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PENTLAND HOMES & JARVIS HOMES

KINGSNORTH GREEN

NON-TECHNICAL SUMMARY

June 2015

your earth our world



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PENTLAND HOMES & JARVIS HOMES**KINGSNORTH GREEN****NON-TECHNICAL SUMMARY**

June 2015

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ENVIRONMENT AND SUSTAINABILITY
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MINERAL ESTATES AND QUARRYING
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Drawings

Drawing ST13901-008	Site Location Plan
Drawing 14007(sk)001 Rev N	Illustrative Masterplan

1 INTRODUCTION

1.1 Purpose of this Non-Technical Summary

- 1.1.1 This Non-Technical Summary (NTS) presents (in non-technical language) the findings of an Environmental Impact Assessment (EIA) undertaken in support of an outline planning application for a residentially led mixed-use development on approximately 60.98 hectares (ha) of land at Kingsnorth, Ashford.
- 1.1.2 This NTS has been prepared by Wardell Armstrong LLP on behalf of Pentland Homes and Jarvis Homes. The full Environmental Statement (ES) has been submitted with the planning application. The ES has been prepared with in accordance with the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 and other relevant guidance.
- 1.1.3 This NTS provides a brief site description, a discussion of the proposals and then presents the assessment findings for each technical section of the ES. Anyone with interest in exploring specific technical assessment findings can refer to the main ES.

1.2 Introduction

- 1.2.1 The site is approximately 60.98ha in size and is located south of Kingsnorth, on the southern edge of Ashford, Kent. See Figure 1 below and Drawing ST13901-008 for the site location.
- 1.2.2 The site is made up of a number of fields, the majority of which are currently being used to grow crops. There also some smaller fields used for grazing animals.
- 1.2.3 The proposals are for a development of approximately 750 houses. The proposals also include green spaces, play areas, community and retail facilities, wildlife areas and a primary school.

