

Appendix G - Site Appraisal Continued

27	Comments		
	S	M	L
Protection of the environment			
1	0	0	0
Geology & Biodiversity			
2	-	-	-
Flood Risk :			
3	?	?	?
Air :-			
4	0	0	0
Landscape :-			
5	?	?	?
Climate Change:			
6	?	?	?
Water :-			
Social Progress			
7	0	0	0
Places :			
8	+	+	+
Housing :			

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9	Quality of Life :	+	+	+	Well designed, development with attractive public realm, offers an attractive and safe environment. The range of uses also offers surveillance during the day and evening
10	Heritage :-	0	0	0	Outside the historic area of the Town Centre so unlikely to enhance the character or heritage of the Town centre.
11	Access to Services :-	+	+	+	A town Centre location means that this site will be accessible to the variety of services within the Town Centre, including health, community, recreation and education.
Prudent use of natural resources					
12	Land use :-	+	+	+	Will prioritise development on a brownfield site, there is the potential to make better use of land here
13	Resources :-	?	?	?	Development coming forward in the Town Centre will need to conform to Policy CS10 of the Core Strategy, which should ensure the increase in renewable and recycled materials in buildings.
14	Waste :-	?	?	?	Development coming forward in the Town Centre will need to conform to Policy CS10 of the Core Strategy, which should ensure an increase in the reduction, re-use and recycling and recovery of waste.
Sustainable economic growth					
15	Balance :	+	+	+	Has the potential to deliver a range of uses, including houses and employment uses
16	Employment :-	0	0	+	Site has the potential to increase its lettable floor area, thus the potentially to generate new levels of jobs. This may take time to produce a net gain, given current use is partially active.
17	Vitality :-	+	+	+	A range of uses should promote investment in the Town Centre
18	Variety :-	0	0	0	Unlikely to deliver a range of business premises
Transport					

19	Travel :-	-	-	-	Development site will generate more traffic on the main roads, increasing congestion. However this should be balanced against the site being in the Town Centre, a highly sustainable location and accessible by a range of public transport.
20	Transport	+	+	+	Development heres is within the Town Centre and as such is within easy walking distance from a range of public transport uses, including the Stations. Parking stands should also promote more usage of park and ride facilities
28		S	M	L	Comments
Protection of the environment					
1	Geology & Biodiversity	0	0	0	Development will need to mitigate against impact on habitat and species around the river
2	Flood Risk :	-	-	-	Within the flood plain so development could have a harmful impact on flooding issues
3	Air :-	?	?	?	The impact of the overall development quantum's in the Town Centre has already been assessed, the impact on a site basis not known.
4	Landscape :-	0	0	0	Site falls outside of the historic area of the Town Centre. Appropriate development coming forward here would be in keeping with existing built character of its local environment
5	Climate Change:	?	?	?	Development coming forward in the Town Centre will need to conform to policy CS10 of the Core Strategy. The overall climatic impact has already been assessed.
6	Water :-	?	?	?	Development coming forward in the Town Centre will need to conform to policy CS10 of the Core Strategy which encourages development that reduce the consumption of portable water and encourage the recycling of rainwater.

Appendix G - Site Appraisal Continued

Social Progress					
7	Places :	0	0	0	Unlikely to promote the cultural or community areas of the Town Centre.
8	Housing :	0	0	0	Given the sites location within the floodplain, unlikely to suitable for houses
9	Quality of Life :	+	+	+	Well designed, development with attractive public realm, offers an attractive and safe environment. The range of uses also offers surveillance during the day and evening
10	Heritage :-	0	0	0	Outside the historic area of the Town Centre so unlikely to enhance the character or heritage of the Town centre.
11	Access to Services :-	+	+	+	A town Centre location means that this site will be accessible to the variety of services within the Town Centre, including health, community, recreation and education.
Prudent use of natural resources					
12	Land use :-	+	+	+	Will prioritise development on a brownfield site, there is the potential to make better use of land here
13	Resources :-	?	?	?	Development coming forward in the Town Centre will need to conform to Policy CS10 of the Core Strategy, which should ensure the increase in renewable and recycled materials in buildings.
14	Waste :-	?	?	?	Development coming forward in the Town Centre will need to conform to Policy CS10 of the Core Strategy, which should ensure an increase in the reduction, re-use and recycling and recovery of waste.
Sustainable economic growth					
15	Balance :	0	0	0	
16	Employment :-	0	0	0	The size of the site suggest significant jobs couldn't be achieved here
17	Vitality :-	+	+	+	A range of uses should promote investment in the Town Centre
18	Variety :-	0	0	0	Unlikely to deliver a range of business premises

