Former Wye College, Wye (Wye 3)

APPENDICES

a. Extract from Wye Village Design Statement
b. Planning Policies and Guidance
c. Indicative Walking Distance Radius Map
Building in the Conservation Area

It is the juxtaposition of the buildings in the Conservation Area, with their variety of heights, roof pitches, window patterns and construction materials (see pages 23-25), that gives Wye its individuality. Most of the buildings are grouped ‘check-by-jowl’ and open directly onto the street. However, quite large gardens, many of which were yards for earlier business premises or were farmed, are hidden behind this frontage and are not apparent from the street. Where access has been possible, larger yards have been developed for housing since the 1970s; and outbuildings have been converted to dwellings.

Over the centuries the character and uses of buildings in Wye have altered in response to the needs and changing fortunes of its inhabitants. Some buildings were demolished; others were updated in the latest style; new fronts, extra storeys or outbuildings were added; new houses replaced old and spaces between buildings were filled in.

As the supply of traditional building materials, such as wood, ran out, alternatives had to be introduced. Construction methods evolved to make buildings that were more comfortable and efficient, and to take advantage of contemporary innovations such as chimneys, glass windows, kitchen ranges, indoor plumbing, gas and mains drainage.

Church Street is the commercial centre of Wye. There are two banks, several shops, a public house and a restaurant. Many of the houses have ancient cellars and have been altered and updated over the years, e.g. Georgian fronts were added to older buildings. Outbuildings behind some of the buildings are now dwellings. Tyker’s Yard, once a brewery, then a garage, was developed for housing in 1978.

View up Church Street from Bridge Street.

View of the west side belonging to many periods, including modern houses (right).

Primary school (left) and almshouses.

Mech altered cottage on Bridge Street.

View up Bridge St. with Swan House (right).

The Green and the Old Flying Horse, a medieval half house, once a pub, now accommodation for postgraduate students.

Medieval house on the High Street which belongs to Wye College with Georgian fronts.

Semi-detached Victorian house in Upper Bridge Street. On the left is another building which was a butcher’s shop.

Upper Bridge Street from Golden Square looking towards Rural Terrace.
Planning Policies and Guidance

(a) Ashford Adopted Core Strategy policies relevant to the Masterplan are:

- Policy CS1 Guiding Principles emphasises the importance of sustainable development and high quality design and sets key planning objectives
- Policy CS2 sets out the borough wide strategy including housing numbers with development focused in the Ashford Growth Area. Wye is identified as a location for smaller scale development opportunities
- Policy CS6 confirms the settlement hierarchy and the number of units to be provided at Wye
- At the more detailed level policy CS9 sets provisions for design quality, CS10 sustainable design and construction, CS11 on biodiversity, CS12 on affordable housing, CS15 on transport, CS18 on meeting community needs and CS20 sustainable drainage.

(b) Tenterden and Rural Sites DPD policies relevant to the Masterplan area are:

- Policy WYE3 - provisions for the long term future of the buildings, facilities and land at the former Imperial College campus. Many of the provisions have been superseded by events
- Policy TRS1 confirms that minor residential development or infilling is acceptable within the built-up confines of Wye subject to the following criteria:
  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.

- Policies TRS2 and 4 relate toexception sites for local needs housing
- Policy TRS5 sets out the circumstances allowing for exception sites for specialist housing schemes
- Policy TRS7 - provides for the retention of existing employment sites and premises
- Policy TRS19 - requires that all developments make provision to meet the additional requirements for infrastructure and community services and facilities arising from the development

(c) Ashford Local Plan 2017:

- Notes the preparation of Neighbourhood Plan, site allocation policies for Neighbourhood Plan, not Local Plan

The Wyre Neighbourhood Development Plan, on its adoption, has superseded the non strategic policies of the Core Strategy and Tenterden and Rural Sites DPD; the strategic policies in these plans remain in force until replaced by the Emerging Ashford Local Plan 2030 (draft adoption anticipated late 2016/early 2019).

The Emerging Ashford Local Plan may, in due course, supersede some elements of the Wyre Neighbourhood Development Plan; although, unless modified during the post consultation and examination stages, it does not propose to include site allocation policies for Wyre, as noted above.

(d) National Planning Policies and Guidance

Relevant Central Government Planning Policy Guidance is set out in the National Planning Policy Framework (March 2012) and in the regularly updated Planning Practice Guidance.

Key areas which are of direct relevance to the preparation of this Masterplan include:

- Historic Environment (Listed Buildings, Conservation Areas, archaeological considerations including Scheduled Ancient Monuments)
- Natural Environment, including Area of Outstanding Natural Beauty, habitats and species of nature conservation interest, including European designations
- Transport and traffic, including encouragement for sustainable modes of travel (walking, cycling, public transport), and the approach in development management to traffic and parking

NPPF section 12 Conserving and enhancing the historic environment

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to
submit an appropriate desk-based assessment and, where necessary, a field evaluation.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimize conflict between the heritage asset's conservation and any aspect of the proposal.

131. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to visible use consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighted against the public benefits of the proposal, including securing its optimum viable use.

135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

NPPF section 11. Conserving and enhancing the natural environment

160. The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimizing impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- remediating and mitigating derelict, degraded, contaminated and unstable land, where appropriate.

111. Planning policies and decisions should encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value. Local planning authorities may continue to consider the case for setting a locally appropriate target for the use of brownfield land.
115. Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.

NPPF section 4 Promoting sustainable transport

32. All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;

- safe and suitable access to the site can be achieved for all people; and

- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

34. Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. However this needs to take account of policies set out elsewhere in this Framework, particularly in rural areas.
Indicative Walking Distance Radius from Wye’s Historic Core at 800 metres