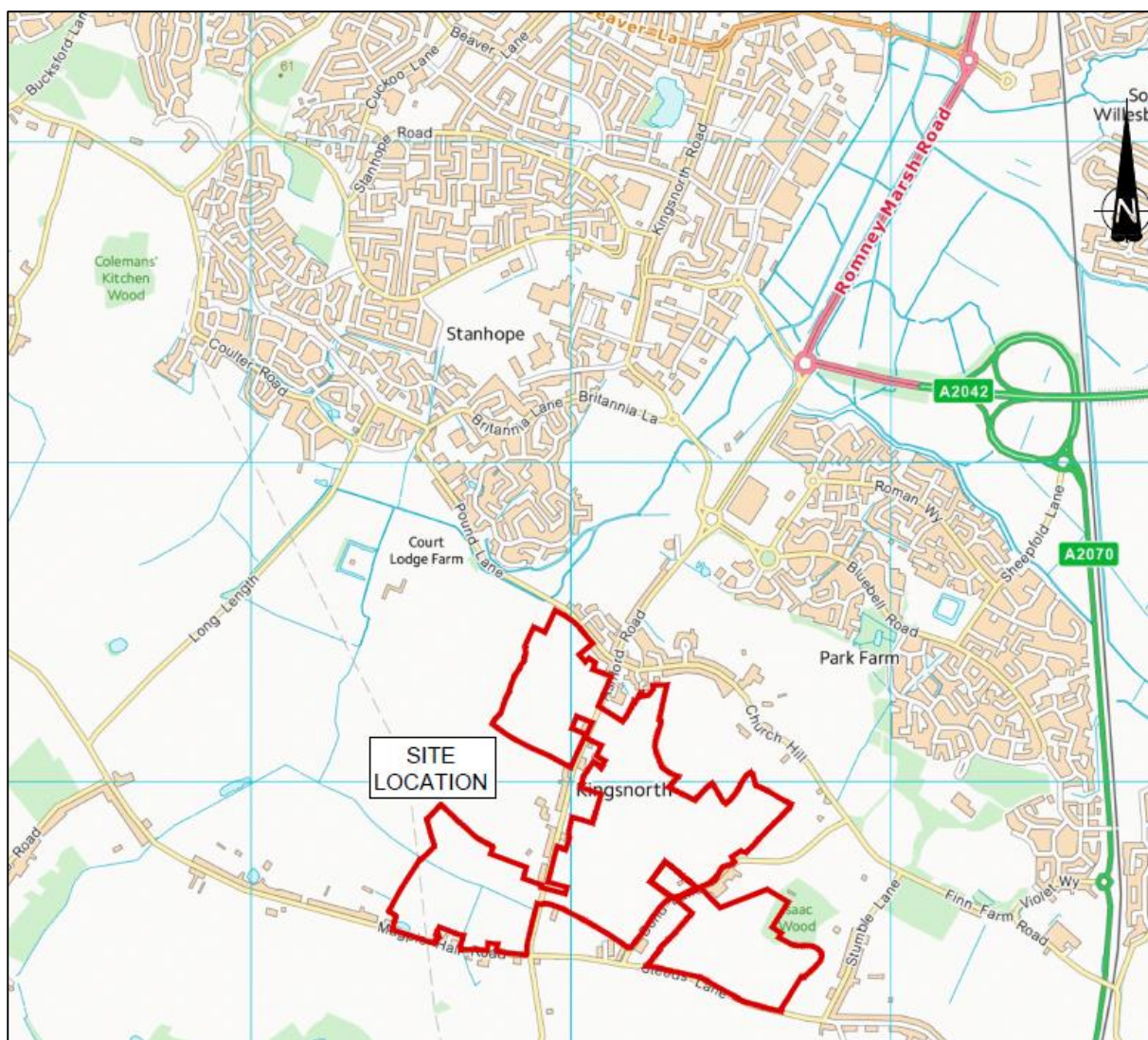


Figure 1 Site Location

2 EIA APPROACH

2.1 Introduction

2.1.1 Dues to the size of the proposals it was considered that all environmental issues would need to be considered within the application, and a full range of environmental issues were included in the assessment. The following environmental issues were considered:

- Soils and Land Use;
- Ground Conditions;
- Water Resources;
- Noise;
- Air Quality;
- Ecology;
- Landscape and Visual Impact;
- Archaeology and Cultural Heritage;
- Climate Change.

2.1.2 In addition a Flood Risk Assessment (FRA) and Drainage Strategy, an Arboricultural (Tree) Report and a Utilities Report were prepared. A Sustainability Statement has also been submitted with the planning application.

2.2 EIA Approach

Baseline

2.2.1 The baseline for the study, against which potential impacts of the proposed development have been considered and assessed, has been taken as the current status of the site as fields in agricultural use.

Significance Criteria/Level of Impact

2.2.2 It is a requirement of the EIA process to identify 'significant' effects.

2.2.3 The significance of potential impacts are assessed using published guidance, specific to each environmental issue.

2.2.4 Where significant impacts have been identified, measures have been recommended to avoid or reduce such impacts (mitigation measures). These have involved

alterations to the masterplan of the scheme, or the introduction of specific measures to reduce potential effects.

Local Engagement

2.2.5 This EIA has been accompanied by a programme of engagement and consultation. The key elements include:

- Correspondence with stakeholders in relation to specific technical assessments;
- Stakeholders Workshop;
- Leaflet distribution;
- Advertisement in the local paper;
- Press release to the local media;
- Website (www.kingsnorthmasterplan.co.uk); and
- Public Consultation Exhibition.

2.2.6 The public engagement process provided opportunities for local residents and stakeholders to express their views and contribute towards the assessment process and development proposals prior to submission of the planning application.

Mitigation

2.2.7 The development proposals include measures to avoid or reduce any potential negative environmental impacts, and to increase the environmental benefits of the scheme. This has been done by ensuring that potential negative effects, issues or constraints are designed out of the scheme as far as possible, with impacts that cannot be reduced or removed through site design addressed through a combination of working methods and techniques, best working practices, or specific strategies or action plans.

Residual Impacts

2.2.8 Assessment and mitigation of the key environmental issues has been used to reduce impacts to the lowest possible level. Remaining (residual) effects are identified where they exist.

