



Design (DES)

Supplementary Planning Document

Sustainable Design & Construction (SDC)

Supplementary Planning Document

Residential Space and Layout (RSL)

Supplementary Planning Document

Affordable Housing (AFH)

Supplementary Planning Document

**COMBINED
SUSTAINABILITY APPRAISAL
SCOPING REPORT**

5th February 2007

Contents

1.0 Consultation	3
2.0 List of Abbreviations & Tables	5
3.0 Context and Purpose of the SEA/SA	6
3.1 Introduction	
3.2 Background to the Sustainability Appraisal Process	
3.3 The Ashford Local Development Framework	
3.4 Purpose and Status of the Report	
3.5 Structure of the Scoping Report	
4.0 PRO-PRODUCTION - EVIDENCE GATHERING	
TASK A1 Identification of other relevant plans, policies, programmes and sustainability objectives.	11
TASK A2 Baseline data assembly	12
TASK A3 Identifying Sustainability Issues	14
TASK A4 Developing the SA framework	15
TASK A5 Testing the SPD Objectives	17
6.0 Next Steps	18

Appendices

Appendix A	TASK A1 Plans, Programmes and Policies Review - Update
Appendix B	TASK A2 Baseline information
Appendix C	TASK A4 the SA Framework
Appendix D	Design SPD TASK A2, A3 & A5
Appendix E	Residential Space & Layout SPD TASK A2, A3 & A5
Appendix F	Sustainable Design & Construction SPD TASK A2, A3 & A5
Appendix G	Affordable Housing SPD TASK A2, A3 & A5
Appendix H	LDF Sustainability objectives

1.0 Consultation

The Government have designated the Environment Agency, English Heritage and Natural England (formerly Countryside Agency and English Nature) as “authorities with environmental responsibilities”¹. These agencies must be consulted by plan making authorities on the content of the Scoping Report and SEA requirements. The regulations also specify that the consultation bodies are to be given a period of 5 weeks to respond from the date when they receive the Scoping Report. The Scoping Report will also be sent out to other stakeholders that the Council believe have a valuable input and interest in the SPDs being prepared. Guidance on consulting with these bodies is given in the ODPM Guidance. The complete list of consultees is listed below.

Table 1 List of Consultees	
Environment Agency	Mid-Kent Water Ltd
English Heritage	Southern Water
Natural England	House Builders Federation
Government Office for the South East	Kent Invicta Chamber of Commerce
South East England Regional Assembly	Dover District Council
Kent County Council	Maidstone Borough Council
Learning & Skills Council	Shepway District Council
Housing Corporation	Canterbury City Council
Ashford Primary Care Trust	CABE
Ashford's Future	

How to respond to this consultation

The Combined Scoping Report for the suite of SPDs will be the subject of consultation from **Monday 5th February 2007 - Monday 12th March 2007**.

Responses will be accepted in writing by letter, fax or email.

Addressed to :	Contact details
Sustainability Appraisal of Supplementary Planning Documents Planning and Development Unit Ashford Borough Council Civic Centre Tannery Lane TN23 1PL	Fax : 01233 330 682 Tel : 01233 330 638 Email : ashfordldf@ashford.gov.uk

If you have any queries or would like clarification on any aspect of the report, please contact Andrew Charles
Tel: 01233 330 638 Email: Andrew.charles@ashford.gov.uk.

¹ Environmental Assessment of Plans and Programmes Regulations 2004

Consultation Questions

The Consultation questions are set out in Table 2. These are repeated later in the relevant sections of this document. When making your comments please make sure that you make reference to the SPD that you are making your comment about.

Table 2 Consultation Questions	
TASK A1 - Identifying other relevant policies, plans and programmes, and sustainable development objectives	
Q1	Have all relevant plans and programme been consulted?
Q2	Are there other relevant policies, plans and programmes and sustainable development objectives that will affect or influence these SPDs (other than those set out in Appendix A and preceding SA reports)?
TASK A2 - Collecting baseline information	
Q3	Do you agree that the baseline data collected (Appendix B) is appropriate to the SPDs?
Q4	Do you have, or know of, any additional relevant baseline data which should be added to that already listed?
Q5	Are you aware of any inaccuracies in the data presented?
TASK A3 - Identifying sustainability issues	
Q6	Do you agree that these are the key sustainability issues that need to be considered in the development of the SPDs?
Q7	Are there any additional sustainability problems or opportunities in the Ashford area that need to be considered in the development of the SPDs?
TASK A4 - Developing the Sustainability Appraisal Framework	
Q8	Do you agree that these are the key sustainability issues for the SPDs?
Q9	Are there any additional sustainability problems or opportunities that need to be considered in the development of the SPDs?
TASK A5 - testing the DPD Objectives against the LDF SA Framework	
Q10	Do you agree with the draft objectives of the SPD?
Q11	Are there any other sources of interaction between the SPDs objectives and the sustainability objectives in addition to those identified?
Screening for significant effects of the SPD	
Q12	<i>For <u>each</u> of the SPD's being prepared are there any significant environmental, social and economic effects that would require a complete appraisal of the SPD to be carried out?</i>

2.0 Abbreviations, Tables and Figures

List of Abbreviations

Table 3 - Abbreviations	
ABC	Ashford Borough Council
AIWMS1	Ashford Integrated Water Management Study, Phase One
BAP	Biodiversity Action Plan
EA	Environment Agency
IRF	Integrated Regional Framework
SPD	Supplementary Planning Document
LDF	Local Development Framework
SA	Sustainability Appraisal
PPS	Planning Policy Statement
PPG	Planning Policy Guidance
SEA	Strategic Environmental Assessment

List of Tables

Table 1	List of consultees	3
Table 2	Consultation questions	4
Table 3	The SA Process	9
Table 4	Timetable for documents	10
Table 5	Structure of the Scoping Report	10

3.0 Context and Purpose of the SEA/SA

3.1 Introduction

This COMBINED SA Scoping Report for the *Design (DES), Sustainable Design and Construction (SDC), Residential Space and Layout (RSL) and Affordable Housing (AFH)* SPD is the first output of the SA process and SPD preparation. It forms part of the wider Sustainability Appraisal framework devised for the Local Development Framework, these can be found on our website www.ashford.gov.uk/planning. A Sustainability Appraisal report will be prepared to accompany the Draft SPD.

3.2 Background to Sustainability Appraisal

New regulations require that the Ashford Local Development Framework, which is being produced to replace the existing local plan, must be subject to both Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA).

The Planning and Compulsory Purchase Act (2004) requires SAs to be carried out on DPDs (which include the core strategy, site specific allocations and policies and area action plans), and Supplementary Planning Documents (SPDs). SAs help planning authorities to fulfil the objective of contributing to the achievement of sustainable development in preparing their plans through a structured assessment of the objectives and core strategies against key sustainability issues for their area.

The Environmental Assessment of Plans and Programmes Regulations (2004) which implement European Directive 2001/42/EC, known as the Strategic Environmental Assessment (SEA) Directive, requires SEA of a wide range of plans and programmes, including LDFs. The objective of the SEA Directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans, with a view to promoting sustainable development.

SEA and SA are very closely linked. SA aims to integrate sustainability issues into decision making by appraising the plan or strategy using environmental, social and economic objectives. SEA also aims to facilitate sustainable development but its emphasis is on integrating environmental considerations into decision making through a thorough analysis of environmental issues.

Although the requirement to carry out both an SA and SEA is mandatory, it is possible to satisfy the requirements of both pieces of legislation through a single appraisal process. The Government has produced guidance for both undertaking SEA generally² and for SA on Development Plan Documents³ in particular which sets out details how SA and SEA should be integrated into one process. The appraisal process for the SPDs therefore

² "A Practical Guide to the Strategy Environmental Assessment Directive" (ODPM, 2005)

³ Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (ODPM, 2005)

incorporates the requirements of the Planning and Compulsory Purchase Act and the SEA Regulations.

The Act requires local development documents, to be prepared with a view to contributing to the achievement of sustainable development. The most widely accepted definition of sustainable development is: "*Development which meets the needs of the present without compromising the ability of future generations to meet their own needs*". At the start of the SA process of Ashford's LDF the principle sustainable development objectives were taken from the 1999 Better Quality of Life Strategy, however in 2005 the Government prepared the UK Sustainable Development Strategy⁴. These both contained a number of key principles:-

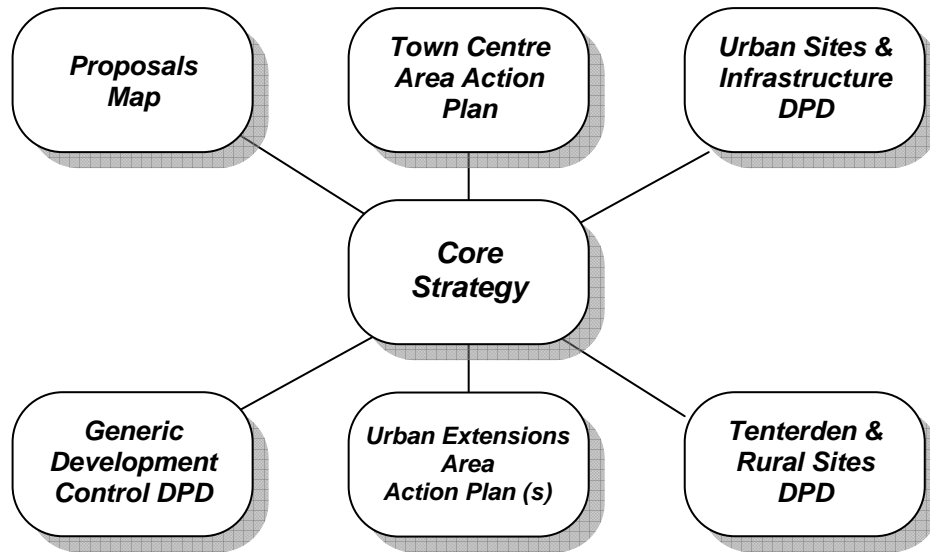
A Better Quality of Life (1999)	UK Sustainable Development Strategy (2005)
<ul style="list-style-type: none"> • Effective protection of the environment • Social progress • Prudent use of natural resources, and • Economic growth 	<ul style="list-style-type: none"> • Sustainable consumption and production • Climate change • Natural Resource protection • Sustainable communities.

