

WYE COMPOSITE RESPONSE

- **By including the Wye Campus of Imperial College London within the proposed RSS, the RSS is not sound. As such SEERA has failed to meet the requirement of PPS11. The reference to the Campus should be deleted**
- **The inclusion of Wye Campus is not sound because it is inconsistent with other policies within the RSS in that it identifies development at an unsustainable rural location**
- **Also contradicts the Greater Ashford Development Framework. Ashford is a Growth Area and has development plans already set out. Wye is a village outside the Growth Area and is inappropriate for development and contradicts the agreed strategy for Ashford**
- **RES identifies the importance of science and innovation campuses and states that ‘significant opportunities are also presented to revitalise the economy of Ashford.’ There is no objective evidence provided to demonstrate the need for this type of proposal. However if such a proposal were necessary it is essential that it was well related to Ashford to contribute to the ‘revitalisation of the economy.’ The proposal should be within the Growth Area and possibly near new or proposed business parks or the Ashford Learning Campus. Do not believe that SEEDA and SEERA understand the relationship between Ashford and Wye**
- **Development should be focused on previously developed land and in urban areas and priority should be given to using land in these areas/of these types before using land elsewhere for development**
- **The large scale development of Wye Campus would lead to considerable development out of scale with the village of Wye and would significantly increase the need to travel to this rural location from the considerable number of houses (over 22,000) that are to be developed within the Ashford Growth Area. The proposal is unsustainable and contrary to other aims and objectives in the draft RSS**
- **The proposals are not based on robust and credible evidence in terms of suitability of the site and the need for the development. This site specific allocation would appear to be driven by land ownership. Other more suitable sites do not appear to have been considered. If there is the need for a high quality science based proposal in the Ashford Growth Area this should be highlighted based on robust evidence and the exact site determined through the LDF process**
- **Regional Spatial Strategies should set out broad locations for regionally important development. The Draft South East Plan should not identify exact sites for development. This is stated in PPS11 and including Wye Campus contradicts government guidance**
- **As per PPS11 the proposal has not been considered under the Sustainability Appraisal. The SA focused on housing options for the sub-region and does not make any mention of the individual**

policy proposals, particularly in relations to such a specific allocation of major future development at the Wye Campus. The process by which Wye has come to be included is improper and it is reasonable to assume that if the proposal at Wye were to be appraised by a SA it would be found wholly inappropriate on sustainability criteria

- **The site of the Wye Campus is located within the AONB and is an extremely sensitive site. The site is adjacent to an SAC and contains part of an SSSI. It has considerable natural and built heritage and any development would have severe environmental consequences**