2.3 Consideration of Alternatives

- 2.3.1 The consideration of alternatives to the proposed scheme helps to reduce the environmental effects of a project.
- 2.3.2 The first potential alternative which was considered is the 'do nothing' option. This option considers what the outcome would be if the proposed scheme is not developed, and the site continues in agricultural use. This option would eliminate the environmental impacts brought about by the development, but would not contribute to housing targets within the Ashford Borough. Therefore, not developing the Kingsnorth site could create pressure to develop less suitable sites. The 'do nothing' alternative was therefore considered not to be preferable to the proposed scheme.
- 2.3.3 Another option to consider is alternative sites for the proposed scheme. However much of the land surrounding Ashford is already being developed, or is limited environmentally (e.g. Kent Downs Area of Outstanding Natural Beauty, risk of flooding, etc.). This environmental assessment determined that development of the Kingsnorth Green site would not result in significant negative environmental impacts. The Kingsnorth Green site would also deliver a number of benefits to Ashford, particularly improved public transport links. The Kingsnorth Green site was therefore considered to be the most suitable location for the proposals.
- 2.3.4 In addition, alternatives to the proposed site design were considered. The design of the proposals for Kingsnorth has been an ongoing process, with alterations being made in response to potential issues that were identified during the assessment, and following feedback from stakeholders and local residents. The current masterplan provides a number of benefits over the original design, including the avoidance or reduction of impacts on ecology and areas of archaeological importance, and a reduction in flood risk. Therefore the current masterplan is considered to be the alternative which would be most beneficial for the environment.
- 2.3.5 It is concluded therefore that the proposed development is the most sustainable option to meet the housing needs of the area, whilst minimising negative impacts on the environment.

3 DESCRIPTION OF THE SITE

- 3.1.1 The site is located at Kingsnorth on the southern edge of Ashford, Kent and is approximately 60.98ha in size (see Figure 1 above and Drawing ST13901-008).
- 3.1.2 The site is divided into four areas of land by Ashford Road, Bond Lane, and existing housing: Area 1 to the north-west; Area 2 to the south-west; Area 3 in the centre; and Area 4 to the east.
- 3.1.3 Kingsnorth is adjacent to the northern site boundary, with Ashford beyond. Ashford Town Cricket Club is adjacent to the southern boundary, and Isaac Wood is adjacent to the eastern site boundary. The remainder of the site is bounded by agricultural land and housing.
- 3.1.4 Pound Lane is adjacent to the northern site boundary, Magpie Hall Road and Steeds Lane are adjacent to the southern site boundary, and Ashford Road and Bond Lane divide the site into the four areas described above. The application area is crossed by a number of footpaths, including the Greensand Way.
- 3.1.5 The site is currently made up of a number of fields, the majority of which are used to grow crops. There are also some smaller fields used for grazing animals, and there are a number of small ponds within the site.

4 DESCRIPTION OF PROPOSALS

4.1 The Development Proposals

- 4.1.1 The proposals are for a low density, residentially led mixed use development including green spaces and measures to reduce the risk of flooding. See Drawing 14007(sk)001 Rev N for the Illustrative Masterplan.
- 4.1.2 It is proposed to develop approximately 750 houses on the site. The green spaces will include play areas and wildlife habitats. It is also proposed to develop community and retail facilities, and a primary school.
- 4.1.3 All existing trees and hedgerows will be retained as far as possible. The removal of hedgerows will be limited to small sections for roads to pass through them.

4.2 Development Timetable

- 4.2.1 It is anticipated that subject to planning permission being granted by the end of 2015, construction of the development could commence towards the end of 2016, with the first dwellings completed in 2017.
- 4.2.2 It is estimated that the development of Kingsnorth Green could be completed within approximately 5 years, based on 150 to 200 houses being completed per year. However this completion rate will be dependent on wider market factors and the number of house builders on site at one time.

4.3 Mitigation and Design

- 4.3.1 The results of environmental assessments and the public consultation process have influenced the Kingsnorth Green proposals by identifying any potential negative effects, issues or constraints that could be 'designed out' of the development proposals at an early stage. The design of the masterplan has been revised several times in order to reduce or remove potential negative impacts, or enhance the environmental benefits of the scheme.