3.3 The Ashford Local Development Framework

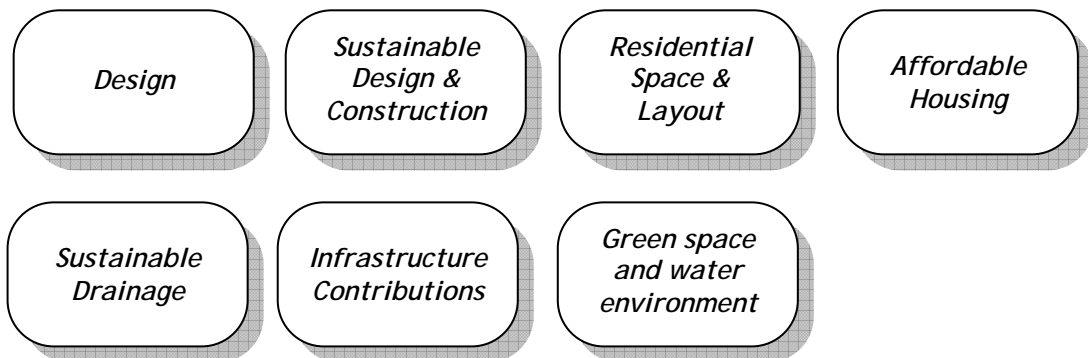
The Ashford LDF is the emerging development plan for Ashford. LDFs are the new form of spatial development plan introduced by the Government's planning reforms in the Planning and Compulsory Purchase Act (2004). The LDF will replace the existing local plan. The new LDF will set out the strategy for the way in which land is used and to guide new development in the Borough for the period up to 2021.

The LDF will consist of a portfolio of documents. Central to this portfolio is the Core Strategy DPD, which sets out the overall vision for future development in the Borough and is the basis for other Local Development Documents (LDD). Other planned DPDs include:

⁴ Securing the Future - UK Sustainable Development Strategy, 2005



Supplementary Planning Documents as indicated in the Local Development Scheme (2006) include:-



The Council's LDF Sustainability Appraisal objectives were developed as part of the Core Strategy Sustainability Appraisal. These will be used to test SPD objectives and options against to ensure conformity with the parent document.

Local Development Framework Sustainability Objectives

- 1 Enhancement of biodiversity and improvement of habitat richness
- 2 Reduce the proportion of journeys made by the private car, and promote more sustainable modes of transport
- 3 Maintain and enhance the quality of Ashford's landscape
- 4 Retain and promote sites of heritage and conservation importance
- 5 To make the most efficient use of land in all new development
- 6 To reduce the risk of flooding
- 7 Provide the ability to withstand impacts of climate change
- 8 To encourage high design quality and an appropriate "sense of place" in new buildings

- 9 To ensure that everyone has access to good quality affordable homes that meets their needs.
- 10 To reinforce the attractions of Ashford Town centre by encouraging a wide range of uses for the resident and the visitor.
- 11 To ensure that all groups of the population have access to the health, education, leisure and recreation services which are required in terms of provision and access.
- 12 To reduce the amount of crime and anti-social behaviour across the Borough.
- 13 Promote thriving mixed-use development.
- 14 To maximise brownfield land development
- 15 To avoid previously undeveloped land in the floodplain
- 16 Minimise irreversible loss of high-grade agricultural land
- 17 To reduce the amount of waste produced and maximise the rates of recycling other materials
- 18 To encourage the use of renewable resources and the provision of renewable energy within the Borough.
- 19 To reach a balance between employment and housing growth
- 20 To generate a significant number of new jobs in accessible locations in Ashford
- 21 To enable a variety of quality employment opportunities in Ashford
- 22 To maintain and enhance the vitality and viability of village and town centre,

3.4 Purpose and status of this report

The SEA Regulations require that the consultation bodies⁵ shall be consulted when deciding on the scope and level of detail of the information that must be included in the Environmental Report - this being the main written output from the SEA/SA process.

Scoping is the first task in this process. It consists of deciding the scope and level of detail to be included in the SA, including the sustainability effects and options which need to be considered, the assessment methods used, and the structure and contents of the SA Report.

The Scoping Report will also be made available to a wider group of consultees than those required by statute, so that the subsequent assessment can take account of issues raised from a wider spectrum of consultees. This will be particularly important when looking at the social and economic issues which fall outside the remits of the environmental bodies.

This Scoping Report relates Stage A of the process outlined in the latest ODPM guidance. Future tasks relate to Stages B to E. Within this scoping report the draft SPD objectives will be tested against the SA framework at the earliest opportunity to identify potential conflicts.

⁵ Environment Agency, Natural England and English Heritage- This report is being prepared in line with the requirements of Part 3 (6) of the SEA Regulations which states that: "*When deciding on the scope and level of detail of information that must be included in the Report (sic. Environmental) the responsible authority shall consult the consultation bodies.*"

Table 4 The SA Process of a Supplementary Plan Document	
DPD Stage 1: Pre-production - Evidence gathering	
Stage A: - Setting the context and objectives, establishing the baseline and deciding on the scope	
A1	Identifying other relevant policies, plans and programmes, and sustainable development objectives
A2	Collecting baseline information
A3	Identifying sustainability issues and problems
A4	Developing the SA framework
A5	Consulting on the scope of the SA
Stage 2: Production - prepare draft SPD	
Stage B: Developing and refining options and assessing effects	
B1	Testing the SPD objectives against the SA framework
B2	Developing the SPD options
B3	Predicting the effects of the draft SPD
B4	Evaluating the effects of the draft SPD
B5	Considering ways of mitigating adverse effects and maximising beneficial effects
B6	Proposing measures to monitor the significant effects of implementing the SPD
Stage C: Preparing the Sustainability Appraisal Report	
C1	Preparing SA Report
Stage D: Consulting on the preferred options of the DPD and SA Report	
D1	Public participation on the SA Report and the draft SPD
D2	Assessing significant changes
DPD Stage 3 : Adoption	
D3	Making decisions and providing information
Stage E : Monitoring the significant effects of implementing the SPD	
E1	Finalising aims and methods for monitoring
E2	Responding to adverse effects

The timetable for the production of these SPDs is set out in the Local Development Scheme (as updated 2006). The timetable for both documents is as follows:-

Table 5 Timetable for SPD preparation				
Stage	Design	Sustainable Design & Construction	Residential Space & Layout	Affordable Housing
Draft SPD (inc SA Report)	January 2008	April 2007	April 2007	September 2007
Adoption	June 2008	January 2008	January 2008	January 2008

3.5 Structure of the Scoping Report

The matters addressed in this Scoping Report are those described in the ODPM consultation paper stage A (as indicated above). The particular tasks involved are set out in Table 5 below along with where they can be located within this scoping report.

Table 6 Structure of the Scoping report		
Stage A: - Setting the context and objectives, establishing the baseline and deciding on the scope		
A1	Identifying other relevant policies, plans and programmes, and sustainable development objectives	Appendix A
A2	Collecting baseline information	Appendix B
A3	Identifying sustainability issues and problems	Appendix D - G
A4	Developing the SA framework	Appendix C
A5	Testing the DPD Objectives against the SA Framework	Appendix D - G
A6	Consulting on the scope of the SA	Section 1.0

The SA Scoping Report has brought forward Task B1 from the SA guidance into the scoping report so that the draft objectives of the SPDs can be consulted on and conflicts raised at an early stage in the process. Objectives will be re-appraised in light of consultation responses and as part of SPD Stage 2.

TASK A1

IDENTIFICATION OF OTHER RELEVANT PLANS POLICIES PROGRAMMES AND SUSTAINABILITY OBJECTIVES

(i) Aim

The SEA Directive requires that the SEA/SA should provide information on the plan's relationship with other relevant plans, policies and programmes.

(ii) Method

A review of new and relevant plans, programmes and strategies will take place at the start of every LDD and SA. This scoping report outlines those new and relevant plans, programmes and strategies that have come forward since the preparation of the LDF Core Strategy Scoping Report⁶. A review of relevant plans, programmes and strategies has previously been undertaken as part of the Core Strategy Issues and Options Stage in 2004. This review helped up-date the "Handbook for Change"⁷ which details the full range of sustainability issues and environmental, social and economic priorities in Ashford. The Handbook for Change and the Core Strategy Issues and Options Scoping Report were subject to statutory consultation.

(iii) Output

Appendix A contains details of those relevant PPPs that have come forward since the Core Strategy Sustainability Appraisal Scoping Report.

Consultation Question

Q1	Have all relevant plans and programmes been consulted?
Q2	Are there other relevant policies, plans and programmes and sustainable development objectives that will affect or influence these SPDs (other than those set out in Appendix 1)?

⁶ As defined in Annex 1 (a) of the SEA Directive

⁷ Ashford's Capacity: A Handbook for Change, Halcrow, December 2001- subsequent up-date by SEA Team 2004. This report presents the outcome of the Quality of Life Capital Approach, identifying capacity thresholds and issues to help define growth.