Transport					
19	Travel :-	-	-	-	Development site will generate more traffic on the main roads, increasing congestion. However this should be balanced against the site being in the Town Centre, a highly sustainable location and accessible by a range of public transport.
20	Transport	+	+	+	Development here is within the Town Centre and as such is within easy walking distance from a range of public transport uses, including the Stations.
29					
Comments					
Protection of the environment					
		S	M	L	
1	Geology & Biodiversity	0	0	0	Development will need to mitigate against impact on habitat and species around the river
2	Flood Risk :	-	-	-	Within the flood plain so development could have a harmful impact on flooding issues
3	Air :-	?	?	?	The impact of the overall development quantum's in the Town Centre has already been assessed, the impact on a site basis not known.
4	Landscape :-	0	0	0	Site falls outside of the historic area of the Town Centre. Appropriate development coming forward here would be in keeping with existing built character of its local environment
5	Climate Change:	?	?	?	Development coming forward in the Town Centre will need to conform to policy CS10 of the Core Strategy. The overall climatic impact has already been assessed.
6	Water :-	?	?	?	Development coming forward in the Town Centre will need to conform to policy CS10 of the Core Strategy which encourages development that reduce the consumption of potable water and encourage the recycling of rainwater.

Appendix G - Site Appraisal Continued

Social Progress					
7	Places :	0	0	0	Unlikely to promote the cultural or community areas of the Town Centre.
8	Housing :	0	0	0	Given the sites location within the floodplain, unlikely to suitable for houses
9	Quality of Life :	+	+	+	Well designed, development with attractive public realm, offers an attractive and safe environment. The range of uses also offers surveillance during the day and evening
10	Heritage :-	0	0	0	Outside the historic area of the Town Centre so unlikely to enhance the character or heritage of the Town centre.
11	Access to Services :-	+	+	+	A town Centre location means that this site will be accessible to the variety of services within the Town Centre, including health, community, recreation and education.
Prudent use of natural resources					
12	Land use :-	+	+	+	Will prioritise development on a brownfield site, there is the potential to make better use of land here
13	Resources :-	?	?	?	Development coming forward in the Town Centre will need to conform to Policy CS10 of the Core Strategy, which should ensure the increase in renewable and recycled materials in buildings.
14	Waste :-	?	?	?	Development coming forward in the Town Centre will need to conform to Policy CS10 of the Core Strategy, which should ensure an increase in the reduction, re-use and recycling and recovery of waste.
Sustainable economic growth					
15	Balance :	0	0	0	Employment uses may be suitable in this location which could provide a balance of employment uses in the town centre
16	Employment :-	0	0	0	Unlikely to deliver significant numbers of jobs, current uses on site are active and would need relocation
17	Vitality :-	0	0	0	A range of uses here could promote investment in the Town Centre

18	Variety :-	0	0	0	0	Could deliver a range of business premises
Transport						
19	Travel :-	-	-	-	-	Development site will generate more traffic on the main roads, increasing congestion. However this should be balanced against the site being in the Town Centre, a highly sustainable location and accessible by a range of public transport.
20	Transport	+	+	+	+	Development heres is within the Town Centre and as such is within easy walking distance from a range of public transport uses, including the Stations.
30						
Comments						
Protection of the environment						
1	Geology & Biodiversity	0	0	0	0	Development will need to mitigate against impact on habitat and species around the river
2	Flood Risk :	-	-	-	-	Within the flood plain so development could have a harmful impact on flooding issues
3	Air :-	?	?	?	?	The impact of the overall development quantum's in the Town Centre has already been assessed, the impact on a site basis not known.
4	Landscape :-	0	0	0	0	Site falls outside of the historic area of the Town Centre. Appropriate development coming forward here would be in keeping with existing built character of its local environment
5	Climate Change:	?	?	?	?	Development coming forward in the Town Centre will need to conform to policy CS10 of the Core Strategy. The overall climatic impact has already been assessed.