5 ENVIRONMENTAL IMPACT PREDICTION, EVALUATION AND MITIGATION

5.1 Introduction

5.1.1 Potential impacts have been identified and assessed and where required, measures to avoid or reduce any negative effects have been included within the site design and development proposals.

5.1.2 An overview of each of the environmental assessments is provided below.

5.2 Land Use and Soils

5.2.1 A survey has been completed to establish the current character and condition of the soils within the site, and Agricultural Land Classification (ALC) calculations were carried out to determine the quality of the soils.

5.2.2 These ALC calculations indicated land of grades 3a and 3b, and non-agricultural land (comprising woodland, urban land, gardens, and water bodies) at the site. ALC Grade 3a is classified as 'Best and Most Versatile' (BMV) agricultural land, and 20.3ha of this has been identified within the site.

5.2.3 The activities carried out during the construction phase of the development would have the potential to result in the loss of soils from the site, along with impacts to drainage. To reduce the potential impact of construction works, mitigation measures would be implemented. These measures will include the implementation of best practice guidelines for the removal, handling and storage of soils; and the implementation of Sustainable Drainage Systems (SuDS), which would reduce the impacts of the construction phase activities on soils and drainage.

5.2.4 By developing the site the agricultural land will be lost, however this is not a significant effect.

5.3 Ground Conditions

5.3.1 The ground conditions for the site have been identified through desk study research which has included a review of geological information, historical mapping, and environmental information. No widespread potential sources of pollution (contamination) have been identified on-site.

5.3.2 The ground may be potentially be disturbed or contaminated during and after the construction of the development. The main potential impact is the risk of chemical spillages and disturbance of the ground by machinery during the construction of the

development. The construction phase will be managed to ensure that the risk of contamination is minimised.

5.3.3 At a more detailed stage of planning, further work will be undertaken, including a site investigation and a full evaluation of potential sources of contamination from the wider area. Mitigation measures will be developed to address any issues that may be identified during these further assessments.

5.3.4 It is considered that with these mitigation measures, there will not be any significant residual effects related to ground conditions.

5.4 Water Resources

5.4.1 Water from the site drains to the Great Stour river. The potential for the proposed development to affect local surface water or groundwater was considered.

5.4.2 There are a number of potential impacts which may result from the construction of the development. Disturbance to soils could increase the amount of surface water run-off, and it is possible that contamination may occur. However surface water will be suitably managed during construction to reduce these risks.

5.4.3 Surface water runoff is proposed to be managed through the use of Sustainable Drainage Systems (SuDS). SuDS provide a range of benefits, including flood risk management, in comparison to conventional piped drainage systems. It is proposed that open SuDS features (such as a ponds) are provided at the downstream end of the surface water drainage systems. This allows surface water runoff to be managed, provides temporary storage for excess water, and improves water quality. As the proposed development is to include a SuDS based surface water drainage system, the potential risk of negative impacts on surface water would be minimal and no additional mitigation is therefore required.

5.4.4 There is the potential for the proposal to have an impact on the Great Stour due to generation of foul water. However subject to an upgrade to the existing public sewerage network, it is considered that there is the capacity to treat the additional foul water generated by the proposals at Ashford Waste Water Treatment Works, and therefore no impact is likely to arise from the proposal. No additional mitigation measures are therefore required.

5.4.5 Best practices will be adopted during construction to prevent negative impacts on ground and surface water. A Construction Environmental Management Plan will be developed and implemented to ensure that risks of pollution is minimised. All fuels,

oils and other potentially polluting materials will be stored in appropriate containers. If contamination occurs to the surface water at the construction site, then this will not be allowed to reach the ground water, as it will be collected in temporary retention basins and then disposed of appropriately.

5.4.6 Following mitigation there will be no significant residual impacts on water resources.

5.5 Noise

5.5.1 The significance of noise and vibration effects from construction activities is considered to be minimal with mitigation measures in place.

5.5.2 The increase in traffic noise resulting from the proposed development on the existing local road network will be minimal. Mitigation measures will be included at the detailed design stage, to ensure the noise impacts from proposed non-residential development are reduced to acceptable levels.