TASK A2

BASELINE DATA ASSEMBLY

(i) Aim

The SEA Directive requires a significant level of understanding of the baseline environment; as defined in Annex 1 (b), 1 (c) and 1 (d), in order to inform both the appraised plan and future stages of the SEA/SA.

The baseline information helps to inform the appraisal of the SPD and helps to identify sustainability issues and problems in Ashford. This section focus's on the baseline data specific to the SPDs being prepared, more detailed baseline information for the Borough is detailed in The Core Strategy Sustainability Appraisal (October 2006) and the "Handbook for Change" (updated 2003). Establishing the economic, social and environmental baseline characteristics for the SPDs being prepared provides the basis for establishing the following:

- An understanding of existing sustainability problems in the study area;
- the SEA/SA objectives to reduce these problems; and
- to establish the effects of the SPD.

This baseline stage requires the collection and processing of large amounts of raw data. The section outlines the key issues arising from the baseline analysis of the SPDs and is set out according to individual SEA/SA topics.

(ii) Method

A significant amount of baseline data had already been collected as part of the Handbook for Change and Sustainability Appraisal of the Greater Ashford Development Framework and LDF Core Strategy. In particular, the 'Handbook for Change' identifies the full range of baseline information, trends and sustainability issues using the Quality of Life Methodology. This asks "What Matters & Why?" in Ashford, considering current trends in respect of those benefits and services which are most valued as well as identifying where particular problems exist. Furthermore, these issues identified in the Handbook have already been the subject of extensive consultation with more than 150 stakeholders in Ashford. It was considered that by building on the work already undertaken, the baseline data, which underpins the SA, could be strengthened and enhanced.

Baseline data was typically supplied in three formats:

- GIS or other statistically displayed formats
- numeric or statistical format
- report format.

The data will be updated as new information becomes available. However data is not always available, especially at the local level and these gaps will be highlighted. Where methods for collecting this data in future are being reviewed, this is noted.

(iii) Output

The baseline information that has been collected on Ashford's current position in environmental, social and economic terms is presented in the Handbook for Change; Appendix B & D - G outlines additional baseline data relevant to the SPDs being prepared. In many cases the data collected as part of previous Sustainability Appraisal work is appropriate.

Consultation questions

Q3	Do you agree that the baseline data collected (Appendix B and C - D) is appropriate to these SPDs?
Q4	Do you have, or know of, any additional relevant baseline data which should be added to that already listed?
Q5	Are you aware of any inaccuracies in the data presented?

TASK A3

IDENTIFYING SUSTAINABILITY ISSUES

(i) Aim

The SEA Directive requires that the existing environmental and sustainability issues are identified and taken into account. The aim of this task is to identify all of the issues potentially affecting Ashford and these SPDs that will need to be addressed to achieve development that is more sustainable.

(ii) Method

The review of plans and programmes affecting the borough, the collation and up-dating the environmental baseline data informed the identification of a series of environmental problems or issues that could be addressed by, or affect the strategies and measures developed in these SPDs. Such issues, problems and opportunities have been confirmed through:

- Ashford's Capacity : A Handbook for Change (December 2001)
 - SEA/SA of the Greater Ashford Development Framework
 - SEA/SA of the Core Strategy
 - Analysing baseline data and trends
 - Tensions/ inconsistencies with other plans, programmes and sustainability objectives
- Consultation on this Scoping Report may identify further issues or amend those already identified.

(iv) Output

The key sustainability issues identified for Ashford are set out in detail within the Ashford's Capacity: A handbook for Change (2001) (Updated 2003). The SA of the Core Strategy DPD set out the overarching sustainability issues that will need to be addressed further in LDDs. A further analysis of the baseline for each of the SPD's has taken place and the key sustainability issues and opportunities for each SPD are set out in Appendix D - G.

Consultation Questions

Q6	Do you agree that these are the key sustainability issues for the SPDs?
Q7	Are there any additional sustainability problems or opportunities that need to be considered in the development of the SPDs?

TASK A4

Developing the SA framework

(i) Aim

Current guidance⁸ on SEA/SA of land use and spatial plans advocates the use of objectives in the appraisal process. The identification of objectives forms the basis for the appraisal. It provides the starting point for ensuring that both the SEA/SA and sustainability issues are at the heart of and are fully integrated into the SPD as well as providing a focused and clarified approach to appraising the Area Action Plan

In order to facilitate legibility and ease of understanding and use, the sustainability objectives and criteria have been set out in the form of an Appraisal Framework, outlined below. For consistency across the LDF and previous SEA/SA stages the appraisal of the emerging SPDs will be broadly based, with minor tweaks to ensure the appraisal framework is directly relevant to the topics of the SPDs, on the Appraisal Framework adopted for the Ashford Core strategy.

(ii) Method

Similar to the Core Strategy SA Report, the SPDs will be assessed against their ability to satisfy key themes as set out in 'Better Quality of Life'⁹, of :

- Social progress which recognises the needs of everyone;
- Effective protection of the environment;
- Prudent use of natural resources;
- Maintenance of high and stable levels of economic growth and employment.

An additional "Transport" section has been included as transport issues are considered critical to future development in Ashford.

The sustainability criteria have been arranged according to themes and set out in a matrix, which will be used as the basis for the assessment of the DPD. The matrix enables the SPD to be assessed against the sustainability appraisal criteria. This facilitates legibility and transparency of the appraisal process. The broad sustainability effects of the SPD will be assessed, predictions made about the effects of the SPD on the sustainability criteria. The performance of the SPD will be assessed using a six point scale as follows:

Sustainable Appraisal Framework					
Objective	Criteria	Indicators	Targets	Predicted effects	Comments/Mitigation
Protection of the environment					
Social progress					
Prudent use of natural resources					
Economic Growth					
Transport					
Appraisal scale					
++	Significant positive effect		+	Positive effect	
0	Neutral (no effect)		?	Effect uncertain	
-	Negative effect		--	Significant negative effect	

As part of the LDF SA process 22 Strategic Sustainability Appraisal Objectives were also developed (see Section 2). This enables the SPD to be assessed against the objectives of the LDF.

(i) **Output**

The appraisal framework is set out in Appendix C.

Consultation Questions	
Q8	Do you agree with the proposed SA framework? Are objectives, targets and indicators appropriate?
Q9	Should any other Objectives, Indicators or Targets be added or should any be removed.

TASK A5				
TESTING THE SPD OBJECTIVES AGAINST THE LDF SA FRAMEWORK				
<p>A) Aim</p> <p>In order to ensure that the objectives of the SPD are in accordance with sustainability principles, the draft objectives of each SPD will be tested against the LDF Sustainability Appraisal objectives (as shown in TASK A4 - Appendix D - G). This process will highlight where objectives are compatible with each other and highlight any areas which are incompatible with each other. Where this exercise leads to the identification of possible sources of conflict, consideration can then be given to ways in which they can be avoided or mitigated.</p> <p>This task has been brought forward to the SA Scoping Report stage to bring any conflict issues earlier on in the process of preparing the SPD. If amendments are made to the objectives these will be appraised in the next stage.</p> <p>B) Method</p> <p>The SPD objectives have been tested against the sustainability objectives by means of a compatibility matrix. The matrix presents the results of considering each objective against the LDF sustainability objectives.</p> <p>E) Output</p> <p>The results of this appraisal can be seen in Appendices D - G.</p>				
Consultation Questions				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; padding: 5px;">Q10</td> <td style="padding: 5px;">Do you agree with the draft objectives of the SPD?</td> </tr> <tr> <td style="padding: 5px;">Q11</td> <td style="padding: 5px;">Are there other sources of interaction between the document's objectives and the sustainability objectives in addition to those identified?</td> </tr> </table>	Q10	Do you agree with the draft objectives of the SPD?	Q11	Are there other sources of interaction between the document's objectives and the sustainability objectives in addition to those identified?
Q10	Do you agree with the draft objectives of the SPD?			
Q11	Are there other sources of interaction between the document's objectives and the sustainability objectives in addition to those identified?			

6.0 Next Steps

The scoping report sets out the baseline information on the borough, plans and policies influencing the production of the SPD, and current sustainability issues that are facing the borough and the sustainability framework for assessing the SPD. The comments made on this document will be taken into account when developing the SPD options, and in which to test the emerging SPD and the options contained within. If required, further assessment of the options will be undertaken, along with any updates of baseline data, plans, policies and programmes.

Screening for significant effects

Article 3(3) and 3(4) of the Directive sets out when an SEA is required for plans and programmes. This includes plans which “*determine the use of small areas at a local level*” or which are “*minor modifications*” to plans and programmes that are likely to have significant environmental effects. As Government guidance states, “*the criteria in Article 3.3 may on occasion apply to SPDs in the form of design guides or issues based documents that supplement policies in the DPD*”.

The Guidance states that it is for the LPA to decide whether to treat a plan as being in one of these categories. The Directive requires that a screening procedure is carried out by consulting the environmental consultation bodies to make a determination on whether or not there are likely to be significant environmental effects.

This scoping report is part of this screening exercise (see TASK A5) has identified whether there is likely to be any significant environmental, economic or social effects as a result of the SPD. The policies to which the SPDs arise from have already been appraised as part of the Core Strategy Issues and Options Report and Core Strategy Submission Document.

If an SPD is determined not to have significant environmental effect then an assessment does not need to be carried. If no significant effects are likely the Council will draw on the relevant material in the SA of the Core Strategy policy to which the DPD refers. “*The final SA would comprise this material, together with a short explanation that the SPD itself has no significant social, economic or environmental effects beyond those already appraised in relation to the parent DPD*”.

