
that this hierarchy will also be used as a basis for employment land allocations on a scale to avoid any worsening of the jobs to homes ratio in the rural area as a whole and the larger settlements in it.

**CS1: Guiding principles**

It is clear and reassuring that sustainable development and high quality design are at the centre of ABC’s approach to plan making and deciding planning applications. The guiding principles in the Core Strategy (Policy CS1) are mapped to WNP policies in Table 3.

<table>
<thead>
<tr>
<th>Core Strategy 2008 Guiding Principles</th>
<th>WNP Policies that support the core strategy</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Development that respects the environmental limits that protect the high quality built and natural environment of the Borough, minimises flood risk, provides for adequate water supply, and protects water and air quality standards.</td>
<td>Protection of the AONB is a core aim of WNP. The Plan includes policies (WNP1-3 and WNP8) and allocates development sites to protect the landscape and rural nature of Wye village and the surrounding countryside. Appropriate phasing of development is addressed in WNP9 to control impact on the village environment. The development proposed is assessed to have less impact on the environment than the previously fully active Wye College.</td>
</tr>
<tr>
<td>B. The conservation and enhancement of the historic environment and built heritage of the Borough</td>
<td>Preservation and restoration of heritage sites is an essential component of the WNP vision and principles. Conservation is supported by policies WNP1a,b and 2. Regeneration of the Grade I listed medieval buildings on the WYE3 site is addressed by policy WNP1. Preservation of historic built landscapes is covered by WNP1a and b, and WNP11.</td>
</tr>
<tr>
<td>C. Protection for the countryside, landscape and villages from adverse impacts of growth and the promotion of strong rural communities</td>
<td>Maintaining the vitality of the community is at the heart of WNP. Policies WNP1 a and b maintain character, whilst WNP4 and WNP11 encourage appropriate development through business and education. Sustainable, well integrated housing is promoted through WNP1a and WNP10 in addition to site policy WNP11.</td>
</tr>
<tr>
<td>D. New places - buildings and the spaces around them - that are of high quality design, contain a mixture of uses and adaptable building types, respect the site context and create a positive and distinctive character and a strong sense of place and security</td>
<td>Maintaining and enhancing sense of place is one of the core principles of the WNP. Village Design Statement has been highlighted as a guiding policy document (WNP2). It specifies high quality design of all buildings and developments and the creation of public transport links via convenient, direct paths suitable for those pushing a pushchair, in a wheelchair, walking with a stick or walking frame or using a mobility scooter. In support of such sustainability and sense of place, development is restricted within a village envelope (WNP1a).</td>
</tr>
<tr>
<td>E. New buildings and places designed to meet challenging sustainable design and construction standards that work towards achieving zero carbon developments, including minimising the use of resources and waste, and to enhance biodiversity</td>
<td>The Plan has policies for new housing (WNP10, WNP11), which specify high development standards as outlined in the Village Design Statement that has been adopted as Supplementary Planning Guidance (see policy WNP2). New developments are sited close to essential village services (WNP1a) encourage the use of renewable energy (WNP2), with specific proposals for the ADAS site (Section 2.4.4 and projects). Policies seek to improve walking and cycling (WNP1a and WNP10).</td>
</tr>
<tr>
<td>F. The best use of previously developed land and buildings to help regenerate urban areas and the carefully phased release of green field land to make best use of a finite resource</td>
<td>The Plan gives high priority to the use and regeneration of brown field land (WNP1a, WNP11) and the regeneration of empty buildings on the WYE3 site.</td>
</tr>
<tr>
<td>G. The timely provision of community services and other local and strategic infrastructure to provide for the needs arising from development</td>
<td>The Plan specifies developments that are easily integrated socially, designed to maintain a demographic balance, close to essential health, education and cultural facilities (WNP1a, WNPS, WNP11), and supports community well-being (WNP7).</td>
</tr>
<tr>
<td>H. A general balance between a growing population and the creation of jobs locally and, on large sites, a mix of residential, employment, community and other local services that together help create a well-served community, capable of providing locally for many of its needs</td>
<td>In addition to encouraging the development of a commercial hub (WNP4, WNP6) and new, affordable, social and open market housing (WNP5) the Plan includes support for improving communications, and non-residential uses (WNP11). The WYE3 site has been identified for the development of education and business activity in addition to increasing the housing stock.</td>
</tr>
<tr>
<td>I. A wider choice of easy to use forms of sustainable transport to serve developments that generate significant demand for movement.</td>
<td>The plan site developments within easy walking distance of all essential village facilities (WNP1a) and includes policy WNP10 to encourage walking and cycling. Assessment of the impact of development on traffic flow is an integral part of policy WNP3.</td>
</tr>
</tbody>
</table>
| J. Provision of a commercial environment that is conducive to encouraging new and existing businesses. | The WNP supports this policy by:  
i. Policies for affordable, social and open-market housing (WNP5).  
ii. Promotion of a business hub (WNP4, WNP11), renovation of business units (WNP11) and sites for horticultural businesses (WNP11) and re-use of Withersdane (WNP11).  
iii. Establishment of the Free School on the WYE3 site (WNP11).  
policies that promote sustainable business activity in conjunction with some house building (WNP11). |
| K. The creation of an integrated and connected network of green spaces to provide a framework for growth - helping serve the recreational needs of the community, enhancing biodiversity and providing green routes for pedestrians and cyclists. | The WNP supports this principle by:  
i. Allocating residential sites within a defined village boundary and promoting the concept of a concentric village within 5 min walk of the centre (about 400m radius),  
ii. Seeking to protect green spaces within the village boundary as outlined in WNP1a,  
iii. Encouraging the provision of sports facilities and community facilities (WNP7 and WNP9) and iv. Promoting landscaping to enhance biodiversity (WNP7, WNP10) |
| L. Healthy sustainable communities that put human health and wellbeing at their heart – fostering access to amenities, healthier forms of transport, and mixed and cohesive communities designed for social interaction. | The WNP supports this policy by promoting a balanced approach to an improved transport infrastructure. This is effected by:  
• Controlling development that would add to existing problems of traffic congestion (WNP3);  
• Location sites close to essential village facilities to encourage walking and cycling (WNP1a, WNP10)  
• Requiring travel plans for schools and businesses (WNP3, WNP11) and contributions to traffic calming and parking improvements (WNP11).  
• Focusing on road safety (WNP3 and WNP10); and  
• Reducing the need for use of cars by centralizing the village of Wye (WNP1a) |
| M. Developments that are designed to mitigate and adapt to the effects of climate change. | The Plan sites new development close to essential village services (WNP1a), encourages the use of renewable energy (WNP2) with specific proposals for the ADAS site (projects). Policies also seek to improve walking and cycling (WNP1a and WNP10), minimising CO₂ generation. |

In the following sections the strategic policies of relevance to WNP are reproduced in full in black text and their linkage to the WNP and its policies indicated by a response in blue.

**CS2: The Borough Wide Strategy**

Land for about 16,770 new dwellings and related uses, and about 16,700 additional jobs plus contingency allowances of about 10% and 40% respectively will be identified within the Ashford Growth Area. In the rest of
the Borough, subject to any amendments made in the Tenterden & Rural Sites DPD, land for about 1,180 new dwellings will be identified by 2021, alongside appropriately scaled employment opportunities.