5.5.3 The assessment also indicates that noise levels from the proposed development will not be significant. Once mitigation measures have been implemented, the residual noise levels will meet noise standards and not have a significant impact on future residents.

5.6 Air Quality

5.6.1 An assessment has been undertaken to determine the risk of dust effects during construction of the proposed development. Specific mitigation measures will be implemented at the site, such as covering exposed materials and dampening soils. Following implementation of these measures, dust effects during construction are considered to be not significant.

5.6.2 An assessment has also been undertaken to consider the potential impact of the traffic generated by the development on air quality. The assessment found that the impact will be minimal and not significant. It is not therefore considered necessary to recommend mitigation measures for this.

5.7 Ecology

5.7.1 Surveys and consultations have been undertaken from the early stages of the proposed development. This work has allowed a comprehensive baseline of the ecology within the site and surrounding area to be compiled.

5.7.2 Existing habitats within the site are intensively managed for agricultural purposes, mainly for growing crops, with some limited grazing and management of hedgerows.

Species identified within the site include badger, great crested newt, water vole, bats, birds, reptiles and dormouse. There are three nature conservation sites within 2km of the site.

- 5.7.3 The assessment established that the proposed development will not affect the nature conservation of these sites. The proposals will result in the loss of some habitats, however this loss will not be significant. The proposals will also lead to the creation of new habitats.
- 5.7.4 The proposals could significantly impact upon great crested newt, water vole and dormouse. However mitigation measures have been included in order to reduce these impacts. These measures include (but are not limited to) avoiding sensitive areas within the development design; the production of a lighting strategy; habitat creation; and the movement of species to new habitats.
- 5.7.5 With these mitigation measures in place, the proposals are considered unlikely to result in significant negative impacts upon the ecology of the site. There is likely to be an overall slight increase in the ecological value and diversity of habitats within the site as new habitats develop over time.
- 5.7.6 Further survey work will be required at the detailed design stage in order to inform the detailed mitigation measures. Additional mitigation measures will be provided following completion of these surveys.

5.8 Landscape and Visual Impact

- 5.8.1 The landscape the site is located within is gently rolling and mainly includes medium to large fields, with some smaller paddocks. Agricultural intensification and the expansion of Ashford are changing the rural and tranquil character of the area. The overhead power lines also detract from the rural character of the landscape.
- 5.8.2 The main impacts on the landscape character of the site will result from the change of use from agricultural land to housing and landscaped green space, with the removal of some small sections of hedgerows. However this impact would be limited to the site and immediate surrounding area.
- 5.8.3 There are long distance views of the site from the north, however the majority of views are screened by the surrounding properties, trees, hedgerows and rolling landscape. Negative impacts would only be experienced within, or adjacent to, the site.

Mitigation in the form of landscaped green space and additional planting will create beneficial impacts over time.

- 5.8.4 The development will be undertaken in phases. However, this additional planting will be undertaken across the entire site at the start of construction. Therefore the additional planting will have matured enough to screen views of construction during the later phases. Impacts will therefore be lower during later phases of the development.

5.9 Archaeology and Cultural Heritage Assessment

- 5.9.1 There are no designated heritage assets within the boundary of the site. However 32 heritage designations are present within the surrounding area.
- 5.9.2 The land within the boundary of the site was probably part an extensive Bronze Age/Iron Age agricultural landscape. Surveys and analysis of the site has indicated that the highest point within the site and the land to its east may have been utilised for settlement activity, and these are the two main areas within the site where buried remains may be present. The masterplan of the site has been developed so these areas will not be built on.
- 5.9.3 The assessment concluded that there will be no significant negative impacts on heritage assets or archaeology. A pill box would be removed during development of the site, however this asset is not designated. Further archaeological fieldwork could be undertaken as a condition to planning consent.

5.10 Climate Change

- 5.10.1 An assessment of climate change impacts on the project, and the impacts of the project on the climate was undertaken. This included the consideration of the UK Climate Projections for changes in rainfall and temperature, during and following the construction of the development.
- 5.10.2 Increased temperatures are likely to occur during the life of the scheme, with temperatures likely to rise by 3°C to 4°C. The negative impact of potential increases in temperature can be reduced through mitigation measures including building design and tree planting.
- 5.10.3 It is unlikely that the area will experience a significant increase in rainfall, and the Flood Risk Assessment found the site to be at low risk of flooding. In addition the

implementation of mitigation measures will ensure that the risk of flooding posed by the development is low.

5.10.4 The production of greenhouse gases during the development, and their impact on the climate, will be reduced by including good transport links and energy efficient buildings.

5.11 Residual and Cumulative Impacts

5.11.1 Following the implementation of the mitigation measures the majority of remaining (residual) impacts have been assessed as not being significant. This is summarised in the table below.

Environmental topic	Are there any significant residual impacts following mitigation?
Soils and Land Use	No
Ground Conditions	No
Water Resources	No
Noise	No
Air Quality	No
Ecology	No
Landscape and Visual Impact	Yes
Archaeology and Cultural Heritage	No
Climate Change	No

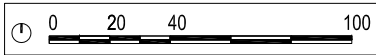
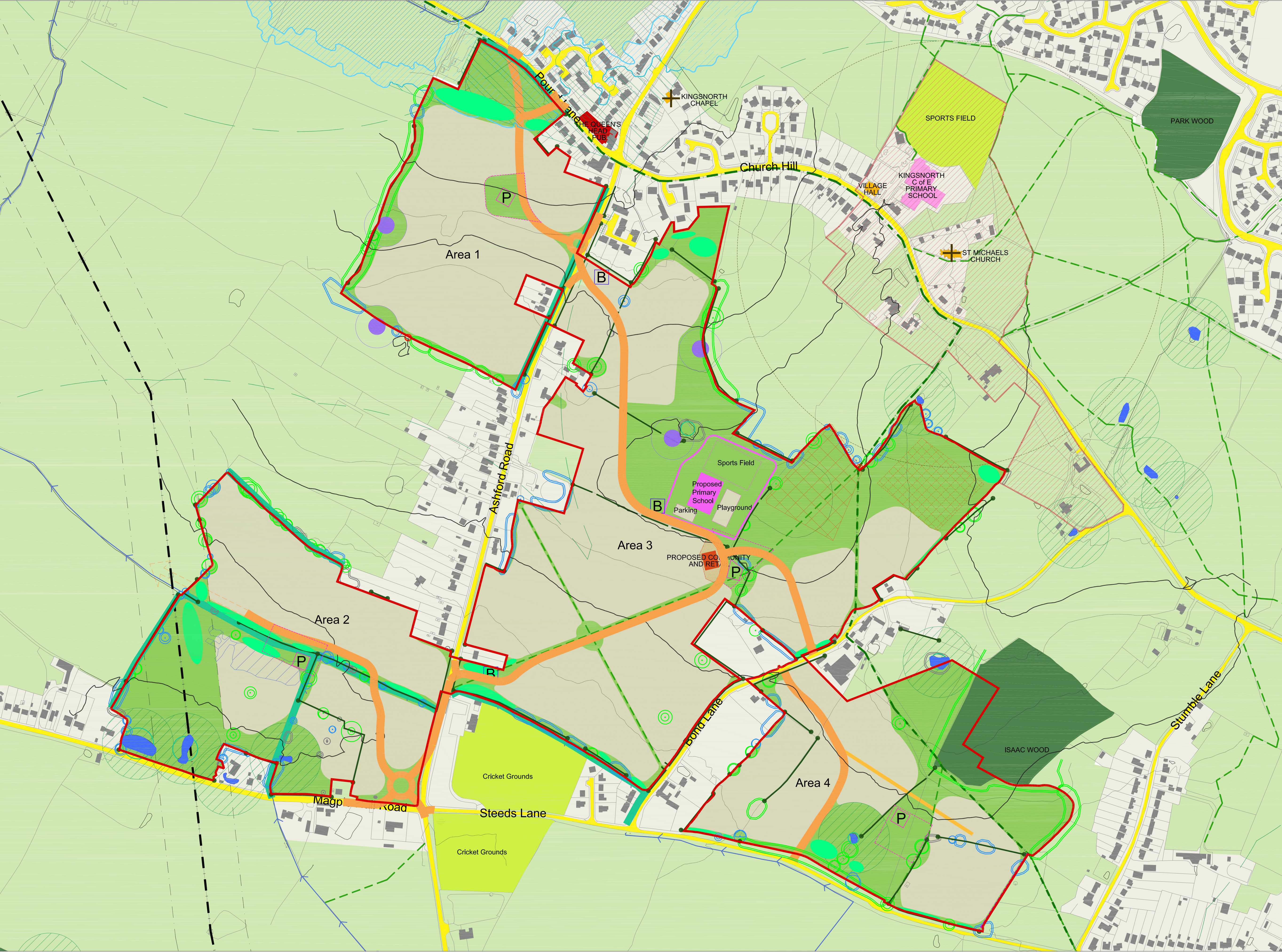
5.11.2 As stated in the table above, the only significant residual impacts identified within this assessment are potential visual and landscape impacts on the site and immediate surrounding area. However the impacts identified in this assessment are not unusual or excessive for a scheme of this size. Furthermore mitigation in the form of advanced planting and landscaped green space will help over time to successfully fit the proposed development into the local landscape.