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6	Water :-	?	?	?	Development coming forward in the Town Centre will need to conform to policy CS10 of the Core Strategy which encourages development that reduce the consumption of portable water and encourage the recycling of rainwater.
Social Progress					
7	Places :	0	0	0	Unlikely to promote the cultural or community areas of the Town Centre.
8	Housing :	0	0	0	Given the sites location within the floodplain, unlikely to suitable for houses
9	Quality of Life :	+	+	+	Well designed, development with attractive public realm, offers an attractive and safe environment. The range of uses also offers surveillance during the day and evening
10	Heritage :-	0	0	0	Outside the historic area of the Town Centre so unlikely to enhance the character or heritage of the Town centre.
11	Access to Services :-	+	+	+	A town Centre location means that this site will be accessible to the variety of services within the Town Centre, including health, community, recreation and education.
Prudent use of natural resources					
12	Land use :-	+	+	+	Will prioritise development on a brownfield site, there is the potential to make better use of land here
13	Resources :-	?	?	?	Development coming forward in the Town Centre will need to conform to Policy CS10 of the Core Strategy, which should ensure the increase in renewable and recycled materials in buildings.
14	Waste :-	?	?	?	Development coming forward in the Town Centre will need to conform to Policy CS10 of the Core Strategy, which should ensure an increase in the reduction, re-use and recycling and recovery of waste.
Sustainable economic growth					
15	Balance :	0	0	0	Employment uses may be suitable in this location which could provide a balance of employment uses in the town centre

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16	Employment :-	0	0	0	0	0	Unlikely to deliver significant numbers of jobs
17	Vitality :-	0	0	0	0	0	
18	Variety :-	0	0	0	0	0	
Transport							
19	Travel :-	-	-	-	-	-	Development site will generate more traffic on the main roads, increasing congestion. However this should be balanced against the site being in the Town Centre, a highly sustainable location and accessible by a range of public transport.
20	Transport	+	+	+	+	+	Development heres is within the Town Centre and as such is within easy walking distance from a range of public transport uses, including the Stations.

Appendix H - 2007 Sustainability Appraisal Framework

Sustainability Appraisal Framework					
SA Objectives Detailed Criteria / Guidance		Timescale			Comments / Explanation (cumulative and synergistic effects)
		Short	Med	Long	
Protection of the environment					
1	Geology and Biodiversity :- Enhancement of biodiversity and geology and improvement of habitat richness.	1.1 Will it avoid direct or indirect or cumulative impacts on designated sites and local designations for nature conservation? 1.2 Will it avoid impacts on protected habitats and species? 1.3 Is appropriate provision for replacement habitat of at least equivalent size and value where impacts cannot be avoided? 1.4 Will it create new habitats and improve the incidence and diversity of species? 1.5 Will it improve the linkages between habitats and species rich areas? 1.6 Will it enable managed access to natural areas? Will it facilitate increased appreciation of Ashford's natural heritage?			

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2	Flood Risk :- To reduce the risk and vulnerability of flooding and protect the capacity and integrity of flood storage areas	2.1 Will it result in a loss of retention capacity, increase run-off or be at risk from flooding? 2.2 Will it provide enhanced flood storage capacity / measures?				
3	Air :- To improve atmospheric integrity and air quality	3.1 Will it address sustainable transport issues which will result in reduced emissions?				
4	Landscape :- Maintain and enhance the quality of Ashford's landscape	4.1 Will it respect and enhance the character of Ashford's historic and cultural assets? 4.2 Will it enhance and respect the character and setting of Ashford's cultural environment? 4.3 Will it reinforce the distinctive quality of the natural topography and existing landscape and built character of Ashford?				
5	Climate Change: To stabilise climate change through the reduction of emissions, and withstand the unavoidable consequences.	5.1 Will it promote reduced energy demand and enhanced energy efficiency in the layout and design of new buildings? 5.2 Will it reduce transport emissions?				