When Ashford Borough Council determines that this is the case we will make this decision available to the public, in line with Regulation 11 of the SEA Regulations.

<i>Consultation Questions</i>	
Q12	<i>For <u>each</u> of the SPD's being prepared are there any significant environmental, social and economic effects that would require a complete appraisal of the SPD to be carried out?</i>

Future stages of the SA process include (if the SPD is determined to have significant effects):-

Stage B: Refining options and assessing the effects of the SPD;

Firstly, following the consultation responses made on this document the sustainability objectives for the SPD will be re-appraised against the SA Framework, prior to the development of draft options.

Options will be developed in consultation with stakeholders to achieve the objectives of the SPD. Options will be appraised and effects predicted. Measure for monitoring the significant effects of the SPD will be developed.

Stage C: Documenting the appraisal process in the SEA/SA report;

The Regulations requires that an environmental report be prepared, and must specifically document:

- How environmental considerations have been specifically integrated into the plan development process, where mitigation measures have been taken on board, and reasons why mitigation measures have not been taken on board; and,
- Background to the selection of the preferred option(s).

Stage D: Consultation with the public and statutory bodies; and

The SEA Regulations set specific requirements for consultation with the Statutory Environmental Bodies, the public and other interested parties. The SA/ Environmental Report will be made available for all these parties so that they can provide a response to the contents of the report. The consultation will also meet the requirements as set out in the adopted Statement of Community Involvement (SCI).

Stage E: Monitor the effects of the plan on the environment/sustainability.

A monitoring strategy will be developed to allow the actual effects of the SPD to be tested against the predicted impacts, enabling significant problems to be identified and tackled over time, and environmental baseline information to be gathered for future plans. The indicators set out in the Appraisal Framework and existing monitoring programmes will form the basis for the monitoring strategy, and will be linked to measuring progress towards the SEA/SA objectives. The monitoring strategy will be strongly linked to existing monitoring mechanisms in the Annual Monitoring Report (AMR). The monitoring strategy may draw heavily on that of the Core Strategy SA Report.

TASK A1: Plans, Programmes and Policies Review - Update		
Identification of other relevant plans, policies, programmes and sustainability objectives		
PPP	Date	Issues / Objectives
Planning Policy Statement 1 : Delivering Sustainable Development	2005	<p>Planning should facilitate and promote sustainable development and inclusive patterns of urban and rural development by :-</p> <ul style="list-style-type: none"> • Making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life; • Contributing to sustainable economic development • Protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities • Ensuring high quality development through good and inclusive design, and the efficient use of resources, and • Ensuing that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.
Planning Policy Statement 3 - Housing	2006	<ul style="list-style-type: none"> • High quality housing that is well-designed and built to a high standard • A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural. • A sufficient quantity of housing taking into account need and demand and seeking to improve choice • Housing developments in suitable location, which offer a good range of community facilities and with good access to jobs, key services and infrastructure. • A flexible, responsive supply of land - managed in a way that makes efficient and effective use of land, including re-use of previously developed land, where appropriate.
Planning Policy Statement 7 : Sustainable Development in Rural Areas	2004	<p>The Governments objectives for rural areas are :-</p> <ul style="list-style-type: none"> • To raise the quality of life and the environment in rural areas • To promote more sustainable patterns of development • Improving their economic performance so that all are able to reach their potential • To promote sustainable, diverse and adaptable agriculture sectors <p>This includes</p> <ul style="list-style-type: none"> • focusing most development in, or next to, existing towns and villages • preventing urban sprawl • discouraging the development of 'greenfield' land and where such land must be used, ensuring it is not used

		<p>wastefully</p> <ul style="list-style-type: none"> • promoting a range of uses to maximise the potential benefits of the countryside fringing urban areas • providing appropriate leisure opportunities to enable urban and rural dwellers to enjoy the wider countryside
Planning Policy Statement 9 - Biodiversity and Geological Conservation	2005	<ul style="list-style-type: none"> • Plan policies should seek to maintain, or enhance, or add to biodiversity and geological conservation interests. • Plan policies on the form and location of development should take a strategic approach to the conservation and enhancement of biodiversity and geology, and recognise the contributions that individual sites and areas make to conserving these resources in the wider environment • Development policies should promote opportunities for the incorporation of beneficial biodiversity and geological features within the design of development.
Planning Policy Statement 10 Planning for Sustainable Waste Management	2005	<ul style="list-style-type: none"> • PPS10 promotes the principles of the waste hierarchy of reduction, re-use, recycling and composting, energy recovery and disposal.
Planning Policy Statement 22 - Renewable Energy		<ul style="list-style-type: none"> • Promotes the increased development of renewable energy resources to facilitate the Government's target to generate 10% of UK electricity from renewable energy sources by 2010, with the aspiration to double that figure to 20% by 2020. • Renewable energy developments should be capable of being accommodated throughout England provided that technological and environmental issues can be addressed. • Promotes the 'Merton style' policy, for LPAs to set a percentage of energy generation to come from on-site renewables.
Planning Policy Statement 23 : Planning and Pollution Control	2004	<p>The governments objectives for contaminated land are</p> <ul style="list-style-type: none"> • To identify and remove unacceptable risks to human health and environment • To seek to bring damaged land back into beneficial use and • To seek to ensure that the cost burdens faced by individuals, companies and society as a whole are proportionate, manageable and economically sustainable. •
Planning Policy 25 : Development and flood risk	2006	<ul style="list-style-type: none"> • Aim is to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas at highest risk.
Code for Sustainable Homes	2006	<ul style="list-style-type: none"> • Sets out a voluntary code for establishing environmental standards for new homes. The Code is based upon the previous EcoHomes standards as devised by the BRE. • This document compliments the approach taken by Building Regulations, the Draft Planning Policy Statement: Planning and Climate Change - Supplement to PPS1 and the Governments vision to achieve Zero Carbon Homes by 2016.
Regional Housing Strategy	2006	<ul style="list-style-type: none"> • Sets out the framework for how housing will be provided and funded across the South East from 2006 onwards. • The strategy sets out the housing priorities for the region from 2006 and calls for significant investment to tackle the shortage of high quality, affordable homes.

		<ul style="list-style-type: none"> • It identifies the need to improve the condition of the region's existing housing stock as a key priority
Rural Strategy	2004	<ul style="list-style-type: none"> • Highlights the need for affordable housing that helps sustain mixed and viable rural communities. • Planning policy supports this aim through special provisions to provide affordable housing in small rural settlements.
Kent and Medway Structure Plan	2006	<ul style="list-style-type: none"> • Nurturing Kent's environment and resources • Fostering prosperity • Securing quality, investment and infrastructure for regeneration and development • Enhancing choice, opportunity and accessibility
Building A Greener Future : Towards Zero Carbon Development (Consultation)	2006	<ul style="list-style-type: none"> • Sets out the Governments ambition to deliver Zero carbon Homes by 2016 through Building Regulation, Planning System and the Code for Sustainable Homes
Planning Policy Statement : Planning and Climate Change - Supplement to PPS1 (Consultation)	2006	<ul style="list-style-type: none"> • Key planning Objectives are :- <ul style="list-style-type: none"> • Make a full contribution to delivering the Government's Climate Change Programme and energy policies, and in doing so contribute to global sustainability; • In enabling the provision of new homes, jobs , services and infrastructure and shaping the places where people live and work, secure the highest viable standards of resource and energy efficiency and reduction in carbon emissions; • Deliver patterns of urban growth that help secure the fullest possible use of sustainable transport for moving freight, public transport, cycling and walking; and, overall, reduce the need to travel, especially by car; • Secure new development and shape places resilient to the effect of climate change in ways consistent with social cohesion and inclusion; • Sustain biodiversity, and in doing so recognise that the distribution of habitats and species will be affected by climate change; • Reflect the development needs and interests of communities and enable them to contribute effectively to tackling climate change; and • Respond to the concerns of business and encourage competitiveness and technological innovation.
Ashford Borough Housing Needs Survey	2005	<ul style="list-style-type: none"> • Sets out the outstanding level of affordable housing need in Ashford • Recommends a mix of house types in both market and social sectors
The Countryside In and Around Towns : A Vision for Connecting Town and Country in the Pursuit of	2005	<ul style="list-style-type: none"> • Sets out the vision for 10 functions of the countryside in and around towns :- <ul style="list-style-type: none"> • A bridge to the country • A gateway to the town • A health centre

Sustainable Development (Groundwork and Countryside Agency)		<ul style="list-style-type: none"> • A classroom • A recycling and renewable energy centre • A productive landscape • A cultural legacy • A place for sustainable living • An engine for regeneration • A nature reserve
The Kent Design Guide (Kent Design Initiatives)	2005	<ul style="list-style-type: none"> • Updates the previous Kent Design Guide to cover a wide spectrum of design issues (including and appendix on water efficient homes, sustainable construction and biodiversity).
Integrated Regional Framework	2004	<ul style="list-style-type: none"> • 25 objectives are set out which cover (a) Social progress that meets the needs of everyone, (b) Effective protection of the environment, (c) Prudent use of natural resources, (e) Maintenance and high and stable level of economic growth.
SEEDA Sustainability Checklist (New)	2007	<ul style="list-style-type: none"> • Sets out a checklist to incorporate sustainability into the design of new developments. The checklist covers Climate Change and Energy, Community, Place Making, Transport & Movement, , Ecology, Resources, Business, and Buildings
Regional Economic Strategy	2006	<p>Objectives Include :-</p> <ul style="list-style-type: none"> • Global Competitiveness • Smart growth • Sustainable Prosperity
The Future of Transport - a network for 2030 (DfT)	July 2004	<ul style="list-style-type: none"> • The strategy has three central themes • Sustained investment • Improvements in transport management • Planning ahead
Stour Catchments Flood Management Plan - Draft	2006	<ul style="list-style-type: none"> • Sets out how flood risk will be managed in the future • Policy for Ashford includes (4) take further action to reduce flood risk and (5) take action to increase the frequency of flooding to bring benefits locally or elsewhere.
Strategic Flood Risk Assessment	2006	<ul style="list-style-type: none"> • Identifies flood risk areas within the Borough. • Advises on locates where specific flood mitigation measures are likely to be required
Ashford Cultural Strategy 2007 to 2011	2006	<ul style="list-style-type: none"> • Sets out over 20 key projects for culture in the borough under (a) Cultural Planning & Partnerships, (b) People and participation, (c) Place shaping, and (d) Prosperity. • The strategy recognised why culture matters to the growth of the town , these included Health, Learning Community engagement, Design , Green Infrastructure, Public art , A thriving economy, and Tourism and heritage

