

Sustainability Appraisal of the key changes into the Tenterden and Rural Sites DPD – Publication Version

Introduction

The Sustainability Appraisal forms a key part of the evidence base which supports the Tenterden and Rural Sites DPD. All policies and proposals contained within the Publication Version of the DPD were appraised, to ensure they contribute to the aims of Sustainable Development.

The Publication version of the Tenterden and Rural Sites DPD was published in June 2009. Following 6 weeks consultation, the Council has considered the representations received during this period and is now proposing to make a number of changes to the Publication version of the DPD.

In accordance with Government Guidance, these proposed changes are required to be appraised through the Sustainability Appraisal. However, if the changes proposed are not significant in nature, or they are a refinement to that already appraised (where the principle has already been appraised), then a further assessment is not required.

This addendum to the Sustainability Appraisal appraises the proposed changes which the Council considers warrant further assessment.

This addendum also includes a correction to a technical error of the Sustainability Appraisal which accompanied the Publication Version of the Tenterden and Rural Sites DPD. Site ALD 02 on the Aldington Map (p158) was drawn incorrectly and didn't reflect the area which was actually assessed in the findings of the appraisal. Nor did it reflect the land promoted by the relevant landowners. An amended map has now been redrawn to reflect the area assessed in the appraisal, see Appendix 1 of this addendum.

Making comments on this addendum

Representations relating to this addendum can be made:

- in writing to the Planning Policy Team, Planning and Development, Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent, TN23 1PL
- via email at ashfordldf@ashford.gov.uk

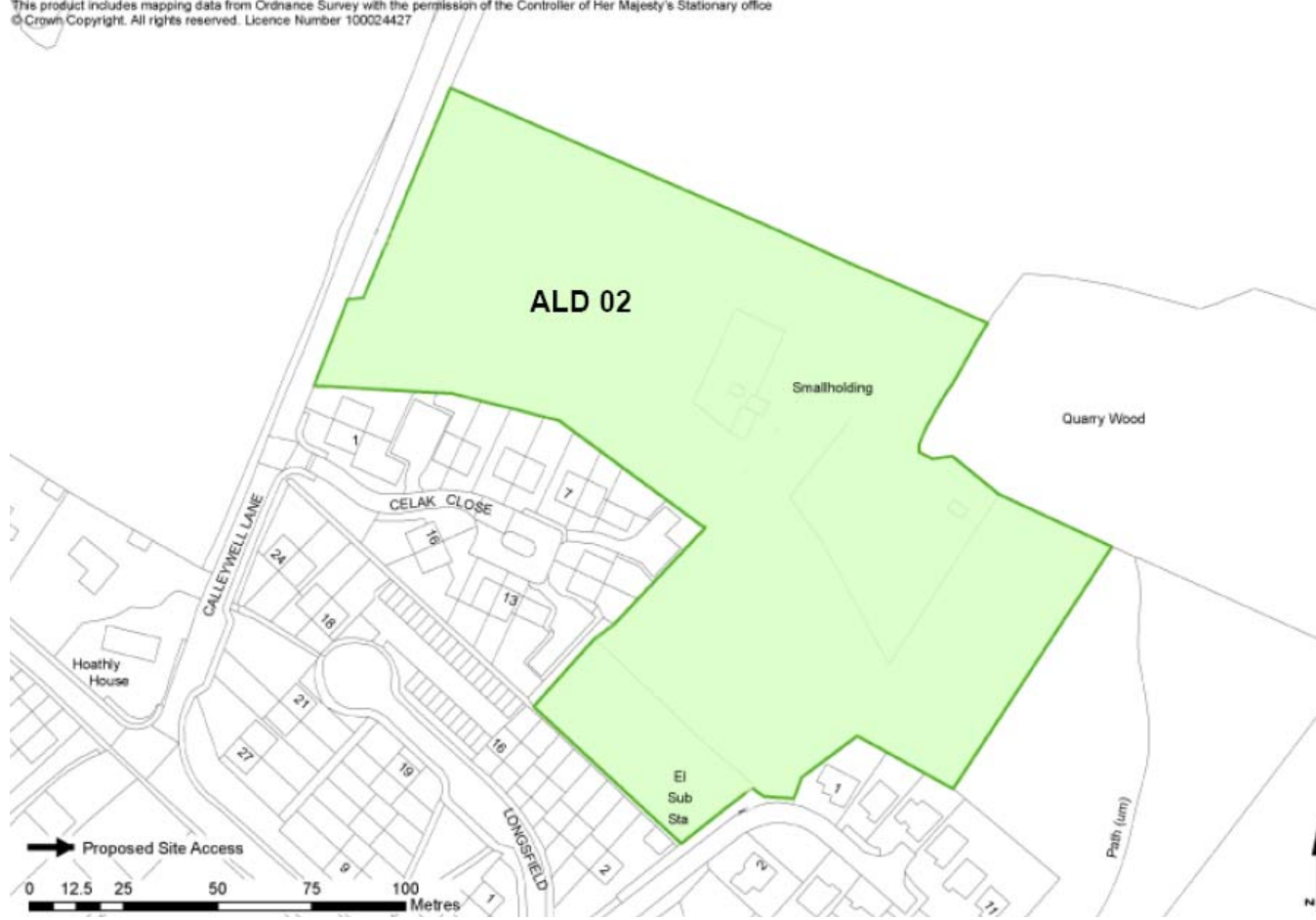
The Council can only consider representations that are received during the 6 weeks of consultation beginning on Friday 27th November 2009 and ending at 5 pm on Friday 8th January 2010.