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		5.3 Will it incorporate robust and weather resistant built forms?				
6	Water : - To protect and enhance of ground and surface waters and improve quality.	6.1 Will it maintain and improve ground and/or surface water quality? 6.2 Will it reduce water consumption?				
Social Progress						
7	Places : - To promote thriving mixed-use development of a high design quality, with an appropriate 'sense of place'.	7.1 Will it promote the cultural potential of Ashford's public spaces? 7.3 Will it ensure that community facilities are maintained in the long term?				
8	Housing :- To ensure that everyone has access to a good quality sustainably constructed affordable home that meets their needs	8.1 Does it provide a range of housing types and tenure, including affordable and key worker housing?				
9	Quality of Life :- To reduce the amount and fear of crime and anti-social behaviour and encourage healthy lifestyles	9.1 Will it minimise crime and fear of crime and enhance safety and security?				
10	Heritage :- Conserve and enhance sites	10.1 Will it respect and enhance the character and				

Appendix H - 2007 Sustainability Appraisal Framework

	of heritage and conservation importance	setting of Ashford's historic & cultural assets? 10.2 Will it improve access to Ashford's historical and cultural assets?				
11	Access to Services : - To ensure that all groups of the population have access to the health, education, leisure and recreational services which are required in terms of provision and access, to reduce social exclusion.	11.1 Will it improve everyone's access to high quality health, housing, education, recreation and community facilities? 11.2 Will it enhance the town centre through the provision of community, cultural and education facilities and programmes? 11.3 Does it provide adequate provision of educational & learning facilities?				
Prudent use of natural resources						
12	Land use : - To make the most efficient use of land and the use of previously development land and buildings and reduce Greenfield land use.	13.1 Does it prioritise the development of brownfield land? 13.2 Does it achieve increased densities? 13.3 Will it limit the loss of soils in development?				
13	Resources :- To encourage the use of local renewable resources and the provision of	14.1 Will it include measures which promote a sustainable energy supply for Ashford? 14.2 Will it protect mineral reserves?				

Appendix H - 2007 Sustainability Appraisal Framework

	decentralised sustainable energy within the Borough	<p>14.3 Will it increase the use of renewable and recycled materials in buildings and infrastructure?</p> <p>14.4 Will it increase the use of materials with a lower environmental impact?</p>				
14	Waste : - To deliver waste reduction, reuse, recycling and recovery over the disposal of waste.	15.1 Will it increase the reduction, re-use, recycling and recovery of waste?				
Sustainable Economic Growth						
15	Balance : To reach a balance between employment and housing growth, with high and stable levels of income	<p>15.1 Will it ensure a balance between employment and housing growth?</p> <p>15.2 Will it include measures to stimulate local economic growth and sustain indigenous industry?</p> <p>15.3 Will it increase inward investment in Ashford, through flexible employment land?</p> <p>15.4 Will it strengthen Ashford' links with regional ports and airports?</p>				
16	Employment :- To generate a significant number of	16.1 Will it improve Ashford's economic performance and contribution to regional competitiveness?				

Appendix H - 2007 Sustainability Appraisal Framework

	new jobs in accessible locations in Ashford	16.2 Will it help to generate a significant number of new jobs in accessible locations?				
17	Vitality : - To maintain and enhance the vitality and viability of village and town centre.	17.1 Will it promote local agriculture? 17.2 Will it stimulate investment in the town centre? 17.3 Will it promote the tourism economy by developing visitor attractions?				
18	Variety :- To promote economic diversity, growth and self sufficiency	18.1 Will it include a range of business premises? 18.2 Will it promote economic links between Ashford town centre, the Greater Ashford Area and surrounding market towns and rural areas?				
Transport						
19	Travel : - To facilitate modal shift and improve access to green spaces.	19.1 Will it increase the accessibility of the town from the regional road network? 19.2 Will it reduce traffic congestion on local strategic routes?				
20	Transport : Reduce the proportion and length of journeys made by the private car, and promote more sustainable	20.1 Will it enable public transport use by all sectors of the population?				

Appendix H - 2007 Sustainability Appraisal Framework

	modes of transport (including public)					
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Appendix I - Baseline Information

The baseline information can be viewed via the Sustainability Appraisal pages on the Councils website; the file is called '[Appendix B Task A2 Baseline Information - September 2008](#)'. More detailed baseline information for the Borough is detailed in the Core Strategy Sustainability Appraisal (October 2006) and the "Handbook for Change" (updated 2003). The data presented in the baseline information is monitored and kept up to date.