Large scale development proposals will be located in the Ashford Growth Area in line with a compact growth model consisting of significant development within an expanded Ashford town centre; the use of appropriate brownfield sites within the Ashford urban area; allocated greenfield sites on the edge of Ashford and initially, two major new peripheral urban extensions as shown on the Core Strategy diagram.

In addition, there will be an early review of the Core Strategy so that a revised strategy incorporating a third urban extension area, in a location to be identified, has been formally adopted no later than 2014.

Key infrastructure projects including SMARTLINK, Junction 10a, other transport improvements, utility infrastructure, education and health provision, community and recreation facilities and green links will need to be brought forward at the same time as the new development that they will serve. Financial contributions will be required to help deliver new strategic infrastructure through the use of a Strategic Tariff. Proposals for new development will need to demonstrate how they will provide for the delivery of key infrastructure within the application site – proposals which would be likely to prejudice this will not be permitted.

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 and a range of other smaller identified settlements.

Progress against the targets in this policy will be reviewed regularly so that any adjustments needed to ensure that development is occurring in a sustainable manner whilst meeting these targets can be made. The need for a broad balance over time between housing and jobs growth, and the need to stimulate brownfield development will be particular issues for the review. It will also pay particular attention to the level and nature of investment that has been made in key infrastructure and the ‘capacity’ this has created (or the constraints that remain) for well-planned, orderly growth.

**WNP response** The WNP plans for 152 new dwellings to be built by 2030. This number includes allocated sites WYE1 (27 houses approved) and WYE2 (25 houses approved) that have now received planning permission, although design features remain to be finalised and the sites are therefore discussed in WNP. The principal development is for new build of 50 houses on WYE3 the former Wye College site (WNP11). Parcels of land available on WYE3, close to the village centre, are considered best suited for housing. These numbers represent a small contribution to the Borough housing stock, but will be result in a significant, but sustainable increase in the size of Wye village. Proposals in the WNP are for sustainable development not only of housing but also for business and education (WNP4 and WNP6). In their response to the consultation statement ABC, the local planning authority, confirm that the quantum of development proposed meets the basic conditions tests (i.e. is consistent with the strategic policies of the adopted Development Plan and NPPF.

**CS6: The Rural Settlement Hierarchy**

In the Borough outside the Ashford Growth Area, housing site allocations will be made through the Tenterden and Rural Sites DPD based on a hierarchy of settlements suitable for limited expansion. Subject to a more detailed assessment of environmental constraints to be carried out in the Tenterden & Rural Sites DPD, the aim is for the allocations to be distributed at the following settlements and within the following periods:

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Tenterden</td>
<td>220</td>
<td>280</td>
</tr>
<tr>
<td>Charing</td>
<td>50</td>
<td>60</td>
</tr>
<tr>
<td>Hamstreet</td>
<td>50</td>
<td>60</td>
</tr>
<tr>
<td>Wye</td>
<td>50</td>
<td>60</td>
</tr>
<tr>
<td>Tier 3 settlements*</td>
<td>80</td>
<td>90</td>
</tr>
</tbody>
</table>
The hierarchy will also be used as a basis for employment land allocations, again to be made in the Tenterden & Rural Sites DPD on a scale capable of avoiding any worsening of the jobs to homes ratio in the rural area as a whole and the larger settlements in it. Proposals for other forms of development in the rural areas will also be tested against the hierarchy and will normally be expected to reinforce it.

WNP response The continuing role of Wye as a hub for surrounding villages is supported by the sustainable mixed development proposed for the village in the WNP. The CS provides an indication of the number of new dwellings considered appropriate for Wye and this is reflected in the allocation made in the WNP. In addition to encouraging the development of a commercial hub (WNP4) and new, affordable, social and open market housing (WNP5) the Plan includes support for improving communications (section 5.3.2), and non-residential uses (WNP11). The WYE3 site has been identified for the development of education and business activity in addition to increasing the housing stock.

6.28-6.30 The final section of the spatial strategy covers the remaining parts of the Borough – the small settlements and hamlets not covered by policy CS6, the ‘urban fringe’ areas outside the main settlements and areas proposed for development and the largely open, undeveloped countryside that characterises much of the Borough. These areas are different in their individual characteristics but together they contribute to the prevailing rural character that makes the Borough such an attractive and diverse place to live, work and visit. In order to protect the character of the countryside and reduce journey lengths, new built development in the open countryside outside existing settlements, and outside areas allocated for development, should be strictly controlled in accordance with Government planning guidance (PPS1, PPS7 and PPG13). The Government’s overall aim is to protect the countryside for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the protection of natural resources and so that it may be enjoyed by all. This is reflected in the draft South East Plan and the Kent & Medway Structure Plan and this should similarly be reflected in LDF policy.

WNP response The small development of eight dwellings approved during the preparation of WNP west of Oxenturn Rd in Naccolt might be considered to be regulated by this policy. The redevelopment of a derelict building to the east of Oxenturn Rd has also received planning permission (November 2014). Construction of dwellings is strongly supported by surrounding occupants. The policy developed for the Naccolt Brickworks site is provided for reference in BD13.

CS7: The Economy and Employment Development
The Council is committed to improving the economy of the borough and enabling a range of employment opportunities to be provided that will be sufficient to generate an additional 16,700 jobs by 2021, thus ensuring that employment remains in balance with housing development. This will be achieved by:
- Working with bodies such as SEEDA to create the conditions in the town centre that will allow the impetus to job growth likely to be given by the introduction of fast rail links to London to be realised. Details of the measures proposed will be set out in the Town Centre AAP.
- Monitoring closely the creation of jobs in the town centre and taking early action to remedy any emerging shortfall. This may include identifying additional employment land in other locations.
- Complementing the strategy for the town centre by ensuring that there is an ample supply of land readily available for employment development in attractive locations elsewhere. This should be well distributed spatially and sufficient to provide a degree of choice and competition.
- Unless shown to be unnecessary by an employment land review and/or evidence of the density of jobs being
provided on employment sites the target for the Urban Sites & Infrastructure DPD will be to provide about 100ha of strategic employment land, not already in employment use. This excludes the mixed use area at Waterbrook which should include at least 15ha of land primarily for employment use.

The Urban Sites & Infrastructure DPD will also consider whether, if land can be identified, a modest increase in the amount of employment land and the number of employment sites would be more likely to result in the step change in job creation that is being sought. Giving high priority to removing, using funds from the strategic tariff and other sources, infrastructure constraints on employment growth, including capacity restraints at the motorway junctions. Seeking to stimulate job creation in the Eureka area and reviewing the restrictions on the types of development allowed there. Clarifying, as a matter of urgency, the locations at Waterbrook where employment development can occur, especially any that can take place before J10A is built.

Protecting existing employment sites/allocations that it is not proposed to ‘carry forward’ but which have not been specifically identified in the Core Strategy for other uses at least until a comprehensive review of employment land has been carried out. Developing a strategy, to be set out in a subsequent DPD or SPD, to facilitate the relocation of existing firms in areas identified as having potential for redevelopment for more intensive uses to minimise the risk of existing businesses and jobs being lost to the town. If practicable this will include the identification of areas suitable and available for firms to move to.

Promoting initiatives that will encourage dynamic and well educated residents to remain in the borough and carry out their business.