5.11.3 In addition the following potential cumulative (combined) impacts with other developments around Ashford were identified:

- There would be a cumulative loss of 610.2ha of BMV and potentially BMV agricultural land from the area. However this constitutes a loss of 1.2% of the high quality agricultural land in Ashford Borough, and therefore is not considered to be significant.

- The development would contribute to the cumulative physical loss of archaeological remains within the region. However this would be offset by the contribution made to archaeological understanding of the area through excavation and recording.

DRAWINGS



DRAWING KEY:

- Site Boundary
- Existing Urban Areas
- Ancient Woodland
- Fields
- Sports and Recreation Grounds
- Conservation Area
- Schools
- Community Buildings
- Pubs and Retail
- Existing Roads
- Existing Footpaths
- National Trail
- Overhead Cable with 50m offset to Development
- Churches
- Services and Employment
- Listed Buildings
- TREES
 - Quality categories based on BS5837:2012 Trees in relation to design, demolition and construction - Recommendations
 - RPA - Root Protection Area
 - CATEGORY A and RPA
 - CATEGORY B and RPA
 - CATEGORY C and RPA
 - CATEGORY U and RPA
 - 15m buffer from ancient woodland
- Proposed Green Spaces
- Proposed Housing Areas
- Proposed Footpaths
- LEAP and buffer zone
- Proposed location of Primary School
- Proposed Primary Roads
- Proposed Secondary Roads
- Proposed Bus Stop Location
- Possible Locations for SUDS/Attenuation ponds
- Waterways
- Flood Zone 2 (0.1% AEP of fluvial Flooding)
- Flood Zone 3 (1% AEP of fluvial Flooding)
- Historical Flooding (March 1974)
- Habitat Constraints (refer to ST13901-002)
- 50m Offset to GCN Ponds
- Restricted Development Area within 300m of St Michaels Church
- 2012 Cropmark Area Restricted Development
- Geophysical Anomalies Restricted Development
- Existing Hedgerows

DRAWING REFERENCES:

WA - ST13901-002	Ecological Constraints
WA - ST13901-005	Flood Risk Constraints Plan
WA - ST13901-006	Tree Location and Constraints
WA - ST13901-012	GCN Ponds
PBA - PRELIMINARY JUNCTION LOCATIONS	

NOTES

DO NOT SCALE FROM DRAWING. ALL DIMENSIONS, LEVELS, COORDINATES, SETTING OUT, TO BE CHECKED ON SITE AND ANY DISCREPANCY REPORTED IMMEDIATELY TO THE ARCHITECT AND PROJECT MANAGER.

PROJECT

KINGSNORTH GREEN
ILLUSTRATIVE MASTERPLAN

CLIENT

PENTLAND HOMES AND JARVIS HOMES

DRAWING NAME

ILLUSTRATIVE MASTERPLAN

REVISIONS

Rev A 18/09/14	Rev E 25/02/15	Rev J 21/04/15
Rev B 06/10/14	Rev F 02/03/15	Rev K 27/04/15
Rev C 16/10/14	Rev G 06/03/15	Rev L 15/05/15
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