OMAI Study for Ashford	2005	<ul style="list-style-type: none"> • OMAI Ltd. Was commissioned by ABC's Cultural Services, and provides a comprehensive analysis of community infrastructure needs throughout the Ashford Borough. The Study identifies several actions in terms of the Councils investment priorities, community development, and contributions to "Better use of Resources" agenda.
European Biodiversity Strategy		<ul style="list-style-type: none"> • Conservation and sustainable biological diversity • Research, identification, monitoring and exchange of information • Education, training and awareness
The Sixth Environmental Action programme of the European Community 1600/2002/EEC		<ul style="list-style-type: none"> • Clean Air for Europe (CAFÉ) • Soil Protection • Sustainable use of pesticides • Protect and conserve the marine environment • Waste prevention and recycling • Sustainable use of natural resources, and the urban environment
Securing the Future - UK Government Sustainable Development Strategy	2005	<p>The strategy contains:</p> <ul style="list-style-type: none"> • a new integrated vision building on the 1999 strategy - with stronger international and societal dimensions • five principles - with a more explicit focus on environmental limits • four agreed priorities - sustainable consumption and production, climate change, natural resource protection and sustainable communities, and • a new indicator set, which is more outcome focused, with commitments to look at new indicators such as on wellbeing.
Urban Capacity Study	2006	<ul style="list-style-type: none"> • Total estimated potential yield in the Urban Area is 9,399, including additional capacity from TUE infill estimates and Empty Homes estimate, the total potential yield is 10,251. • Balancing planning objectives • Use of development and planning briefs, design guides and competitions. • Phasing approach
Ashford Rural Settlement Housing Capacity	2005	<ul style="list-style-type: none"> • Total Sites Identified - 450 • Sites Retained - 221 • Sites Removed - 229 • Total Capacity - 2684 (High Density), 2420 (Low Density)
Ashford Landscape Character Study	2005	<ul style="list-style-type: none"> • This study provided a landscape character assessment of the hinterlands of Ashford Town. An outline review of the surrounding countryside was made together with an assessment of the environmental constraints and these guided the LDF and GADF zoning of potential expansion areas.
Kent Downs AONB Management Plan 2004-2009	2004	<ul style="list-style-type: none"> • As required by the Countryside and Rights of Way Act 2000. • The Kent Downs AONB Management Plan sets in place clear policies and actions for the conservation management and enhancement of the AONB for five-years to 2009 and sets a vision for the long term. The Management Plan has been designed "to ensure that the natural beauty and special character of the landscape

		and vitality of the communities are recognised, maintained and strengthened" (Kent Downs AONB Management Plan 2004-2009).
High Weald AONB Management Plan	2004	<ul style="list-style-type: none"> • As required by the Countryside and Rights of Way Act 2000. • The primary purpose of the High Weald AONB Management Plan is to protect AONB landscape, the conservation and enhancement of special features that represent its natural beauty. The important role of agriculture and forestry in maintaining the countryside, economic, social needs of the local communities is taken into account by the Plan. • The High Weald AONB Management Plan is a 20-year Strategy.
Ashford Rural Impacts Study (Draft for Internal use)	2006	<ul style="list-style-type: none"> • The Rural Impacts Study examines the relationship between the town and the countryside resulting from the proposed growth in the Ashford Growth Area identified as part of the GADF. It assesses the effects that an increased population will have on the way the countryside is used. An action plan will accompany the Impacts Study to help communities build on benefits or overcome problems associated with Ashford's growth on the Countryside identified by the study.
Ashford Rural Settlements Housing Capacity Study	2005	<ul style="list-style-type: none"> • This is a housing capacity study for the broad existing confines of the settlements of Tenterden, Aldington, Biddenden, Brabourne Lees, Charing, Chilham, Hamstreet, Pluckley and Wye. The study provides a definitive estimate of housing capacity for the period 2006-2021 within these villages.
Core Strategy Sustainability Report	2006	<ul style="list-style-type: none"> • This report summaries the outcomes of the Sustainability Environmental Appraisal and the Sustainability Appraisal's of the Core Strategy, and provides an independent qualitative appraisal of the Core Strategy Issues and Options and Preferred Options.
Core Strategy SA Scoping Report	2005	<ul style="list-style-type: none"> • The scoping report provides a systematic process for evaluating and anticipating the environmental consequences of proposed policies before they are adopted.
The Tenterden Healthcheck	2006	<ul style="list-style-type: none"> • The Tenterden Healthcheck was undertaken by the Tenterden Town and Rural Partnership and provides an appraisal on key aspects of Tenterden and how well it serves the community, the healthcheck particularly focused on the built and natural environment, the local economy, transport and accessibility, and social and community aspects.
Gypsies and Travellers Needs Assessment	2006	<ul style="list-style-type: none"> • The Gypsies and Travellers Needs Assessment identifies specific needs for gypsies and travellers and sets out how these needs may be met, as part of the wider housing strategy.
Housing Needs Assessment	2005	<ul style="list-style-type: none"> • This up-dates information on housing needs across the whole borough and makes direct reference to the requirement for affordable housing and what that scale of provision should be and has directly led to the Core Strategy policy. It details the role of an Affordable Housing SPD to supplement this policy.
Draft South East Plan	2006	<ul style="list-style-type: none"> • Sets the overall provision of affordable housing for the East Kent and Ashford sub-region
Draft South East Plan (Regional Spatial Strategy)	2005	<ul style="list-style-type: none"> • Measures needed to mitigate and adapt to the forecast effects of climate change • Resources use - introduces ecological foot printing • Sustainable Construction for new and refurbishment buildings to adopt and incorporate sustainable construction

		<p>standards and techniques. This includes high standards of energy and water efficiency.</p> <ul style="list-style-type: none"> • Sustainable Water recourses and flood risk - promotes water efficiency and BREEAM 'very good' for water, encourages SUDS solutions. • Encouragement for 10% on site renewable energy target and support for EcoHomes/BREEAM • Encourages CHP and district heating
Kent & Medway Structure Plan	2006	<ul style="list-style-type: none"> • Developments that respond to the implications for long term climate change • Design statements should highlight sustainable construction techniques • Prudent use of natural resources in construction and reducing greenhouse gas emissions.
The Kent Design Guide : Water Efficiency Annex	2006	<ul style="list-style-type: none"> • Illustrates how water efficiency standards can be met through the use of more water efficient appliances.
The Kent Design Guide : Sustainable Construction Annex	2006	<ul style="list-style-type: none"> • Sets out guidance that covers carbon emissions, energy, water , waste and sourcing of materials
Our Energy Future: Creating a Low Carbon Economy (DTI)	2003	<ul style="list-style-type: none"> • Sets a target of generating 10% of UK energy by renewable technologies by 2010 and 15% by 2020. Other polices include creating an energy system that ensures security of supply and affordable warmth, as well as an aspirational target of 60% reduction in CO2 emissions by 2050.
Water efficiency in new developments (Consultation Document) (DCLG)	2006	<ul style="list-style-type: none"> • Proposes proportionate regulation to encourage efficient water use in buildings - to underpin the Code for Sustainable Homes • Promoting water efficiency • Proposes 3 options, one of which includes a whole building performance standard approach for water consumption of between 120 and 135 litres maximum consumption.
Government's Strategy for Combined Heat and Power to 2010		<ul style="list-style-type: none"> • Sets out the framework to support the growth of CHP in the UK. Reinforces the 2000 target of at least 10,000MW of Good Quality CHP by 2010.
SEEDA Taking Stock Report	2005	<ul style="list-style-type: none"> • This set out an analysis of the ecological footprint of the south-east.
Security of supply, leakage and the efficient use of water 2004/05 report - Ofwat.	2005	<ul style="list-style-type: none"> • Outlines the domestic per capita consumption (pcc) of water for Mid Kent Water area in 2004/05.