**WNP response** The encouragement of business activity and job creation in Wye is a key objective of the WNP. The WNP supports this policy by:

i. Policies for affordable, social and open-market housing (WNP5).

ii. Seeking to improve the infrastructure, and facilitate home working, through improved broadband services (section 5.3.2).

iii. Promotion of a business hub, renovation of business units and sites for horticultural businesses, and re-use of Withersdane (WNP11).

iv. Establishment of the Free School on the WYE3 site (WNP11).

Policies that promote sustainable business activity in conjunction with some house building (WNP11).

**CS8: Infrastructure Contributions**

A ‘strategic tariff’ will be used to secure contributions to help fund the strategic physical infrastructure and other facilities needed to support the sustainable growth of the Ashford Growth Area. Amongst other things, the tariff may be used to facilitate the establishment of community organisations in accordance with Policy CS18.

All residential development (6) in the Ashford Growth Area will pay the tariff - including schemes on allocated LDF sites, in-fill sites and ‘windfalls’. Residential development on brownfield sites will be encouraged by a reduction in the full residential tariff rate, as will changes of use of existing buildings or conversions of existing houses to create additional homes.

Employment and retail proposals will not be required to pay the strategic tariff. However, within the Town Centre contributions from such proposals will be sought to help provide for the programme of major public realm improvements needed to regenerate the town. This approach will be set out in the Town Centre Area Action Plan and Infrastructure Contributions SPD. The tariff will be payable in stages from commencement to completion of the development, related to the scale of development – details of which shall be set out in SPD. The tariff will be set at a rate, currently envisaged to be about £14,000 per dwelling which should not undermine the viability of development. The rate will be reviewed at least every 3-5 years, following consultation with providers, landowners and developers. Where developers consider that paying the standard tariff would have serious implications for the viability of developments, the Council will encourage an ‘open book’ approach and where necessary will operate the policy flexibly. The tariff rates, the processes involved and the levels of any reductions in the full tariff rate will be set out in a Supplementary Planning Document. Detailed specifications of the on-site contributions needed will be set out in site policies in the relevant site allocation DPDs.
Site specific requirements will be tackled using dedicated planning agreements to provide the range of facilities needed. Such facilities will normally be provided on-site but may exceptionally be provided in an off-site location or via in-lieu contributions. Detailed clarification of the facilities that it is expected will be provided on-site and those that are to be provided through the strategic tariff, will be set out in SPD. Outside the Ashford Growth Area, residential development will be required in principle to make contributions towards the infrastructure and community facility requirements of their local town or village based on an assessment of local requirements. Details will be set out in the site allocation policies in the Tenterden & Rural Sites DPD.

*WNP response* The WNP contains policies that identify projects for support through developer contributions (village hall complex improvement, traffic calming and community support; WNP7, WNP11). A series of projects is included in WNP Appendix B prioritising areas for support.

**CS9: Design Quality**

Development proposals must be of high quality design and demonstrate a positive response to each of the following design criteria:

a) Character, Distinctiveness and Sense of Place
b) Permeability and Ease of Movement
c) Legibility
d) Mixed use and Diversity
e) Continuity and Enclosure
f) Quality of Public Spaces
g) Flexibility, Adaptability and Liveability'h) Richness in Detail
i) Efficient use of Natural Resources

*WNP response see CS10*

**CS10: Sustainable Design and Construction**

All major developments (as defined in paragraphs 9.57 and 9.58) must incorporate sustainable design features to reduce the consumption of natural resources and to help deliver the aim of zero carbon growth in Ashford. Unless it can be demonstrated that doing so is not technologically practicable, would make the scheme unviable or impose excessive costs on occupiers, developments are expected to:

A) Achieve the standard set out below or specified in a later DPD, or an equivalent quality assured scheme, with a strong emphasis on energy, water and materials. These requirements will be met through:

(a) Energy and water efficiency,
(b) Sustainable construction materials, and,
(c) Waste reduction.

B) Reduce carbon dioxide emissions through on-site sustainable energy technologies at the percentage set out below or at such other level as may be specified in a subsequent DPD.

C) Be carbon neutral which can be met through a combination of (A) and (B) above, with any shortfall being met by financial contributions to enable residual carbon emissions to be offset elsewhere in the Borough.
## WNP response to CS9 and CS10

The WNP requires build to be to the high standards defined in CS9 and 10. Preservation of sense of place is a key principle of WNP. The WNP supports these policies by Policy WNP2, that all planning applications must demonstrate conformity to the guidelines set out in the Village Design statement 2000. This document already acts as supplementary planning guidance but is now highlighted within the policy. The design standards are supported by reference to the Kent Downs Landscape Design Handbook.

In addition, policy WNP11 for WYE3 highlights the importance of sense of place and support the conservation of heritage buildings. Environmental quality is protected by policies WNP1a and b, WNP8 and WNP10.

## CS11: Biodiversity and Geological Conservation

Development proposals should avoid harm to biodiversity and geological conservation interests, and seek to maintain and, where practicable, enhance and expand biodiversity by restoring or creating suitable semi-natural habitats and ecological networks to sustain wildlife in accordance with the aims of the National and Kent Biodiversity Action Plans. If, exceptionally, there are circumstances in which other considerations justify permitting development that causes harm to such interests, appropriate mitigation or compensation measures will be required.

### WNP response

This policy is supported in the WNP by

1. Allocating residential sites within a defined village boundary and promoting the concept of a concentric village within 5 min walk of the centre (about 400m radius)
2. Seeking to protect green spaces within the village envelope as outlined in WNP1a, and
3. Encouraging the provision of sports facilities and community facilities (WNP7 and WNP11).
(iv) Promoting landscaping to enhance biodiversity (WNP8).

CS12: Affordable Housing

On qualifying sites in the growth area the Council will seek the provision of not less than 30% of all dwellings as subsidised affordable housing; elsewhere the target is 35%. The affordable provision shall be split between social rented (60%) and other forms of affordable provision (40%).

Affordable housing will be required on all sites where the scheme is for 15 units or more (including the net addition from the conversion of buildings) or has a site area in excess of 0.5 hectares.

If a site comes forward as two or more separate development schemes, of which one or more falls below the appropriate threshold, the Council will seek an appropriate level of affordable housing on each part to match in total the provision that would have been required on the site as a whole.

Affordable housing should be provided on site and only in very exceptional circumstances will contributions to make equivalent provision elsewhere be acceptable.

WNP response see CS13

CS13: Range of dwelling types and sizes

To maintain and extend the range of dwellings to increase local housing choice, respond to emerging needs and to promote the creation of sustainable communities, the Council will require a range of dwelling types and sizes based on the Council’s assessment of local housing needs.

The proportion of homes of varying types and sizes will be set out in the site allocation Development Plan Documents, or in the case of windfall sites, by reference to appropriate surveys or other research available at the time they come forward.

WNP response to CS 13 and 15 The WNP supports these policies by:

iv. allocating sites for 102 new homes (WYE1, WYE2 and WYE3, policy WNP11 ) and accepting significant windfall sites and sites of potential change (50 dwellings including Naccolt Brickworks site and unused buildings owned by Imperial College London).

v. requiring a mix of property types, tenure mix and 35% of new homes to be affordable (WNP5,WNP10), and

vi. basing the housing requirement on housing need, viability and previous patterns of growth (WNP9, section 5.3).

CS15: Transport

The Council will seek to promote public transport and other non-car based modes of travel especially in the Growth Area. This will be achieved primarily by the early introduction of a bus rapid transport system (SMARTLINK), initially on a two-arm basis but with the aim of extending this to other parts of the town as and when this is feasible, together with parking restraint in areas with good public transport. In addition, a new rail halt is planned at Park Farm and measures to encourage cycling will be promoted.

