

APPENDIX E Planning Context information

1. Protection of the environment

The approach adopted in the WNP for specific local sites conforms with national and local planning policies to protect the environment as listed in Table AE 1.

Table AE1 Examples of planning policies for protection of environment and heritage that are supported in WNP.

Planning document and policy	Summary	Relevance to WNP
NPPF		
NPPF Core Principle and NPPF Sustainability Policy 11: Conserving and enhancing the natural environment	The NPPF requires the planning system should contribute to and enhance the natural and local environment by: <ul style="list-style-type: none"> 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 v. conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty. 	Conservation of the environment in the parish is an essential component of the vision, principles and objectives of the WNP. Protection of the AONB is a core aim of WNP.
NPPF Sustainability Policy 12 Conserving and enhancing the historic environment.	The NPPF requires a positive approach to <i>'the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats'</i>	Wye has a rich heritage of buildings, including a conservation area and nationally designated historic parks and gardens. Policies in the WNP provide specific local focus to support the NPPF policy.
Core Strategy Guiding Principles and Policies and TRSDPD Policy		
Guiding principle B.	The conservation and enhancement of the historic environment and built heritage of the Borough	Preservation and restoration of heritage sites on WYE3 is an essential component of the WNP vision and principles.
Guiding principle C.	Protection for the countryside, landscape and villages from adverse impacts of growth and the promotion of strong rural communities	Maintaining the vitality of the community through sustainable development is at the heart of WNP.
Guiding principle 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	This policy is an essential component of the WNP.

	biodiversity and providing green routes for pedestrians and cyclists.	
CS11: Biodiversity and Geological Conservation	Development proposals should avoid harm to biodiversity and geological conservation interests,	This policy is supported in the WNP
TR517 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	This policy is supported in the WNP following guidance in the Village Design Statement 2000

2. Statements in the Core Strategy of direct relevance to Wye

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 limit 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 to be 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."

4. Water

The Environment Agency in responding to the pre-submission consultation document, highlighted the need to address the following issues.

a) Groundwater protection The boundary of the proposed area where development may take place overlies a Principal Aquifer. The WNP allows for the development of brownfield sites. There is likely to be historic contamination at some of these proposed locations. As such we would recommend that reference is made to the Ashford Borough Council's (ABC) Core Strategy (CS) **Policy CS21** requiring the protection of groundwater. We would expect any development applications where potentially polluting historic uses to be supported by a preliminary risk assessment and where appropriate, remediation of the site is carried out prior to any development taking place.

b) Water conservation Water is one of our most precious natural resources, and the South East of England is "Water Stressed", so we are keen to ensure water is used wisely. As such, water conservation techniques should be incorporated into the design of all new development. All new homes should be designed to achieve a minimum water efficiency of 105 litres per person per day, this is also in accordance with the ABC Policy CS 10. This policy also details the requirements for Non residential developments. **Please note that the new Building Regulations are soon to be introduced and these will assimilate the Code for Sustainable Homes requirements. The minimum water efficiency will be 105 litres per person per day.** Reference is hereby made to the proposed new regulations.

c) Surface water drainage All new developments (ABC **CS 20**) will be required to ensure that sustainable drainage schemes (SuDS) are implemented on site to reduce the risk of increasing surface water flooding off site. ABC have a SuDS Supplementary planning Document. Such schemes should be carried out in accordance with this SPD. It should also be noted that any application in excess of 1 hectare (Flood Zone 1) will be required to be supported by a site specific flood risk

assessment, although the Lead Local Flood Authority (Kent County Council) will be the statutory consultee for such site, as of 6 April 2015.

d) Water Framework Directive (WFD) The plan supports the aim of WFD to achieve "Good" status for the Great Stour.

5. Land covenanted for horticultural use

Part of the Beanfield allotment was sold to Wye College in 1960, based on the establishment of a covenant that it should only be used for horticulture. A detailed map of the covenanted land now used in part by Biological Crop Protection is shown below. The covenanted land has now been designated as green space.