TASK A2 : Collecting Baseline Information				
Theme	Data	Format	Source	Date
Biodiversity	Kent Habitat Survey	GIS data + Report	Kent County Council	2003
	Kent Biodiversity Action Plan	Report	Kent County Council	2001
	Kent Red Data Book	Report & database	Kent County Council	2000
	Ashford Landscape Character Study	Report and GIS Data	Ashford Borough Council	2005
	Landscape Assessment of Kent	Report and GIS	Kent	2005
	Ashford Rural Impacts Study	Report , mapping & GIS	Natural England	2006
Water and Soil	Integrated Water Management Study	Report & mapping	Environment Agency	2005
	Indicative Flood Risk Mapping	GIS	Environment Agency	2004
	Stour Catchment Abstraction Management Strategy	Report & data	Environment Agency	2005
	Strategic Flood Risk Assessment	Report & data	Ashford Borough Council	2006
	River Stour Catchment Flood Management Plan (Draft)	Report and data	Environment Agency	2006
Population & Human Health	Joint Waste Strategy for Kent	Report	Kent County Council	2002
	South East Regional Waste Management Statement	Report	SERTAB	2003
	Waste Statistics	Data	Kent Waste Forum	
	Public Health Report	Data	Ashford Primary Care Trust	2004
	Ashford Annual Monitoring Report	Report and data	Ashford Borough Council	2006
Air	Updating & Screening Assessment of Air Quality	Report	Ashford Borough Council	2003
	Local Air Quality Review and Assessment (Annual progress Report 2005) - www.kentair.org.uk	Report	Ashford Borough	2005
Climatic Factors	Renewable Energy in Kent	Data	Kent Energy Centre	
	Renewable Energy in Kent: Resources and Prospects	Data and Report	Kent County Council.	2002
	PPS22: Renewable Energy	Government Report	ODPM	2004
	SEE-Stats - Renewable Energy Installations in the South East	Web interactive map + data	SEE-Stats	2006
	UK Sustainable Development Indicators	Data & Report	Sustainable Development Commission	2006
	UK Energy in Brief	Data	Department for Trade & Industry	2006
Material Assets	Ashford Housing Capacity Study	GIS/ Mapinfo	Ashford Borough Council	2005
	Kent's DRAFT Munciap and Solid Waste Baseline Report	Date & Report	Kent County Council	2005

Cultural Heritage & Landscape	National Monuments Record	Map + Data	English Heritage	
	Kent Landscape Assessment (K-LIS)	Report + mapping	Kent County Council	2004
	Ashford Landscape Character Study	Report + Maps	Ashford Borough Council	2005
Economic Development	Kent Economic Report	Report	Kent County Council	2003
	Kent data bulletins	SP Monitoring Data	Kent County Council	
	Employment Land Monitoring Survey	Data	Kent County Council.	2002
	PPS6: Planning for Town Centres	Government Report	ODPM	2004
	Kent & Medway Structure Plan	Report	Kent & Medway Council	2006
	Kent Economic Report	Report	Kent County Council	2003
	Ashford Urban Capacity Study	Report, GIS and data	Ashford Borough Council	2006
	Ashford Rural Settlements Housing Capacity Study	Report, GIS and data	Ashford Borough Council	2005
	Ashford Annual Monitoring Report	Report & Data	Ashford Borough Council	2006
Social Inclusion	Kent Housing Statistics	Report	Kent County Council	2001
	Annual Skills Review (South East)	Skills Insight	Learning and Skills Council	2003/4
	Learning & Skills in Kent & Medway (Channel Corridor)	Report and Data	Kent & Medway Learning & Skills Council	2002
	OMAI Study - Community Infrastructure	Report + Data	Ashford Borough Council	2005
	PPS3: Housing	Government Report	ODPM	2005
	Housing Needs Survey	Data & Report	Ashford Borough Council	2006
	Housing Background Document (Core Strategy)	Data & Report	Ashford Borough Council	2006
	Gypsies and Travellers Accommodation Needs Assessment	Data & Report	Ashford Borough Council + partners	2006
Text in blue indicates sources of baseline information that have come forward since the Update of the Handbook for Change				

TASK A2 : SUMMARY OF BASELINE INFORMATION								
Biodiversity	<p>In Ashford Borough there are :-</p> <ul style="list-style-type: none"> • 2 Areas of Outstanding natural beauty; • 2 National Nature Reserves • 13 Sites of Specific Scientific Interest • 5 Special Landscape Areas; and • 68 Nature Conservation Interest locations • Over 200 Listed Buildings <p>The Kent BAP identifies species and habitats that are of particular significance.</p>							
Water and Soil	<ul style="list-style-type: none"> • Ashford is located in the upper part of the Stour catchment. Five main rivers run through the town and the underlying clay. Two detention reservoirs exist at Ruckinge and Whitewater. <p>Water Consumption</p> <ul style="list-style-type: none"> • 2004/05 average household water consumption in unmetered households was 150 litres per person per day. Metered household water consumption was 136 litres per person per day. <p>Water Quality</p> <ul style="list-style-type: none"> • Chemical Water Quality in Ashford 2004 Good (16%), Fair (54) , Poor (29%) and Bad (0%) • Biological Water Quality in Ashford 2004 Good (87%), Fair (13%), Poor & Bad (0%) • Phosphate Levels in Ashford : 2004 87% High • Nitrate Levels in Ashford : 2004 64% High 							
Population and Human Health	<p>Population</p> <ul style="list-style-type: none"> • Mid Year population estimate for 2005 : 110,000 • Population has grown 11.7% over the last 8 years from 96,400 in 1996 to 107,700 in 2004. • Urban Area 65,100 (59%) , 7,300 (6%) living in Tenterden and 37,000 (35%) living in the villages, hamlets and isolated dwellings. • 5% black and ethnic minority communities. <p>Life Expectancy at birth (years) , 2001-2003</p> <ul style="list-style-type: none"> • Males 78.1 , South East 77.4 , England & Wales 76.1sd • Females 81.5 , South East 81.6 , England & Wales 80.7 <p>Health (Percentage of resident population in each classification of health group (April 2001))</p> <table border="1"> <thead> <tr> <th></th> <th>Ashford</th> <th>South East</th> </tr> </thead> <tbody> <tr> <td>General Health : Good</td> <td>70.2</td> <td>71.5</td> </tr> </tbody> </table>			Ashford	South East	General Health : Good	70.2	71.5
	Ashford	South East						
General Health : Good	70.2	71.5						

	General health : Fairly Good	22.6	21.4	
	General Health : Not Good	7.2	7.1	
	People with a limiting long term illness	16.1	15.5	
	People of working age with a long term illness	11.8	10.6	
	Households with one or more people with a long term illness	31.4	29.4	
Air	Ashford School Site (2004/05) <ul style="list-style-type: none"> PM10 Annual Mean $27\mu\text{g m}^{-3}$ ($29\mu\text{g m}^{-3}$ 2003) Nitrogen Dioxide Annual Mean $25\mu\text{g m}^{-3}$ (2003/04 $36\mu\text{g m}^{-3}$) 			
Climatic Factors	<p>CO2 Emissions</p> <ul style="list-style-type: none"> Carbon Dioxide contributed 85 per cent of the UK's total greenhouse gas emissions in 2004, and have fallen by 5.6 per cent between 1990 and 2004. Annual emissions of CO2 fell by 5.6 per cent between 1990 and 2004. 37% of carbon emissions were from energy industries, 21% from road transport, 18% from other industries and 16% from residential fossil fuel use. Since 1990 residential emissions have increased by 12 per cent. <p>Greenhouse Gas Emissions</p> <ul style="list-style-type: none"> Emissions of the 'basket' of six greenhouse gases fell by 15.1 per cent between the base year and 2004. Each person emits an average of 2.5 tonnes CO2 per year (DEFRA, 2004) <p>Residential</p> <ul style="list-style-type: none"> 53% of Residential Carbon Dioxide Emissions comes from Space Heating, 22% from Lights and appliances, 20% from Water Heating and 5% Cooking. 			
Material Assets	<p>Area</p> <ul style="list-style-type: none"> 58,062 hectares. <p>Households 2006</p> <ul style="list-style-type: none"> 45,500 Households (41,500 2001) <p>Municipal Solid Waste</p> <ul style="list-style-type: none"> 38,751 tonnes of Ashford's Municipal Solid Waste was sent to Landfill in 2004/05 6,350 tonnes of Municipal Solid Waste was Recycled/Composted <p>Waste Arisings</p> <ul style="list-style-type: none"> Kent average 2002/03 to 2004/05 is around 3%. Ashford figures are : 2002/03 5.40% , 2003/04 3.43% , 2004/05 2.49% <p>Recycling</p>			

	<ul style="list-style-type: none"> Ashford 2001/02 9.18% , 2002/03 12.42% , 2003/04 14.63% , 2004/05 14.42% 												
Cultural Heritage & Landscape	<ul style="list-style-type: none"> 43 Conservation Areas Over 3000 Listed buildings 												
Economic Development	<ul style="list-style-type: none"> Employment growth Employee job numbers 37,869 in 1996 have seen an increase of 17% over the last eight years to 44,600 employee jobs in 2004. Latest's estimates have shown that 900 additional jobs have been created between 2003 and 2004. Unemployment Business growth 												
Social Inclusion	<ul style="list-style-type: none"> Deprivation statistics - how many deprived wards etc <p>House Prices (2006)</p> <ul style="list-style-type: none"> Average price £223,001 Average weekly full-time earning \$423.90 in 2005 <p>MORI Survey</p> <ul style="list-style-type: none"> 85 per cent rate their quality of life in the area as very or fairly good 85 per cent are very of fairly satisfied with their neighbourhood The most important factors in making somewhere a good place to live are: health services (38%), public safety/low crime levels (37%), the area being free from vandalism/graffiti/damage to property (36%) and facilities for teenagers (31%). <p>Crime</p> <table border="1"> <thead> <tr> <th></th> <th>Ashford</th> <th>Regional average</th> </tr> </thead> <tbody> <tr> <td>No. burglaries per 1000 households</td> <td>8.7</td> <td>12.3</td> </tr> <tr> <td>Violent offences in a public place per 1000 population</td> <td>7.1</td> <td>9.1</td> </tr> <tr> <td>No of vehicle crimes per 1000 population</td> <td>8.8</td> <td>13.5</td> </tr> </tbody> </table>		Ashford	Regional average	No. burglaries per 1000 households	8.7	12.3	Violent offences in a public place per 1000 population	7.1	9.1	No of vehicle crimes per 1000 population	8.8	13.5
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Please refer to the Ashford's Capacity: Handbook for Change (Updated 2003) for more detailed baseline information for the Borough.													