The Council will also seek the earliest possible implementation of highway and other schemes that would remove serious impediments to growth and/or secure important environmental benefits. These include a new motorway junction (J10A), improvements to increase the capacity of the existing motorway junctions, a new road bypassing the town centre to the south (Victoria Way) and the introduction of Park & Ride schemes.

Within this context, development proposals must show how all highway, public transport, walking and cycling needs arising from the development will be satisfied and provide for the timely implementation of all necessary infrastructure.

Developments that would generate significant traffic movements must be well related to the primary and secondary road network, and this should have adequate capacity to accommodate the development. New accesses and intensified use of existing accesses onto the primary or secondary road network will not be permitted if a materially increased risk of road traffic accidents or significant traffic delays would be likely to
result. In rural areas, proposals which would generate levels of traffic, including heavy goods vehicle traffic, beyond that which the rural roads could reasonably accommodate in terms of capacity and road safety will not be permitted.

Where development sites include part of an identified key transport infrastructure route or facility, the land required should be reserved and the scheme designed to accommodate this. Proposals which are likely to prejudice such infrastructure being provided will not be permitted.

The Council’s Parking Strategy will be implemented through the designation in DPDs of three Park & Ride facilities at the Warren, Waterbrook and Chilmington Green and the provision of three new, multi-storey car parks in Ashford town centre together with the redevelopment of some existing surface car parks and a parking management plan that will increase car parking charges, particularly for long stay use in the town centre. It is currently envisaged that charges will be doubled in real terms by 2021.

Maximum parking standards will accord with national standards and the South East Plan, except where existing SPG6 applies or where superseded by more restrictive standards in DPDs. In particular, as SMARTLINK and Park & Ride schemes are implemented, maximum parking standards for commercial developments in Ashford town centre will be progressively reduced with the aim of achieving a rate of half of the current PPG13 maximum standard by 2021. In addition, in the other main employment areas that are located on SMARTLINK routes or otherwise have good public transport accessibility, the aim will be to reduce maximum parking levels to 80% of the PPG13 standard. Full details will be set out in the Ashford Town Centre Area Action Plan and other DPDs.

**WNP response** The WNP supports this policy by:

i. promoting a balanced approach to an improved transport infrastructure. This is effected by:
   a. controlling development that would add to existing problems of traffic congestion (WNP3);
   b. locating sites close to essential village facilities to encourage walking and cycling (WNP1a, WNP11)
   c. requiring travel plans for schools and businesses (WNP3, WNP11) and contributions to traffic calming improvements (WNP11).
   d. improving road safety (WNP3 and WNP10); and
   e. reducing the need for travel by improving the communications, for example improving the electronic communications infrastructure (section 5.3.2).

ii. promoting the Village Design Statement, that seeks to integrate transport infrastructure into well-designed development (WNP2) and requiring that developers provide access to local facilities and public transport links via convenient, direct paths. In support of such sustainability, development is restricted within a village envelope (WNP1a).

**CS16: Retail**

The existing hierarchy of retail provision in Ashford town centre, rural service centres, urban neighbourhoods and villages will be protected and enhanced. Major new retail development will be located in Ashford town centre. Retail development should be provided at an appropriate scale to serve the local needs of each of the two major urban extensions at the edge of Ashford without a detrimental impact on the existing hierarchy of retail provision.

**WNP response see CS17**

**CS17: Tourism**

The Council will support the retention of existing tourism facilities and encourage sustainable growth of tourism through the provision of a wide variety of new facilities.

Proposals for new hotel development will be permitted in locations that are accessible by a choice of modes of transport and will be particularly encouraged in Ashford.

Proposals for conference and exhibition facilities in Ashford town centre, potentially in association with a hotel development, will be supported subject to other LDF policies.
WNP response to CS16 and 17 These CS policies are supported in the WNP. The goal of the WNP is the sustainable growth of business activity. Business policies reinforce the need to retain retail premises in Wye and this is achieved in part by the increase in population that will occur through the provision of new housing and the establishment of the Free School and other business opportunities. The WNP therefore aligns with Core Strategy by:

i. Policies for affordable, social and open-market housing (WNP5).
ii. Seeking to improve the infrastructure, and facilitate home working, through improved broadband services (section 5.3.2).
iii. Promotion of a business hub (WNP4, WNP11), renovation of artisan units (WNP11) and sites for horticultural businesses (WNP11) and re-use of Withersdane (WNP11).
iv. Establishment of the Free School on the WYE3 site (WNP11).
v. Policies that promote sustainable business activity in conjunction with some house building (WNP4 and WNP11).

CS18: Meeting the Community’s Needs

Infrastructure and facilities required to meet the needs generated by new development, including public open space, recreation, sports, children’s play, leisure, cultural, education, youth, health, public service and community facilities should be provided in accordance with detailed guidance, including guidance on the nature of provision required and the timing of delivery, that will be established in other DPDs and SPD. Infrastructure or facilities designed to meet localised needs should normally be provided on-site. Other needs will normally be provided for through the strategic tariff established by Policy CS8 to which residential developers will be required to contribute. Amongst other things the tariff may be used to help fund cultural facilities, community development and voluntary sector activity especially during the crucial early years as new developments and communities become established. This may include the creation of and/or initial support for representative organisations that will initiate, manage and maintain public facilities.

The loss of existing facilities of the types mentioned above will normally be resisted, unless they are no longer required or are obsolete. Further guidance will be provided in SPD.

Where the need for developments to contribute to, or provide, particular infrastructure or facilities is dependent on their size, floorspace, traffic generation or any other attribute or impact exceeding a specified threshold, and any site is brought forward as two or more separate schemes of which one or more falls below the relevant threshold, the Council will seek from each scheme a proportionate contribution of the level of provision so as to match in total the requirement that would apply if the site came forward as a single scheme.

WNP response The WNP supports this policy by:

i. promoting the concept of a walkable village and development within the village boundary (WNP1a);
ii. Policy WNP10 that requires links with safe walking and cycling routes to the village centre;
iii. requiring all new developments to have green space and extending the existing networks of green space within the village (WNP10);
iv. encouraging the shared use of improved facilities for the schools and wider community (WNP11);
v. supporting proposals for additional community facilities (WNP7, WNP11);
vi. seeking developer contributions to improve community facilities (WNP7) and
vii. providing clear design guidance (WNP2, WNP10).

CS18a: Strategic Recreational Open Spaces

The Council will seek to protect and enhance Victoria Park and to establish new strategic recreational open spaces at Conningbrook, Discovery Park, South Willesborough Dykes and Cheeseman’s Green as shown indicatively on the key diagram (Figure 2). The required size and detailed boundaries of the new strategic open spaces will be determined in the relevant site allocations DPDs in the context of a local assessment of the existing and future need and demand for open space, sports and recreational facilities. The strategic spaces will
be linked by a green ‘necklace’ that will make use of the existing ‘green corridors’ through Ashford and the
proposed ‘blue infrastructure’ of floodplain and water management features in accordance with an overall
‘green and blue grid’ strategy that is intended to be adopted as SPD.

WNP response  Placing this policy in the Wye context, the WNP conforms by requiring all new
developments to have green space and extending the existing networks of green space within the village
(WNP10).

