

Introduction

Why is Wye with Hinxhill Parish Council developing a Neighbourhood Plan? The parish faces considerable development pressure, and the Localism Act 2011 gives communities like Wye the option to influence planning decisions about new housing, commercial and other developments in their area. In July, a team of 53 patchworkers distributed a questionnaire to each occupied dwelling in the parish. The questions were based on the results and experience gained from the Wye Village Design Statement 2000, the Parish Plan 2007 and more recent surveys.

Just over 75% of all households in the parish have now responded - THANK YOU.

The survey produced over 10,000 pages of information, and a great many hand written comments. The Parish Council is still working through all these, but to keep residents informed, it has produced this short leaflet to highlight some of the main results. The Parish Council will publish a detailed report shortly on-line, and in the library. This will guide the series of design workshops and exhibitions this autumn, and these will in turn develop policies for the draft Neighbourhood Plan. The Parish Council aims to publish this for public consultation in January.

Background

Government guidance states that neighbourhood plans will help communities to:

- Influence the planning of where they live and work;
- Decide where and what kind of new homes, shops, employment opportunities and other development should be built;
- Decide what to do with developed land that is no longer being used;
- Identify and protect important local green spaces and historic buildings;
- Influence what new buildings and other development should look like;
- Influence how S106 funds and Community Infrastructure Levy is spent;
- Contribute to the sustainable development of Wye as a place to live/work;

... as long as the document complies with national and local planning policies.

Some early results in more detail:

Housing

- 76% of households would like Wye to develop as a balanced community (a mix of working, retirement, commuter and tourist), but 3% liked none of these options, and 14% prefer Wye to be mainly a working community.
- 41% of households would like between 0 and 25 new homes (of all types) to be built between 2016 and 2021, whereas 43% would like 25-50. 13% would like 50-100 more and the remaining 3% would like 100-150.

- 75% said it will be very important/ important to provide affordable housing, but 7% considered it unimportant and 4% very unimportant.
- 74% strongly agreed/ agreed with small housing schemes on brownfield sites within the boundaries of Wye village.
- 84% considered that it will be very important/ important to provide extra housing for families who have parish connections and children.
- 65% disagreed/ strongly disagreed with housing estates of 20 or more houses on one site.
- Only 16% considered the provision of larger houses (5+ bedrooms) with a garden to be very important/ important.
- Although 25% strongly agreed/ agreed with expansion on the edge of Wye, 55% disagreed/ strongly disagreed with this option.

Influencing the shape and design of new development

- **There is very strong agreement with the principles of the Wye Village Design Statement. In order of priority, the top three are:**
 1. "Vehicle parking and movement should be specifically addressed for all new developments" (98% agree/ strongly agree).
 2. "Involve local people in early discussions for any proposed new developments" (96% agree/ strongly agree).
- "Care should be taken in the Conservation Area to ensure that alterations and new buildings relate in architecture and scale to their surroundings" (95% agree/ strongly agree).
- **There is also strong agreement with the draft objectives for the new Neighbourhood Plan. In order of priority, the top three are:**
 1. "Ensure change is in keeping with the history and quality of its surroundings" (97% agree/ strongly agree).
 2. "Protect Wye's sense of place within its surrounding countryside" (94 % agree/ strongly agree).
 3. "Where development is allowed ... encourage good contemporary design and energy efficient buildings using sustainable design, technology and materials" (82% agree/ strongly agree).

Business and employment

- 83% considered that additional agricultural and land based businesses to be very important/ important for future employment.
- 79% strongly agreed/ agreed that future businesses should be located alongside existing businesses.
- 74% see superfast broadband provision as very important/ important for the parish, (rising to 85% in Naccolt/ Hinxhill, outside Wye village).

Open space, landscape and views

- 92% said it was very important/ important to establish a 'green belt' around Wye, and 86% a clear boundary to the built up area of the village

Social and community facilities

- 90% strongly agreed/ agreed with the development of space for youth activities such as scouts in Wye Village Hall.
- 77% strongly agreed/ agreed with the development of a large hall suitable for a wider range of activities.

Transport, parking and infrastructure

- The most important transport issues to tackle are, in order: School run (86%), general congestion (81%) and lack of parking (80%).
- Other traffic measures for Wye needed now are, in order: Twenty mph limit in the village (63%), pedestrian crossings (45%) and extension of the 30mph limit (43%).

Environment and recycling

- 71% agreed it was very important/important that new housing and commercial developments are built to higher standards in Wye than elsewhere in Ashford Borough.
- 78% agreed it was very important/important that new environmental services such as waste collection are provided to higher standards in Wye than elsewhere in Ashford Borough.

Next steps

Until Christmas the focus will be on workshops and public exhibitions. The survey results will inform the discussions, and shape the new policies and design guidelines for development in the parish of Wye. These workshops will produce a draft plan for public consultation in January 2013. After amendments, the final draft will then be independently examined. If it passes this and other tests, Wye electors will have a vote in a referendum on whether or not to approve the plan.

For further details please ask your patchworker, or keep an eye on the Parish Council's noticeboards, Wye Library and www.wyeparish.info.

Note: The percentages quoted in this summary are rounded to the nearest whole number. The household samples varied between 724 and 782 replies per question. The data shown as recorded 17th September, and is as yet unaudited.

September 2012
Wye Parish Survey
Interim Report 1

Wye2030
Neighbourhood
Plan ©

Household Survey shows support for:

