

Ashford Borough Council

**SUSTAINABILITY APPRAISAL
(SA/SEA)
ENVIRONMENTAL REPORT**

ERRATUM to Appendix 4 - August 2016



ERRATUM. Two site assessments were omitted from Appendix 4. These can be found below.

Appendix 4 – Site assessments for sites subject to SA but not considered to be reasonable alternatives as set out in the SHELAA

Site ref	Source	Ward	Town/Parish/Area	Site Name
DN1	Site Submission 2013	DOWNS NORTH	CHILHAM	Land between Cobbs Hill and Long Hill, Old Wives Lees
DN30	Site Submission 2013 (Inf)	DOWNS NORTH	CHILHAM	Land between Long Hill & Hawkin's Rough, Old Wives Lees

Site Ref: DN1

Date Survey Completed: 08/09/2014

Site Name: Land between Cobbs Hill and Long Hill, Old Wives Lees

Site Description:			
<p>This site lies to the south of Cherry Orchard, a cul de sac of housing between the roads of Cobbs Hill and Long Hill which is visible from the site. There is also some housing to the south and east of the site. The site is currently in use as horse paddocks, and has a hedge, fence and tree boundary but the site is very open, with the exception of the southern part of the site which is enclosed on both sides by the linear housing along both roads.</p>			
No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	No	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site	No. Cork Farm Apple Orchard is over 200m south.	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	Not any protected	0
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	No	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	Yes – within North Downs AONB	-2
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	Could provide limited number of dwellings on northern part of site to mirror existing development, but predominantly rural area so	-1

		would have a negative effect on landscape.	
2.3	Would there be an identifiable and cumulative visual impact from the development?	Yes, development would be visible from both sides	-1
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	No, but is an area of Potential around Pilgrims Way	1
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	No	0
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	No	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	No	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	The uFMfSW indicates the site is not at risk from the 1 in 100-year event	0
4.3	Is the site suitable to use SuDs infiltration systems?	No – low permeability	0
4.4	Is the site within a groundwater source protection zone?	The AStGWF map suggests the area is in the lowest category of risk of groundwater flood emergence	0
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	Yes	1
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No	0
6.2	Is the site located in close proximity to a Local	Chilham 1.6km	-1

	Centre/ Shop?		
6.3	Is the site located in close proximity to a GP Surgery?	Main Surgery located in Chilham over 1.6km. However, a once weekly surgery runs in the hall in Old Wives Lees	-1
6.4	Is the site located in close proximity to a Primary school?	Primary School in Chilham over 1.6km	-2
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	Recreation ground within 100m	1
7.2	Is the site located within close proximity of an equipped play area?	Recreation ground within 100m	1
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	No Pavement directly into site but footpaths within 20m	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No	0
7.5	Is the site close to landuse/s which may affect health and amenity?	No	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	No	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes	1
8.2	Is the site within 1.6km of an existing designated cycleway?	Route 18 runs south of Chilham village and some local routes around Chilham – Over 1.6km	0
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	Bus stops in village with connections to Chilham and onward to Canterbury and Ashford. Chilham has railway station.	1
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it		0

	deliverable?		
9.2	Is the nearest GP surgery currently accepting new patients?	No. Chilham Surgery not currently accepting new patients. Nearest Surgery is Chartham	0
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No	-1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	No	0
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 2	-1
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	--	0
12.3	Does the proposal include an educational component/ learning opportunities?	--	0
12.4	Would it help support sustainable tourism?	--	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	No	0
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0

13.3	Would the site result in the loss of shops/services?	No	0
<p>Conclusion:</p> <p>Old Wives Lees is a small hamlet and relies on the nearby village of Chilham for most of its services. Therefore the site scores poorly on access to services.</p> <p>The site itself does not have any constraints, and development here could mirror the recent development of Cherry Orchard. However, the land is Grade 2, within AONB and the highway capacity is a concern, as the roads leading into the village and within it are very narrow single track rural lanes. Development of this site would also change the rural character of this area, and the views around the hamlet of the countryside. The site is not suitable for development.</p>			<p>Total:</p> <p>-3</p>