Site Beth 06 (allocation Beth 1a)	Timescale			Comments
	Short	Medium	Long	
1) Geology & Biodiversity	0	0	0	The site doesn't appear to have any significant geology or biodiversity qualities
2) Flood Risk	0	0	0	Site is not located in the floodplain
3) Air	0	0	0	Housing is likely to generate greater car trips. Although the site is within walking distance to the services provided in the village centre and is directly opposite the recreation ground.
4) Landscape	-	-	-	The site is largely open in character, although it is well screened by several mature trees along its northern and eastern boundary. Any adverse impact on the landscape could be mitigated by appropriate landscape screening. A linear residential form is present to the far south of the site, whilst a cul-de-sac of cottages directly abuts the site to the south. Small scale residential development is located to the North.
5) Climate Change	+	+	+	Development here will be required to meet policy CS10 of the Core Strategy
6) Water	0	0	0	Policy CS10 will require improvements in water efficiency but overall effect neutral as net water consumption will rise.
7) Places	+	+	+	The site is located in close proximity to the village recreation ground. Development is therefore likely to help promote and maintain this area through increased patronage.
8) Housing	+	+	+	The site is large enough to deliver affordable housing, in line with the parameters set out within Core Strategy Policy CS12. A mix of housing types would also be delivered here in accordance with Policy CS13.
9) Quality of Life	0	0	0	No predicted effects
10) Heritage	0	0	0	Listed buildings adjoin the site to the north. Development would need to reflect the setting of these buildings but is capable of doing so.
11) Access to Services	+	+	+	The site is accessible to local services within reasonable walking distance. However it is slightly removed from the primary school.
12) Land use	-	-	-	Greenfield site on the periphery of the village
13) Resources	+	+	+	Development here would be required to meet Policy CS10 of the Core Strategy
14) Waste				
15) Balance	N/A to policy coverage			
16) Employment				
17) Vitality				
18) Variety				
19) Travel	-	-	-	The development of this site is likely to bring additional traffic onto the local road network
20) Transport	0	0	0	Unlikely to promote sustainable modes of public transport in itself but within walking distance of the bus stop services to Ashford and Tenterden.
Conclusion	The site is considered to be suitable for a limited allocation given its relative proximity to the village centre and local services. In addition, development here would have limited and mitigatable impact on the surrounding landscape character			

Policy TRS12	Timescale			Comments
	Short	Medium	Long	
1) Geology & Biodiversity	N/A to policy coverage			
2) Flood Risk	N/A to policy coverage			
3) Air	-	-	-	The policy would only allow for small levels of tourist related development, either within the confines of existing settlements or in the wider countryside. However the criteria proposed in the policy would ensure that any traffic generation was appropriate for its surrounding and would not have a significant harmful impact.
4) Landscape	0	0	0	Policy would only allow the conversion of existing building and would not therefore introduce new buildings within the landscape. Criteria within the policy, also reflects the importance of protecting against significant adverse impacts on the character of the area and the landscape.
5) Climate Change	N/A to policy coverage			
6) Water	N/A to policy coverage			
7) Places	N/A to policy coverage			
8) Housing	N/A to policy coverage			
9) Quality of Life	N/A to policy coverage			
10) Heritage	N/A to policy coverage			
11) Access to Services	?	?	?	The policy may lead to the conversion of buildings to tourist related uses within existing settlements which would improve access to services and support the local economy. However the policy may also result in a small amount of tourist related uses being delivered in the countryside, away from the services provided in settlements.
12) Land use	+	+	+	Policy relates to the conversion of existing buildings and therefore encourages development to make efficient use of Previously Developed Land
13) Resources	?	?	?	Given the limited amount of small scale development that may come forward as a result of the policy, the effect is uncertain.
14) Waste				
15) Balance	N/A to policy coverage			
16) Employment	N/A to policy coverage			
17) Vitality	+	+	+	The policy would promote tourism in the rural area, helping to sustain the local economy and improve the vitality of rural settlements.
18) Variety	N/A to policy coverage			
19) Travel	0	0	0	Any conversion to residential related tourism use may increase or decrease traffic generation on local routes, depending on the previous use of the building.
20) Transport	0	0	0	Conversions of buildings within or next to existing settlements will have access to public transport. Conversion of buildings in the countryside has less opportunity to use public transport.

Appendix 1 – Amended ALD 02 area

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Original SA map for Aldington – p158