CS19: Development and Flood Risk

Proposals for new development within the 100 year undefended river floodplain or the 200 year sea floodplain
(plus an appropriate allowance for climate change) will not be permitted unless following a Flood Risk
Assessment it can be demonstrated that:
   i)  it would not be at an unacceptable risk of flooding itself, and,
   ii) the development would not result in any increased risk of flooding elsewhere.

In exceptional circumstances, where the tests above cannot be met, essential transport or utility infrastructure,
or other development on a brownfield site may be allowed if:
   a) the development is designed to be compatible with potential flood conditions, and,
   b) there are no alternative sites in a lower flood risk zone, and
   c) the development would make a significant contribution to the overall sustainable development objectives of
      the LDF, such that the wider sustainability benefits of the development outweigh the flood risk and,
   d) it can be demonstrated to the satisfaction of the Council and the Environment Agency that any residual
      flood risks are adequately mitigated to avoid an increased risk of flooding either on the site or elsewhere.

In addition, development that would harm the effectiveness of existing flood defences or prejudice their
maintenance or management will not be permitted.

WNP response  Sites identified for development - WYE1, 2 and 3, and Naccolt Brickworks , do not lie in the
flood plain are not subject to risk of flooding.

CS20: Sustainable Drainage

All development should include appropriate sustainable drainage systems (SUDS) for the disposal of surface
water, in order to avoid any increase in flood risk or adverse impact on water quality.

For greenfield developments in that part of the Ashford Growth Area that drains to the River Stour, SUDS
features shall be required so as to achieve a reduction in the pre-development runoff rate. On all other sites in
the Borough, including those in the south-western part of the Growth Area that drains to the River Beult,
developments should aim to achieve a reduction from the existing runoff rate but must, at least, result in no
net additional increase in runoff rates.

SUDS features should normally be provided on-site. In the Ashford Growth Area if this cannot be achieved, then
more strategic forms of SUDS may be appropriate. In such circumstances, developers will need to contribute
towards the costs of provision via Section 106 Agreements or the strategic tariff. In all cases, applicants will
need to demonstrate that acceptable management arrangements are funded and in place so that these areas
are well maintained in future.

SUDS should be sensitively designed and located to promote improved bio-diversity, an enhanced landscape
and good quality spaces that improve public amenities in the area.

WNP response  Sites for development whether, for business, education or housing, would be expected to
include SUDS as specified in CS20.
Major proposals for new development must be able to demonstrate that there are, or will be, adequate water supply and wastewater treatment facilities in place to serve either the whole development, or where development is being carried out in phases, the whole of the phase for which approval is being sought. Improvements in these facilities, the timing of their provision and the funding sources will be key to delivering the proposed overall quantum of growth proposed in the Ashford Growth Area.

Schemes that would be likely to result in a reduction in the quality or quantity of groundwater resources will not be permitted. The Council will support, in principle, infrastructure proposals designed to increase water supply and wastewater treatment capacity subject to there being no significant adverse environmental impacts and the minimisation of those that may remain.

**WNP response** Water supply and treatment capacity has recently been upgraded in Wye and although limited, is considered sufficient for the level of development proposed.

### 2.1.1 Conformity with ABC Local Plan 2000 Saved Policies (updated June 2014)

The WNP complements the following saved policies on Caring for the environment (EN) and Housing (HG).

<table>
<thead>
<tr>
<th>Policy number</th>
<th>Policy title/purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>EN9</td>
<td>Setting and entrance of towns and villages</td>
</tr>
<tr>
<td>EN10</td>
<td>Development on the edge of existing settlements</td>
</tr>
<tr>
<td>EN13</td>
<td>Green corridors</td>
</tr>
<tr>
<td>EN16</td>
<td>Development in conservation areas</td>
</tr>
<tr>
<td>EN27</td>
<td>Landscape conservation</td>
</tr>
<tr>
<td>EN28</td>
<td>Historic parks and gardens</td>
</tr>
<tr>
<td>EN30</td>
<td>Nature conservation sites</td>
</tr>
<tr>
<td>HG3</td>
<td>Design in villages</td>
</tr>
<tr>
<td>HG9</td>
<td>Extension to dwellings in the countryside</td>
</tr>
</tbody>
</table>

**Of particular significance to Wye are the following**

**EN10 Development on the edge of existing settlements** In new developments proposed on the edge of existing settlements the boundary treatment should respect that which forms the settlement’s established character, providing an appropriate transition to the surrounding countryside. Applications will need to demonstrate how this has been achieved.

**WNP response** This policy is followed in the WNP approach to the major development sites WYE1, WYE2 and WYE3 and supported by WNP1b and WNP2.

**EN16 Development in conservation areas** Development or redevelopment within Conservation Areas will be permitted provided such proposals preserve or enhance the character or appearance of the area. Proposals must fulfil each of the following criteria: a) the scale and detailed design of new work has respect for the historic, architectural and landscape context of the established character of the area; b) the materials proposed to be used are appropriate to the locality and in sympathy with existing buildings; c) the following are retained – buildings and streets of townscape character, trees, open spaces, walls, fences or any other features which contribute positively to the character and appearance of the area; d) the development does not generate levels of traffic, parking, or other environmental problems which would damage the character or appearance of the area; and e) the use proposed is appropriate.

**WNP response** The approach adopted in the WNP to redevelopment of the Wye College site (now WNP11) conforms with this policy.

**HG3 Design in villages** In considering proposals for new housing development in a village (or smaller rural settlement), the Council will need to be assured that the following elements of the village’s character have been taken into account and where appropriate, reflected in the design of new housing: a) the historic pattern of the village; b) important open spaces within the village and important areas of planting; c)
important views in and out of the village; d) the relationship between the built form of the village and the surrounding countryside; e) the variety of building types, local materials, building proportions, architectural features and styles. Where supplementary planning guidance has been prepared it will be used to help determine planning applications.

WNP response This policy is expanded in WNP core policy WNP1 a and b, WNP2 and WNP8.

2.2 Tenterden and Rural Sites DPD (TRSDPD) strategic policies and the WNP

This DPD, adopted in October 2010, describes the areas of the borough that lie outside the Ashford urban growth area and covers the period from 2006 to 2021 which is the formal end of the adopted Core Strategy. However the Core Strategy is to be reviewed before the end of 2014 and therefore, it is likely that there would need to be a consequential review of this DPD following that date (Para. 2.3). Paragraph 5.11 confirms that the principle of phasing the release of development sites, as identified in Policy CS6 of the Core Strategy, will be retained and reinforced. However the proposed phasing dates are altered with Phase 1 to be 2006 to 2016 and Phase 2 to be 2017 to 2021. Accordingly, the proposing phasing of development for Wye is as follows

<table>
<thead>
<tr>
<th>Area</th>
<th>Phase 1 (2008-16)</th>
<th>Phase 2 (2017-21)</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tenterden</td>
<td>300</td>
<td>175</td>
<td>475</td>
</tr>
<tr>
<td>Charing</td>
<td>90</td>
<td>35</td>
<td>125</td>
</tr>
<tr>
<td>Hamstreet</td>
<td>50</td>
<td>20</td>
<td>70</td>
</tr>
<tr>
<td>Wye</td>
<td>45</td>
<td>-</td>
<td>45</td>
</tr>
<tr>
<td>Tier 3 villages</td>
<td>110</td>
<td>40</td>
<td>150</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>595</strong></td>
<td><strong>270</strong></td>
<td><strong>865</strong></td>
</tr>
</tbody>
</table>

These totals mean that there is a shortfall of 65 dwellings allocated within Wye (in the period up to 2021) from the figure of 110 dwellings stipulated at Policy CS6. Note that recent planning has been given for 25 houses on WYE2 and 27 on WYE1 rather than 20 as incorporated in the TRSDPD, meaning that the actual Phase I number is 52.