TASK A4 - THE SUSTAINABILITY APPRAISAL FRAMEWORK			
Theme	Sustainability Criteria	Appraisal Score	Appraisal Comments
Protection of the Environment	Enhancement of biodiversity and improvement of habitat richness		
	Avoid adverse impacts of sites of heritage / conservation importance		
	Improved linkages between existing and/ or proposed areas of semi-natural habitat		
	Reduce air pollution and ensure air quality continues to improve over the longer term		
	Maintain and enhance the quality of Ashford's landscape		
	Ability to withstand impacts of climate change (drought/ flooding, measures at promoting reduced energy demand)		
Social Progress	Respect and enhance the character of Ashford's villages		
	High density along public transport corridors and nodes		
	Thriving mixed use development		
	Mix of housing types and tenure		
Prudent use of natural resources	Prioritise brownfield land development		
	Avoid previously undeveloped land in the floodplain		
	Protection and enhancement of ground and surface waters		
	Development at risk from flooding		

TASK A4 - THE SUSTAINABILITY APPRAISAL FRAMEWORK			
Theme	Sustainability Criteria	Appraisal Score	Appraisal Comments
	Enhanced flood plain storage capacity		
	Densities in excess of PPG3 standards		
Economic Growth	Improve Ashford town Centre's economic performance and contribution to regional competitiveness		
	To enable a variety of quality employment opportunities in Ashford		
	Balance between employment and housing growth		
Transport	To facilitate modal shift		
	To reduce the number of essential trips and average distance travelled to a suite of facilities		
	Relationship of neighbourhoods to local amenities (average distance: 5 and 10 minute walks to shop, post office, pub etc)		
	Relationship of neighbourhoods to parks (areas of open space) of different sizes		

++	Significant positive effect
+	Positive effect
0	Neutral (no effect)
?	Effect uncertain
-	Negative effect
--	Significant negative effect

DESIGN SPD				
	TASK A2	TASK A3		
	Baseline analysis	TASK A3 : Identifying sustainability issues and problems		
SA Theme	Baseline Situation	Issues for LDD	Opportunities	Interrelationships
Biodiversity	No additional baseline information	<ul style="list-style-type: none"> Protection and enhancement of biodiversity in the design of new buildings Protecting , conserve and enhance existing biodiversity and habitats 	<ul style="list-style-type: none"> Designing in Biodiversity to new developments 	LDF SA Objective :- 1 & 8
Water and Soil	No additional baseline information	<ul style="list-style-type: none"> Increase water efficiency in new developments Reduce surface-water run-off from developments Reduce soil erosion Integrating water with new developments 	<ul style="list-style-type: none"> Rainwater harvesting Incorporate SUDS features Links to the Green and Blue Grid through appropriate relationship with buildings 	LDF SA Objective :- 6 & 5
Population & Human Health	No additional baseline information	<ul style="list-style-type: none"> Health impacts of increased car use Need to increase the opportunities for walking and cycling 	<ul style="list-style-type: none"> Provide guidance on how to make places more 'walkable' Provision of car parking and encourage sustainable transport opportunities 	Social Inclusion Air LDF SA Objective :- 6 & 7
Air	No additional baseline information	<ul style="list-style-type: none"> Ventilating buildings Reducing car emissions Air pollution from buildings 	<ul style="list-style-type: none"> Design developments to consider natural ventilation. Encourage sustainable transport opportunities 	Climatic Factors Population and HH LDF SA Objective :- 7 & 2
Climatic Factors	No additional baseline information	<ul style="list-style-type: none"> Environmental impact of new development on GHG emissions Microclimate effects Places will need to be resilient to climate change effects in the future 	<ul style="list-style-type: none"> Holistic approach to sustainable design and construction as set out in the Core Strategy Consider the use of materials to make buildings climate resilient 	LDF SA Objective :- 7

Material assets	No additional baseline information	<ul style="list-style-type: none"> • Low levels of household waste management and recycling. • Increasing amounts of waste being sent to landfill • Limited opportunities for sorting waste for recycling • Impact of construction materials 	<ul style="list-style-type: none"> • Holistic approach to sustainable design and construction as set out in the Core Strategy • Design in waste management and recycling opportunities. • Provision of space within the development for recycling collection 	
				LDF SA Objective :- 17
Cultural Heritage & Landscape	No additional baseline information	<ul style="list-style-type: none"> • Ensuring a balance between old and new developments • Demonstrating local culture through public art • Making places distinctive 	<ul style="list-style-type: none"> • Understand local character and respecting local context • Use local materials 	Biodiversity Social Inclusion
				LDF SA Objective :-
Economic Development	No additional baseline information	<ul style="list-style-type: none"> • Making places attractive, flexible and fit for purpose to meet Ashford's LDF employment target 	<ul style="list-style-type: none"> • Design aesthetically pleasing and attractive developments • Businesses may be attracted to the area of there is a high standard of living accommodation for their workforce. • Design robust and flexible building types • Cater for a mix of uses 	Climatic Factors Material Assets
				LDF SA Objective : 19 & 10
Social Inclusion	No additional baseline information	<ul style="list-style-type: none"> • Creating a sense of place • Facilitating social cohesion in new developments 	<ul style="list-style-type: none"> • Consulting with the local community • Understand local context and character • Meet housing needs by providing a variety of housing types 	Economic Development
				LDF SA Objective :- 9 & 22

DESIGN SPD																						
TASK A5																						
TESTING THE DESIGN DPD OBJECTIVES AGAINST THE LDF SA FRAMEWORK.																						
Objectives																						
A	To ensure that developments are designed to a high quality and deliver an appropriate "sense of place"																					
B	To create places with a network of quality streets and public spaces that are well connected to the surrounding area																					
C	To ensure that developments have an appropriate richness and detail that respects the context and reinforces sense of place.																					
D	To provide safe, active and vibrant places																					
E	To ensure that places are deigned to have clarity of form and layout that is easy to comprehend.																					
F	To provide guidance on the layout and design of new development																					
Design SPD Objectives and SA Interaction Matrix																						
	LDF Sustainability Objective																					
SPD 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
D	-	C	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
E	-	C	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Key																						
C	Compatibility											N	Objectives are not compatible									
?	Uncertainty over compatibility											-	No relationship between objectives									

RESIDENTIAL SPACE & LAYOUT SPD				
	TASK A2	TASK A3		
	Baseline analysis	TASK A3 : Identifying sustainability issues and problems		
SA Theme	Baseline Situation	Issues	Opportunities	Interrelationships
Biodiversity	No additional baseline information	<ul style="list-style-type: none"> New homes often do not provide the opportunity for biodiversity 	<ul style="list-style-type: none"> Ensure design of external space around homes is conducive to biodiversity Potential to provide microhabitats for a range of species in small amenity spaces linked to dwellings e.g. compost heaps in gardens 	LDF SA Objective :- 1
Water and Soil	No additional baseline information	Not relevant to this SPD	-	LDF SA Objective :-
Population & Human Health	No additional baseline information	<ul style="list-style-type: none"> Appropriate orientation of dwellings 	Consider this in design of dwellings Providing high quality residential living environment in relation to the space and layout of an individual's home and immediate surrounding	Climatic factors LDF SA Objective :- 7 & 18
Air	No additional baseline information	Not relevant to this SPD	-	LDF SA Objective :-
Climatic Factors	No additional baseline information	<ul style="list-style-type: none"> Adapting to changes in climate such as internal temperature and ventilation 	<ul style="list-style-type: none"> Set minimum standards for space, layout and design for all new homes and their immediate surroundings 	LDF SA Objective :- 7 & 18

Material assets	<p>Waste Arisings</p> <ul style="list-style-type: none"> • Kent average 2002/03 to 2004/05 is around 3%. • Ashford figures are : 2002/03 5.40% , 2003/04 3.43% , 2004/05 2.49% <p>Recycling</p> <p>Ashford 2001/02 9.18% , 2002/03 12.42% , 2003/04 14.63% , 2004/05 14.42%</p>	<ul style="list-style-type: none"> • Barriers to recycling often include inadequate space for sorting and storing inside the home 	<ul style="list-style-type: none"> • Provide sufficient space for sorting and recycling of waste inside the home 	
				LDF SA Objective :- 17
Cultural Heritage & Landscape	No additional baseline information	Not relevant to this SPD		
				LDF SA Objective :-
Economic Development	No additional baseline information	<ul style="list-style-type: none"> • Ensuring minimum standard of living accommodation and immediate surroundings for all 	<ul style="list-style-type: none"> • Set minimum standards for space, layout and design for all new homes and their immediate surroundings 	
				LDF SA Objective :- 8 & 10
Social Inclusion	No additional baseline information	<ul style="list-style-type: none"> • Ensuring minimum standard of living accommodation and immediate surroundings for all 	<ul style="list-style-type: none"> • Set minimum standards for space, layout and design for all new homes and their immediate surroundings 	Economic Development
				LDF SA Objective :-

