

TENTERDEN AND RURAL SITES DPD				
	TASK A2	TASK A3		
	Baseline analysis	TASK A3: Identifying sustainability issues and problems		
SA Theme	Baseline Situation	Issues for Tenterden and Rural Sites DPD	Opportunities	Interrelationships
Biodiversity	<p>In Ashford Borough there are :-</p> <ul style="list-style-type: none"> <li>• 2 Areas of Outstanding natural beauty;</li> <li>• 2 National Nature Reserves</li> <li>• 13 Sites of Specific Scientific Interest</li> <li>• 5 Special Landscape Areas; and</li> <li>• 68 Nature Conservation Interest locations</li> </ul> <p>The Kent BAP identifies species and habitats that are of particular significance.</p>	<ul style="list-style-type: none"> <li>• Pressure on accessible biodiversity sites in Ashford Hinterland.</li> <li>• Pressure on Ashford's five rivers and their biodiversity</li> <li>• Lack of buffering of designated sites in the wider rural areas.</li> <li>• Habitat linkages between sites</li> </ul>	<ul style="list-style-type: none"> <li>• Enhancement of biodiversity and improvement of habitat richness.</li> <li>• Improved linkages between existing and/or proposed areas of semi-natural habitat.</li> <li>• To maximise opportunities of multifunctional of biodiversity.</li> <li>• Positive links to the Green and Blue Grid.</li> </ul>	<p>Economic Development Population &amp; Human Health</p> <hr/> <p>LDF SA Objectives :- 1 , 3 , &amp; 4</p>
Water and Soil	No additional baseline information	<ul style="list-style-type: none"> <li>• Loss of Grade I, II, 3a agricultural land.</li> <li>• The extent of development in the floodplain, for example Wye.</li> <li>• Provision of water supply</li> <li>• Evidence of depletion of river base flows in Ashford's catchment.</li> <li>• Areas of contaminated land</li> </ul>	<ul style="list-style-type: none"> <li>• Opportunity to contribute to catchment wide integrated water management.</li> <li>• Understand site impacts on soil at site level detail.</li> </ul>	<p>Biodiversity Population &amp; Human Health</p> <hr/> <p>LDF SA Objective :- 1 , 16 &amp; 15</p>
Population & Human Health	<p>Population</p> <ul style="list-style-type: none"> <li>• Tenterden = 7,000 (6% of borough population)</li> <li>• Villages, hamlets and isolated dwellings = 37,000 (35%)</li> </ul>	<ul style="list-style-type: none"> <li>• Access to health services</li> <li>• Dependence on private car use</li> <li>• Access to open green space and other community facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Support sustainable transport</li> <li>• Identify opportunities for community hubs.</li> </ul>	<p>Climatic Factors</p> <hr/> <p>LDF SA Objectives :- 2 , 8 &amp; 11</p>
Air	No additional baseline information	<ul style="list-style-type: none"> <li>• High dependency on private car use will result in congestion and negative impacts on air quality</li> </ul>	<ul style="list-style-type: none"> <li>• Greener more sustainable forms of transport</li> <li>• Allocate sites in the most sustainable location.</li> </ul>	<p>Climatic Factors</p> <hr/> <p>LDF SA Objectives :-</p>

Climatic Factors	No additional baseline information	<ul style="list-style-type: none"> <li>New developments could add to climate change impacts</li> </ul>	<ul style="list-style-type: none"> <li>Design developments to adapt and mitigate against climate change</li> </ul>	
				LDF SA Objectives : 7 & 18
Material assets	No additional baseline information	<ul style="list-style-type: none"> <li>Density of development in rural areas.</li> <li>Poor opportunities for recycling in rural areas</li> </ul>	<ul style="list-style-type: none"> <li>Provide for opportunities to recycle</li> </ul>	
				LDF SA Objectives : 17
Cultural Heritage & Landscape	<ul style="list-style-type: none"> <li>Over 2000 Listed Buildings</li> <li>Landscape Character Areas - See Ashford Landscape Character Assessment</li> </ul>	<ul style="list-style-type: none"> <li>Poorly integrated development would affect the character of villages</li> <li>Increased pressure on honey pot locations</li> <li>Impact on existing heritage</li> <li>Impacts on AONB</li> <li>Visual impacts on surrounding landscape (i.e AONB)</li> <li>Impact of leisure and tourism</li> </ul>	<ul style="list-style-type: none"> <li>Supporting existing heritage</li> <li>Mitigate against damage by increased visitors impacts</li> <li>Landscape character should inform development principles in the rural areas.</li> <li>Opportunities to support Village Design Statements.</li> <li>Rural and Urban Landscape.</li> <li>Mitigation opportunities against landscape and cultural heritage impacts</li> </ul>	Biodiversity Social Inclusion
				LDF SA Objectives : 3
Economic Development		<ul style="list-style-type: none"> <li>Balancing housing with employment growth</li> <li>Loss of employment sites</li> <li>Sustainable transport</li> <li>Attracting investment for the rural economy</li> </ul>	<ul style="list-style-type: none"> <li>To support rural diversification</li> <li>To retain rural employment sites</li> <li>Maintain vitality of existing community</li> </ul>	
				LDF SA Objectives : 11, 19 & 20
Social Inclusion	<ul style="list-style-type: none"> <li>Houses within the villages and rural areas are typically 36% more expensive to purchase than in the Ashford urban area.</li> </ul>	<ul style="list-style-type: none"> <li>Affordable Housing / Local Needs Housing</li> <li>Gypsy needs</li> <li>Need to support local facilities</li> </ul>	<ul style="list-style-type: none"> <li>Provide sufficient affordable housing</li> <li>Identify possible locations for Gypsy and Traveller Sites</li> <li>To help sustain and retail local facilities</li> </ul>	Population
				LDF SA Objectives : 8 , 11 , 19 & 22

TENTERDEN & RURAL SITES DPD																						
TASK A5																						
TESTING THE TENTERDEN & RURAL SITES DRAFT DPD OBJECTIVES AGAINST THE LDF SA FRAMEWORK.																						
Objectives of the DPD																						
A	To provide a comprehensive framework for the allocation of 655 residential units and suitable employment proposals up to 2021																					
B	To sustain vital and viable communities in Tenterden and the villages																					
C	To focus the higher levels of growth in the most sustainable rural settlements, firstly at Tenterden followed by the other larger settlements of Charing, Hamstreet and Wye.																					
D	To protect and where possible enhance the countryside for its landscape heritage, nature conservation and recreation value.																					
T&RS DPD 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	C	C	-
B	-	-	-	-	-	-	-	C	C	-	C	-	C	-	-	-	-	-	C	C	C	C
C	?	C	-	-	-	?	-	-	-	-	-	-	-	?	?	?	-	-	-	?	-	-
D	C	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Key																						
C	Compatibility											N	Objectives are not compatible									
?	Uncertainty over compatibility											-	No relationship between objectives									