The DPD contains policy specific to Wye in the form of site specific allocations designated WYE1 (Land off Churchfield Way), WYE2 (Luckley Field) and WYE3 (former Wye College Campus). The lack of allocation for Phase 2 in Wye is a direct consequence of the uncertainty that has surrounded the future of Imperial’s Wye Campus.

In the following section TRSDPD policies of relevance to WNP are reproduced in full in black text and their linkage to the WNP and its policies indicated by a response in blue.

Policy WYE 1 - Wye Court Farm, land off Churchfield Way

Development proposals for this site shall:

a) create a strongly defined village boundary to the north of the site;
b) provide a strong landscaped boundary along the northern edge of the site and retain the existing trees along the western boundary of the site;
c) provide vehicular access onto Churchfield Way;
d) provide a mix of dwelling types and sizes as required by policy CS13 of the Core Strategy;
e) provide affordable housing as required by policy CS12 of the Core Strategy;
f) provide play equipment on the recreation ground in accordance with 'saved' policy LE7 of the Borough Local Pan 2000 or, any subsequent SPD superseding that policy; and,
g) provide a financial contribution towards the maintenance of public open space in the village and the play equipment provided under (f) above, in accordance with 'saved' policy LE9 of the Borough Local Plan 2000, or any subsequent SPD superseding that policy.

**WNP response** The WNP policy for WYE1 in BD13 includes detailed comments that support and clarify the TRSDPD. Note that a planning application for the construction of 27 houses on this site was approved in March 2015.

**Policy WYE 2 - Land at Luckley Field**

Land at Luckley Field is proposed for residential development (indicative capacity 20 units). Development proposals for the site shall:-

a) provide a landscaped boundary along the southern edge of the site;
b) provide vehicular access via Little Chequers and / or Long’s Acre;
c) provide a mix of dwelling types and sizes as required by policy CS13 of the Core Strategy;
d) provide affordable housing as required by policy CS12 of the Core Strategy;
e) provide play equipment on the recreation ground in accordance with 'saved' policy LE7 of the Borough Local Pan 2000 or, any subsequent SPD superseding that policy; and,
f) provide a financial contribution towards the maintenance of public open space in the village and the play equipment provided under (e) above, in accordance with 'saved' policy LE9 of the Borough Local Plan 2000, or any subsequent SPD superseding that policy.

**WNP response** The WNP policy for WYE2 (BD13) includes detailed comments that support and clarify the TRSDPD. Note that planning permission was granted for the construction of 25 houses on this site in October 2014. The reallocation of developer contributions in line with the prioritization of projects in WNP is strongly supported.

**Policy WYE3 - Imperial College, Wye**

The TRSDPD states that the long term future of the buildings, facilities and land at Imperial College campus in Wye (as shown on the Proposals Map as WYE3) shall be the subject of an active and comprehensive marketing campaign for educational and related research and business uses for a minimum continuous period of 6 months with the aim of securing a future for such uses on all or part of the campus. If the marketing campaign demonstrates that such uses are not possible on all or part of the WYE3 area, then a masterplanning exercise encompassing all of the WYE3 area shall be undertaken in order to establish the nature, scale, location and mix of any alternative uses to deliver a high quality, mixed use development. This exercise should inform the first review of the Core Strategy to be adopted prior to the end of 2014 or, alternatively, a formal review of this policy or the adoption of a SPD based on the agreed masterplan.

In the meantime, the main educational uses of the campus shall be retained and any development functionally related to the continuation of those uses or the associated agricultural, horticultural or employment uses taking place on the land either side of Occupation Road will be acceptable in principle subject to:

a. the scale, design and use being compatible with the character of the area and not being visually intrusive within the AONB; and,
b. the development not generating an unacceptable level, or type, of traffic;
c. the development not generating an unacceptable level, or type of noise or disturbance, or loss of residential amenity.

Development proposals that would prejudice the potential future use of the campus for educational uses and
related research and business uses prior to the conclusion of the comprehensive and active marketing campaign referred to above will not be acceptable.

The following paragraphs from the TRSDPD are also directly relevant to the former Wye College Campus and its future development options:

5.20 For many years the economic and social vitality of Wye has focused in large part around the presence of Wye College. Paragraph 6.27 in the Core Strategy reflects the importance of the College’s higher education activities and spin-off businesses to the village but highlights the uncertain future of the campus.

5.21 For Wye, the future of the land owned by Imperial College will have a crucial role in influencing how the village evolves. The Council remains of the opinion that the College should, if possible, be retained for educational and related uses and that there should be adequate time to fully establish which parts, if any, of the campus facilities could be released for alternative uses whether educational and related uses remain or not. Outside the Imperial College land, there are few opportunities for new housing development that would not have a significant impact on the character of the village or its setting. Given the prevailing constraints (floodplain, AONB), the Council considers that only limited residential development in Wye should come forward pending the resolution of the future of the College campus.

5.22 It is proposed that there should be a properly masterplanned approach to the future of the College facilities given their local importance. The outcome should then inform the formal review of the Core Strategy (and subsequently, the review of this DPD). Therefore, a specific policy to cover this approach and avoid prejudicing the integrity of the campus in the meantime is included in this DPD.

6.101 If, following a full marketing campaign targeting educational and related uses, alternative uses are justified in whole or in part, then a masterplan / development brief should be prepared to look comprehensively at the constraints and opportunities, including the heritage importance of the Wye College site. The aim should be to generate a suitable long term land use and development strategy that helps to generate confidence locally about the nature and quality of the proposals whilst being commercially sound. This should be based around establishing a mix of appropriate uses within the WYE3 area and identifying the scale, design and location of particular buildings and uses.

6.102 Masterplanning of this area should be carried out inclusively with the full input of the local community and relevant stakeholders through a process to be agreed by the Borough and Parish Councils. It may be that this process produces robust and widely supported proposals before the adoption of the Core Strategy review in 2014, thus enabling more significant development or re-development of the campus to be brought forward earlier. In these circumstances, the Council shall formally review policy WYE3 to reflect these changed circumstances or seek to adopt the agreed masterplan as SPD to the existing policy following full public consultation, whichever is more appropriate.

The masterplan exercise has been carried out, but the plan produced by ICL (http://www.futureofwye3.co.uk/the-masterplan.aspx) has not been accepted by ABC as an SPD.

WNP response
In preparing policy for WYE3 the Parish Council has adopted the following strategy.

- The Council treats WYE3 as a single area for development. Individual areas such as ADAS, are addressed but each is considered as a component of an integrated development.
- The Wye NP complements ABC’s Core Strategy Review and has been developed in cognisance of ICL’s proposed masterplan.
- The proposals within the WNP are based on the concept of equivalence to the previously fully active Wye College.