RESIDENTIAL SPACE & LAYOUT SPD																															
TASK A5																															
TESTING THE RESIDENTIAL SPACE & LAYOUT OBJECTIVES AGAINST THE LDF SA FRAMEWORK.																															
Objectives																															
A	To ensure a high quality living environment for all, by setting high standards of design and layout in relation to individual and small groups of properties and their immediate local environment.																														
B	Ensure properties provide a reasonable standard of internal and external space.																														
C	Ensure the layout of residential space is of a high standard and provides reasonably sized and spatially distinct rooms/areas for the normal range of day to day activities (e.g. living space, bedroom, kitchen, bathroom, external space, laundry space)																														
D	Ensure that individuals have access to private space																														
E	Ensure that the relationship of properties (in terms of design ad layout) to their close neighbours and immediate environment is conducive to a high quality of life.																														
F	Promote sustainable living e.g. through features of a dwelling and/or its immediate surroundings which facilitate in the process of householder recycling																														
G	Provide a range of house sizes to cater for the needs of differing household sizes																														
Residential Space & Layout SPD Objectives and SA Interaction Matrix																															
SPD Objective	LDF Sustainability 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	?	?	C	-	?	-	-	C	?	-	-	-	?									
B	-	-	-	-	C	-	-	C	C	?	-	?	-	?	-	-	C	?	-	-	-	?									
C	-	-	-	-	?	-	-	C	C	?	-	?	-	-	-	-	?	?	-	-	-	-									
D	-	-	-	-	-	-	-	C	C	?	-	-	-	-	-	-	-	-	-	-	-	-									
E	-	-	-	-	?	-	-	C	C	?	-	-	-	?	-	-	C	-	-	-	-	?									
F	?	?	-	-	?	C	C	?	C	-	?	-	-	-	?	-	C	C	-	-	-	-									
G	-	-	-	-	-	C	-	C	C	?	?	-	-	?	-	-	-	-	-	-	-	C									
Key																															
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SUSTAINABLE DESIGN & CONSTRUCTION SPD				
	TASK A2	TASK A3		
	Baseline analysis	TASK A3 : Identifying sustainability issues and problems		
SA Theme	Baseline Situation	Issues	Opportunities	Interrelationships
Biodiversity	No additional baseline information	<ul style="list-style-type: none"> Protection and enhancement of biodiversity in the design of new buildings 	<ul style="list-style-type: none"> Designing in Biodiversity to new developments Maximise Biodiversity credits under Code for Sustainable Homes / BREEAM 	LDF SA Objective :- 1 & 8
Water and Soil	<i>Water Consumption</i> <ul style="list-style-type: none"> 2004/05 average household water consumption in unmetered households was 150 litres per person per day. Metered household water consumption was 136 litres per person per day. 	<ul style="list-style-type: none"> Increase water efficiency in new developments Reduce surface-water run-off from developments Reduce soil erosion and maintain landscape value 	<ul style="list-style-type: none"> Include water efficient fittings, rainwater harvesting and greywater recycling Incorporate SUDS features 	Biodiversity Climatic Factors LDF SA Objective :- 6 , 5
Population & Human Health	No additional baseline information	<ul style="list-style-type: none"> Climate Change effects on the health of buildings and its inhabitants Walking and cycling 	<ul style="list-style-type: none"> Ensure buildings are flexible to the impacts of Climate Change Provide cycle storage Natural ventilation 	Climatic Factors Air Social Inclusion LDF SA Objective :- 6 , 7
Air	No additional baseline information	<ul style="list-style-type: none"> Air pollution from buildings 	<ul style="list-style-type: none"> Reduce pollution from new developments 	Climatic Factors LDF SA Objective :- 7 , 2
Climatic Factors	<i>Ecological Footprint</i> <ul style="list-style-type: none"> South East Ecological Footprint was 55m global hectares which 	<ul style="list-style-type: none"> Adapt and mitigate against climate change Environmental impact of new development on CHC emissions 	<ul style="list-style-type: none"> Holistic approach to sustainable design and construction as set out in the Core Strategy Complement Design policies and 	All

	<p>equates to 6.8 global hectares per person</p> <ul style="list-style-type: none"> • South East carbon emissions are estimated at around 20 tonnes per person. <p><i>Renewable Energy</i></p> <ul style="list-style-type: none"> • Renewables accounted for 4.2% of electricity generated in the UK in 2005, up from 3.6% in 2004. • In 2005 , bio-fuels accounted for 83% of renewable energy sources, Hydro 9% and wind power 6%. • Kent Renewable Electricity & Heat Installed Capacity (MW) - 42.40 MWe (electricity) / 0.30 MWth (thermal heat) <p><i>Residential Carbon Emissions</i></p> <ul style="list-style-type: none"> • 53% of Residential Carbon Dioxide Emissions comes from Space Heating, 22% from Lights and appliances, 20% from Water Heating and 5% Cooking. 	<p>development on GHG emissions</p> <ul style="list-style-type: none"> • Microclimate effects • Places will need to be resilient to climate change effects in the future • Reduce carbon emissions from homes and buildings 	<ul style="list-style-type: none"> • Compliment Design policies and SPD • On-site renewable energy technologies • Energy efficiency 	<p>LDF SA Objective :- 1, 5,6,7,14,17,18</p>
<p>Material assets</p>	<p><i>Municipal Solid Waste</i></p> <ul style="list-style-type: none"> • 38,751 tonnes of Ashford’s Municipal Solid Waste was sent to Landfill in 2004/05 • 6,350 tonnes of Municipal Solid Waste was Recycled/Composted <p><i>Collection</i></p> <ul style="list-style-type: none"> • Cost of collection of waste per household is £35.70 	<ul style="list-style-type: none"> • Low levels of household waste management and recycling. • Increasing amounts of waste being sent to landfill • Limited opportunities for sorting waste for recycling • Impact of construction materials 	<ul style="list-style-type: none"> • Incorporate into new buildings space to collect and sort waste • Reducing construction waste 	<p>Climate Factors</p>

	<p><i>Waste Arisings</i></p> <ul style="list-style-type: none"> • Kent average 2002/03 to 2004/05 is around 3%. • Ashford figures are : 2002/03 5.40% , 2003/04 3.43% , 2004/05 2.49% <p><i>Recycling</i></p> <ul style="list-style-type: none"> • Ashford 2001/02 9.18% , 2002/03 12.42% , 2003/04 14.63% , 2004/05 14.42% • Percentage of recycled and composted waste improved from 13.96% in 2004/05 to 18.3% in 2005/06. • In 2005/2006 the kilograms of waste collected per household fell from 414kg in 2004/2005 to 377kg in 2005/2006 			LDF SA Objective :- 17
Cultural Heritage & Landscape	No additional baseline information	Not relevant to this SPD	-	-
Economic Development	No additional baseline information	<ul style="list-style-type: none"> • Meeting the LDF target of 16,700 additional jobs by 2021 	<ul style="list-style-type: none"> • Incorporating new technologies can stimulate demand and a local market for more sustainable technologies and materials 	Climatic Factors LDF SA Objective :- 17 & 18
Social Inclusion	No additional baseline information	<ul style="list-style-type: none"> • Impacts on community from climate change • Creating a sense of place 	<ul style="list-style-type: none"> • Renewable energy installation can create a community/ neighbourhood focus 	Climatic Factors LDF SA Objective :- 8 , 7 , 13

SUSTAINABLE DESIGN & CONSTRUCTION SPD																						
TASK A5																						
TESTING THE SUSTAINABLE DESIGN & CONSTRUCTION SPD OBJECTIVES AGAINST THE LDF SA FRAMEWORK.																						
Objectives																						
A	To ensure that all new development are designed to the highest sustainability standards and minimise their environmental impact																					
B	To ensure that all new developments are designed to make efficient use of natural resources, particularly water and energy.																					
C	To ensure that all new developments are designed to mitigate and adapt to the effects of climate change																					
D	To ensure that new developments consider the environmental impact of the materials used																					
E	To ensure that new developments reduce their carbon emissions, where appropriate through sustainable energy, and are carbon neutral, where appropriate.																					
F	To provide guidance to developers on what will be expected to deliver CS Policy CS10 standards, and the information that are to be submitted with applications.																					
Sustainable Design & Construction SPD Objectives and SA Interaction Matrix																						
	LDF Sustainability Objective																					
SPD 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	C	C	C	-	-	-	-	-	-	-	-	C	C	-	-	-	-
B	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-
C	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-
D	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-
E	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-
F	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Key																						
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LDF Sustainability Objectives	
1	Enhancement of biodiversity and improvement of habitat richness
2	Reduce the proportion of journeys made by the private car, and promote more sustainable modes of transport
3	Maintain and enhance the quality of Ashford's landscape
4	Retain and promote sites of heritage and conservation importance
5	To make the most efficient use of land in all new development
6	To reduce the risk of flooding
7	Provide the ability to withstand impacts of climate change
8	To encourage high design quality and an appropriate "sense of place" in new buildings
9	To ensure that everyone has access to good quality affordable homes that meets their needs.
10	To reinforce the attractions of Ashford Town centre by encouraging a wide range of uses for the resident and the visitor.
11	To ensure that all groups of the population have access to the health, education, leisure and recreation services which are required in terms of provision and access.
12	To reduce the amount of crime and anti-social behaviour across the Borough.
13	Promote thriving mixed-use development.
14	To maximise brownfield land development
15	To avoid previously undeveloped land in the floodplain
16	Minimise irreversible loss of high-grade agricultural land
17	To reduce the amount of waste produced and maximise the rates of recycling other materials
18	To encourage the use of renewable resources and the provision of renewable energy within the Borough.
19	To reach a balance between employment and housing growth
20	To generate a significant number of new jobs in accessible locations in Ashford
21	To enable a variety of quality employment opportunities in Ashford
22	To maintain and enhance the vitality and viability of village and town centre,

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