* In accordance with the importance and weight encompassed in the NPPF, SA scoring could be overruled on sites that fall in the AONB, are in areas of highest flood risk, provide a substantial harm or total loss of a heritage asset or are found in a mineral safeguarding area

Site Ref: DN30

Date Survey Completed: 08/09/2014

Site Name: Land between Long Hill and Hawkins Rough, Old Wives Lees

Site Description:			
<p>This site lies on the west of Long Hill. The site is currently in use as horse paddocks, and has a hedge and tree boundary along the road frontage, so visibility into the site is difficult. On its western edge the site joins a large area of woodland. There is a farm to the south, Cork Farm, and some residential properties along the road frontage to the north east. To the north is open countryside and pockets of woodland, screened by a boundary of mature trees.</p>			
No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	No	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	Yes Cork Farm Apple Orchard adjoins site on west	-1
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	The woodland adjoining the west is Ancient Woodland	-1
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	No	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	Yes – within North Downs AONB	-2
2.2	Would development of the site respect the existing character and quality of the landscape/	The area is very rural in character, with very little housing development on this edge of the hamlet. Development here would impact on	-1

	townscape?	the rural setting of the area.	
2.3	Would there be an identifiable and cumulative visual impact from the development?	Development would be visible in the landscape from the hamlet	-1
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	No, but is an area of Potential around Pilgrims Way	1
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	Cork Farm to the south contains listed buildings	-1
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	No	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	No	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	The uFMfSW indicates the site is not at risk from the 1 in 100-year event	0
4.3	Is the site suitable to use SuDs infiltration systems?	No – low permeability	0
4.4	Is the site within a groundwater source protection zone?	The AStGWF map suggests the area is in the lowest category of risk of groundwater flood emergence Based on neighbouring site – no survey	0
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	Yes	1
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No	0

6.2	Is the site located in close proximity to a Local Centre/ Shop?	Chilham 1.6km	-1
6.3	Is the site located in close proximity to a GP Surgery?	Main Surgery located in Chilham over 1.6km. However, a once weekly surgery runs in the hall in Old Wives Lees	-1
6.4	Is the site located in close proximity to a Primary school?	Primary School in Chilham over 1.6km	-2
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	Recreation ground within 100m	1
7.2	Is the site located within close proximity of an equipped play area?	Recreation ground within 100m	1
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	No Pavement directly into site but footpaths within 50m	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No	0
7.5	Is the site close to landuse/s which may affect health and amenity?	No	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	No	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes	1
8.2	Is the site within 1.6km of an existing designated cycleway?	Route 18 runs south of Chilham village and some local routes around Chilham – Over 1.6km	0
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	Bus stops in village with connections to Chilham and onward to Canterbury and Ashford. Chilham has railway station.	1
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it		0

	deliverable?		
9.2	Is the nearest GP surgery currently accepting new patients?	No. Chilham Surgery not currently accepting new patients. Nearest Surgery is Chartham	0
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No	-1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	No	0
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 2 (eastern part)	-1
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	--	0
12.3	Does the proposal include an educational component/ learning opportunities?	--	0
12.4	Would it help support sustainable tourism?	--	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	No	0
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0

13.3	Would the site result in the loss of shops/services?	No	0
<p>Conclusion:</p> <p>Old Wives Lees is a small hamlet and relies on the nearby village of Chilham for most of its services. Therefore the site scores poorly on access to services.</p> <p>The site adjoins an Ancient Woodland and LWS and is nearby to Listed buildings. The land is Grade 2 and the highway capacity is a concern, as the roads leading into the village and within it are very narrow single track rural lanes. Development of this site would also change the rural character of this area, and the views around the hamlet of the countryside and the AONB that it is situated in. Not suitable for development.</p>			<p>Total:</p> <p>-6</p>

* In accordance with the importance and weight encompassed in the NPPF, SA scoring could be overruled on sites that fall in the AONB, are in areas of highest flood risk, provide a substantial harm or total loss of a heritage asset or are found in a mineral safeguarding area.