An essential feature of the WNP policies for WYE3 is that they describe sustainable mixed development including business and education activity as well as new housing. The main impact of such development is on traffic flow around the village and this has been examined in some detail in the WNP (see background document BD4). Plumpton College in Sussex has been identified as an active site providing good equivalence in size and activity to the former Wye College. Based on the traffic analysis completed for the WNP it is concluded that mixed development up to the scale proposed will be equivalent to, or slightly greater than, that of the former Wye College and that this will cause a significant increase in traffic congestion at the level crossing. Delays at the crossing have increased since the time of the active Wye College due to the increased number of trains using the line. However, it is concluded that the
development proposed in WNP would not have a severe impact on life in Wye village or the surrounding environment within the AONB. The benefits of development of Wye as proposed, including provision of more employment through support for local businesses, continuation of the 500 year heritage of education in Wye and an increase in housing aimed to improve the supply of family homes, outweigh the increased inconvenience at the level crossing (see WNP policies WNP1a, WNP11). It is acknowledged that a higher scale of widespread development would cause unnecessarily severe effects on the village (WNP3).

The environmental impact of the proposed development of WYE3 has been controlled by the restriction of new housing within a defined village envelope drawn to the east of Olantigh Rd close to the village centre (WNP1a). Some indicative development is outlined partly on a greenfield site (east of the Kempe Centre) as housing or school buildings, but this is somewhat offset by the proposed return of the brownfield ADAS site to woodland or for use as a site for renewable energy such as a solar farm. Overall, the proposals for WYE3 within the WNP are similar to those in the Imperial College Masterplan (e.g. supporting establishment of the Free School and use of the Grade I buildings by the community and as a visitors centre to promote tourism). The clear difference is in the scale and location of housing, with the WNP proposing 50 dwellings close to the village centre and the Masterplan 200 dwellings extending north towards ADAS and east on greenfield sites towards the SAC site on Wye and Crundale Downs.

**TRS1 Minor residential development or infilling**

Minor residential development or infilling will be acceptable within the built-up confines of Tenterden and the following villages:

Aldington, Appledore, Bishopsden, Biddenden, Boughton Lees, Brabourne Lees, Challock, Charing, Chilham, Egerton, Great Chart, Hamstreet, High Halden, Hothfield, Kingsnorth, Mersham, Pluckley, Rolvenden, Shadoxhurst, Smarden, Wittersham, Woodchurch and Wye; providing that the following requirements are met:

- **a)** the development can easily be integrated into the existing settlement without the need to substantially improve the infrastructure or other facilities;
- **b)** the proposal is of a layout, scale, design and appearance that is appropriate to the character and density of its surrounding area;
- **c)** it does not result in the displacement of other active uses such as employment, leisure or community uses in the area; and,
- **d)** the proposal would not result in the loss of public or private open spaces or gaps that are important characteristics of the settlement.

*WNP response* Objective 1 of the WNP and Policy WNP1a conform with TRS1.

**TRS2 New residential development elsewhere**

New residential development outside the built-up confines of Tenterden or the villages listed in Policy TRS1 will not be permitted unless it constitutes one of the following:-

- **a)** it is an agricultural dwelling, justified under PPS7, or,
- **b)** it is a re-use or adaptation of an existing rural building of architectural or historic interest, justified under policy TRS13, or,
- **c)** it is a replacement dwelling that is justified under policy TRS3, or,
- **d)** it is a 'local needs' scheme on an exception site justified under policies TRS4 or TRS5.

*WNP response* Objective 1 of the WNP and Policy WNP1a conform with TRS1.
TR53  Replacement dwellings in the countryside

Proposals for replacement dwellings in the countryside will be permitted provided that each of the following criteria are met:-
a) the existing dwelling is of permanent and substantial construction and enjoys a lawful residential use;
b) the replacement dwelling would result in no more than a modest increase in size from that of the existing dwelling;
c) the replacement dwelling is well designed and would not result in a significant adverse impact on the character of the area or the quality of the surrounding landscape;
d) the replacement dwelling would result in no adverse impact on the amenities of any neighbouring residential occupiers, taking account of the impacts of the existing dwelling;
e) the replacement dwelling would be sited on, or adjacent to, the site of the existing dwelling unless an alternative position on the plot would result in clear landscape, highway access or residential amenity benefits.

WNP response WNP policy conforms with TRS3 – the Naccott Brickworks site (see BD13) falls in the categories covered by TRS2 and 3.

TR54  Exception sites for local needs housing

Planning permission will be granted for proposals for local needs housing within or adjoining rural settlements listed in paragraph 2.5 (i) as ‘exceptions’ to policies restraining housing development provided that all the following criteria are met:-
(a) The local need justification has been clearly evidenced;
(b) The site does not include general market housing;
(c) The subsequent occupancy of the housing is managed and controlled to ensure the property is retained for local needs housing in perpetuity;
d) the development is well designed and would not result in a significant adverse impact on the character of the area or the surrounding landscape; and,
e) there would be no significant impact on the amenities of any neighbouring residential occupiers.

TR55  Exception sites for specialist housing schemes

Planning permission will be granted for specialist housing schemes within or adjacent to rural settlements listed in paragraph 2.5 (i) as 'exceptions' to policies restraining general housing development provided that all the following criteria are met:
a) The local need justification for the scheme has been clearly evidenced within the Parish or group of Parishes;
b) The proposal does not include general market housing;
c) The occupancy of the residential dwellings are managed and controlled to ensure the scheme is available to local people who have a requirement for such specialist housing in perpetuity;
d) The development is well designed and would not result in a significant adverse impact on the character of the area or the surrounding landscape; and,
e) There would be no significant impact on the amenities of any neighbouring residential occupiers.

WNP response No specialist housing schemes are proposed in WNP

TR56  Exception sites for community facilities

Planning permission will be granted for proposals specifically designed for local community facilities adjoining rural settlements listed in Paragraph 2.5 (i) as ‘exceptions’ to policies restraining development provided that:-
a) a need for the facility has been clearly identified;
b) the service to be provided cannot adequately be provided at existing community facilities in the nearby area;
c) arrangements are made to ensure that the building is retained for community use in perpetuity;
d) the development is well designed and would not result in a significant adverse impact on the character of the area or the surrounding landscape; and,
e) there would be no significant impact on the amenities of any neighbouring residential occupiers.

**WNP response** No new build of community facilities is considered outside the village envelope. However plans are being developed for the extension of the village hall, possibly including the creation of a new sports pavilion (see WNP Appendix B).

**TRS7**  Retention of existing employment sites and premises

Proposals which would lead to the loss of existing employment sites or premises in Tenterden or the villages listed in policy TRS1 will not be permitted, unless:

a) they are replaced with the same-sized or larger sites or premises within or adjoining the same rural settlement, or at the nearest rural service centre (as defined in the Core Strategy 2008 Figure 1, p105), or 
b) it can be shown that the unit is no longer viable for the existing or an alternative employment use and that it has remained unsold or unlet for a substantial period of time, despite genuine and sustained attempts to sell or let it on reasonable terms.

**WNP response** see TRS10

**TRS8**  Extensions to employment premises

Proposals to extend existing employment premises in the rural areas will be permitted, provided that the following criteria are met:

a) the development can be integrated sensitively into its context, respecting the character of the landscape, existing historic and or architecturally important buildings and sites of biodiversity value;
b) the proposal does not involve an extension to a previously converted building where that building has character that would be seriously affected;
c) there would be no significant impact on the amenities of any neighbouring residential occupiers; and,
d) it can be demonstrated that the development will not generate a type or amount of traffic that would be inappropriate to the rural road network that serves it.

