

URBAN SITES AND INFRASTRUCTURE DPD				
	TASK A2	TASK A3		
	Baseline analysis	TASK A3 : Identifying sustainability issues and problems		
SA Theme	Baseline Situation	Issues for Urban Sites & Infrastructure DPD	Opportunities	Interrelationships
Biodiversity	<ul style="list-style-type: none"> The study area contains a number of habitats, species and biodiversity including AONB, NNR , SSSI , SLA and SNCI's as well as National and Local Listed Buildings 	<ul style="list-style-type: none"> Impacts on existing areas of biodiversity benefit Biodiversity on brownfield sites Green and Blue Grid 	<ul style="list-style-type: none"> Opportunities for an enhanced green edge to new development as a buffer to the countryside Opportunities to develop the relationship to the Green and Blue Grid Design into the development areas of biodiversity benefit Habitat enhancement and opportunities to link habitats. 	Water and Soil Population and Human Health
				LDF SA Objective :- 1, 3 & 4
Water and Soil	No additional baseline information	<ul style="list-style-type: none"> Conflict between stitching the town up and flood plain constraints Potential to cause added flooding from surface water run off New development will add pressure on water resources and potentially water quality Contaminated land 	<ul style="list-style-type: none"> SUDs features on-site and strategic SUDs opportunities Ensure water efficiency measures are included within development Bring land back into use 	Climate Factors Material Assets
				LDF SA Objective :- 1, 15 & 16
Population & Human Health	No additional baseline information	<ul style="list-style-type: none"> Help to contribute to wider housing targets Infrastructure has often not been in place when needed or inadequate 	<ul style="list-style-type: none"> Provide local and strategic community infrastructure - including health facilities 	Social Inclusion

		<ul style="list-style-type: none"> inadequate Health of residents in underperforming areas Accessibility of health facilities 		LDF SA Objective :- 11
Air	No additional baseline information	<ul style="list-style-type: none"> High dependency on private car use will result in congestion and negative impacts on air quality Existing urban area has not been fully linked to the town centre 	<ul style="list-style-type: none"> Provide a high quality public transport system for people to easily access the town centre Provide for Cycling and Walking opportunities (i.e. through the Green & Blue Grid) Enable SMARTLINK and Park & Ride. Allocate sites in the most sustainable location. 	Climatic Factors Economic Development
				LDF SA Objective :- 1, 3 & 4
Climatic Factors	No additional baseline information	<ul style="list-style-type: none"> New developments could add to climate change impacts 	<ul style="list-style-type: none"> Design developments to adapt and mitigate against climate change 	
				LDF SA Objective :- 18
Material assets	<ul style="list-style-type: none"> A number of Brownfield sites exist within the study area 	<ul style="list-style-type: none"> Low level of take up on Brownfield land Opportunities to recycle are low 	<ul style="list-style-type: none"> Bring brownfield land back into use Incorporate recycling facilities 	Economic Development
				LDF SA Objective :- 14
Cultural Heritage & Landscape	<ul style="list-style-type: none"> Landscape Character Areas - See Ashford Landscape Character Assessment 	<ul style="list-style-type: none"> Poorly integrated development would affect the character of some areas. Some areas have poor character and are of a low quality. Relationship between the town and the countryside Greenfield sites on town centre periphery Development could affect the setting of listed buildings 	<ul style="list-style-type: none"> Ensure developments are appropriate to the local character and any listed buildings. Mitigation opportunities against landscape and cultural heritage impacts 	Biodiversity
				LDF SA Objective :- 3 & 22

<p>Economic Development</p>	<p>No additional baseline information</p>	<ul style="list-style-type: none"> • Low level site take up of development potential in the urban area • Match employment growth with residential growth • Re-siting of current employment allocations • Underused sites • Communications • Skills 	<ul style="list-style-type: none"> • Provide a range of employment sites, including ones that will be attractive to inward investment. • Provide mixed use sites to support a range of employment uses and activities • Maximise the potential for regeneration • Opportunities to recycle sites into a more mixed use environment 	<p>Social Inclusion Material Assets</p>	
					<p>LDF SA Objective :-</p>
<p>Social Inclusion</p>	<p>No additional baseline information</p>	<ul style="list-style-type: none"> • Areas of existing social and environmental problems • Recent developments have not been fully linked to existing urban area • Lack of community infrastructure • Lack of regeneration in underperforming areas • Poor quality living environment 	<ul style="list-style-type: none"> • Alleviate current social and environmental problems • To provide community infrastructure to meet the needs of new and existing population • Provide mixed use places for a range of activities including local jobs, services and facilities. • Raise design standards , increase density and delivery sustainable design and construction standards • New development can regenerate area to sustain local shops and services. 	<p>Economic Development Population & Human Health</p>	
					<p>LDF SA Objective :- 12</p>

URBAN SITES & INFRASTRUCTURE AREA ACTION PLAN DPD																						
TASK A5																						
TESTING THE URBAN SITES AND INFRASTRUCTURE DPD OBJECTIVES AGAINST THE LDF SA FRAMEWORK.																						
Objectives DPD																						
A	To provide a comprehensive framework for 4,380 dwellings and 6,625 jobs in the period up to 2021.																					
B	To identify sites within the exiting urban area (or on Greenfield land on the periphery of the town) to support the early provision of key infrastructure																					
C	To provide for a range of growth opportunities within the existing urban area by providing for different types of development in a variety of locations.																					
D	To provide for mixed use sites to support a range of activities.																					
E	To identify the provision of key infrastructure in the urban area.																					
F	To alleviate current social and environmental problems and link up the existing urban area with the town centre.																					
G	To improve the quality of the urban area through development opportunities, integrating new developments with surrounding areas and through the design and sustainability of new developments.																					
H	To phase development to encourage the best use of land in the urban area.																					
US&I AAP Objectives and SA Interaction Matrix																						
	LDF Sustainability Objective																					
DPD Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
A	?	-	?	-	C	-	-	-	-	?	-	-	-	?	N	?	-	-	C	C	C	C
B	?	C	?	N	C	?	-	-	-	-	-	-	-	?	N	?	-	-	C	C	C	C
C	?	C	?	-	C	-	-	C	C	C	-	-	C	C	-	C	-	-	C	C	C	C
D	C	-	?	-	C	-	-	C	-	C	C	-	C	-	-	-	-	-	C	C	C	C
E	?	-	-	-	-	C	-	-	-	C	C	-	-	?	N	-	?	-	-	-	-	-
F	C	-	C	-	C	-	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-
G	C	-	C	-	C	C	C	C	-	C	-	C	-	C	?	?	C	C	-	-	-	-
H	-	-	-	-	C	-	?	-	-	-	-	-	-	C	?	-	-	-	C	C	C	C
Key																						
C	Compatibility										N	Objectives are not compatible										
?	Uncertainty over compatibility										-	No relationship between objectives										