**WNP response** see TRS10

**TRS9**  New employment premises and uses in the rural settlements

Proposals for the development of new employment premises and uses will be permitted on sites within or adjoining the built-up confines of the rural settlements listed in Paragraph 2.5 (i) provided that:

a) the character and appearance of the settlement or surrounding landscape is not damaged significantly by the form of development proposed by virtue of its layout, building design and scale, the level or type of activity it generates, and the functional and visual relationship it has with adjoining uses;
b) there would be no significant impact on the amenities of any neighbouring residential occupiers; and,
c) it can be demonstrated that the development will not generate a type or amount of traffic that would be inappropriate to the rural road network that serves it.

**WNP response** see TRS10

**TRS10**  New employment premises in the countryside

Proposals for employment development on new sites in the countryside will not be permitted unless the following criteria can be met:

a) it is essential to be located in the countryside;
b) development can be integrated sensitively into its context respecting the character of any important existing buildings, the landscape setting and sites of biodiversity value;
c) there would be no significant impact on the amenities of any neighbouring residential occupiers; and,
d) it can be demonstrated that the development will not generate a type or amount of traffic that would be inappropriate to the rural road network that serves it.

**WNP response to TRS7, 8, 9 and 10** WNP policies are to retain and renovate existing employment sites (WNP4, WNP11). No new employment premises are included in the WNP, only renovation and re-use of existing sites. No extensions or new buildings are proposed in the WNP, however, the Kempe Centre (previously the library/IT centre of Wye College) has been identified for possible conversion into a business hub (WP11).

**TRS11 Conversions of rural buildings to non-residential uses**

Proposals to convert rural buildings to employment, non-residential tourism, leisure or community-related uses will be permitted subject to meeting all of the following criteria:-

a) the building does not require complete or substantial reconstruction;
b) the building is of a permanent and substantial construction;
c) the building is to be converted in a way that preserves its integrity and character;
d) it can be demonstrated that the development will not generate a type or amount of traffic that would be inappropriate to the rural road network that serves it; and,
e) the scale and nature of the proposed use would not result in any significant adverse impacts on the character of any settlement or buildings, the surrounding landscape, its biodiversity value or the amenities of local residents.

**WNP response** Not relevant to WNP

**TRS12 Conversions of rural buildings to tourist-related residential uses**

Proposals to convert rural buildings to tourist-related residential uses will be acceptable where they meet criteria (a) - (e) of policy TRS11 and where permitted outside the built-up confines of Tenterden or a village listed in policy TRS1, they shall normally be subject to a condition or planning obligation that restricts the occupancy of the unit to holiday-makers or tourists

**WNP response** Not relevant to WNP, however tourism is encouraged by policy WNP4.

**TRS13 Conversions of rural buildings to general residential use**

Proposals to convert rural buildings to general residential use will not be permitted unless the building lies within the built-up confines of Tenterden or a village listed in policy TRS1 of this DPD and satisfies the criteria in policy TRS11 above. In other locations, only proposals to convert rural buildings of a special architectural or historic merit will be permitted in principle, subject to the following criteria:-

a) the building does not require complete or substantial reconstruction;
b) it can be demonstrated that conversion to residential use is the best way that the building may be retained for future active use; and,
c) the conversion would not have a significant adverse impact on the character of the building or its setting, the character of the surrounding landscape or any nearby settlement or the amenities of local residents.

**WNP response** Not relevant to WNP

**TRS14 Diversifying existing agricultural businesses**

Proposals to diversify existing agricultural businesses in the rural areas will be permitted subject to meeting the following criteria:-
a) the principal use and function of the premises remains agricultural;
b) the proposal can be justified as part of a long term Business Plan for the business;
c) any residential re-use of buildings would be acceptable under the terms of policies TRS2 (and TRS12 or TRS13 where applicable);
d) the proposal would have no significant impact on the character of the area, the character of the landscape, the biodiversity of the area or the amenities of any local residents or businesses; and,
e) it can be demonstrated that the development will not generate a type or amount of traffic that would be inappropriate to the rural road network that serves it.

_WNP response_ Renovation of the horticultural research premises on WYE 3 is encouraged in policy WNP11.

**TRS16  Rural shops and services**

In the rural areas (outside Tenterden town centre), planning permission for either:-

(a) a change of use from a class A1 retail use to another retail use class, or,
(b) a change of use from any retail use class (A1-A5) to a non-retail use,

will only be granted if it can be shown that the unit is no longer viable, in the case of (a) for A1 retail purposes, or, in the case of (b), for the existing use and any alternative retail purposes, despite genuine and sustained attempts to market it on reasonable terms.

_WNP response_ The WNP conforms with this policy

**TRS17  Landscape Character and Design**

Development in the rural areas shall be designed in a way which protects and enhances the particular landscape character area within which it is located, and, where relevant, any adjacent landscape character area. Proposals shall have particular regard to the following:-

a) Landform, topography and natural patterns of drainage
b) The pattern and composition of trees and woodlands
c) The type and composition of wildlife habitats
d) The pattern and composition of field boundaries
e) The pattern and distribution of settlements, roads and footpaths
f) The presence and pattern of historic landscape features
g) The setting, scale, layout, design and detailing of vernacular buildings and other traditional man made features
h) Any relevant guidance given in an AONB Management Plan or in a Landscape Character SPD

Existing features that are important to the local landscape character shall be retained and incorporated into the proposed development. For the purpose of this policy, the Kent Downs Area of Outstanding Natural Beauty and the High Weald Area of Outstanding Natural Beauty are to be treated as landscape character areas.

_WNP response see TRS18_

**TRS18  Important rural features**

Development in the rural areas shall protect and where possible, enhance the following features:

a) ancient woodland and semi-natural woodland;
b) river corridors and tributaries;
c) rural lanes which have a landscape, nature conservation or historic importance;
d) public rights of way.

_WNP response to TRS17 and 18_ These policies encapsulate WNP’s approach to preservation of the landscape in the parish. The WNP is supportive through Policy WNP2, that all planning applications must adhere to the guidelines set out in the Village Design Statement 2000. This document already acts as supplementary planning guidance but is now highlighted within the core policy. Such design is required in policies for allocated sites (WNP11) and supported by reference to the Kent Downs Landscape Design
Saved ‘Borough Local Plan 2000’ policies

RE14 Removal of agricultural occupancy conditions

RE14 The removal of agricultural occupancy conditions will not be permitted unless a strong and well researched case can be made that there is no likely long term need for the housing by people in the locality employed, or last employed, in agriculture.

WNP response: Not relevant to WNP

RE15 Location of agricultural services

RE15 The Council will seek to locate agricultural services providing a Borough-wide service on land identified for employment at Orbital Park (S15), so that they can be related to the Ashford Cattle Market, or at Waterbrook (S14) close by.

WNP response: Not relevant to WNP

Section 3: EU Obligations

3.1 Environmental Impact and Habitat Regulations

The plan includes new housing site allocations within the Area of Outstanding Natural Beauty and a Strategic Environmental Assessment (SEA) was judged to be required and has been undertaken as part of the preparation of the neighbourhood development plan, thereby fulfilling EU obligations.

A neighbourhood plan also has to be compatible with EU and European Convention on Human Rights (ECHR) obligations. It is confirmed that the WNP has been prepared with regard to the fundamental rights and freedoms as guaranteed under the ECHR.