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**PENTLAND HOMES AND JARVIS HOMES**

**KINGSNORTH GREEN**

**SUSTAINABILITY APPRAISAL**

**APRIL 2015**

*your earth our world*



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## **DRAWING**

ST13901-008 Site Location Plan

## **1 INTRODUCTION**

- 1.1 This Sustainability Appraisal (SA) has been prepared by Wardell Armstrong (WA) on behalf of Pentland Homes and Jarvis Homes. This statement accompanies an outline planning application for a mixed use development on land south of Kingsnorth, Ashford, Kent.
- 1.2 The SA is supported by, and should be read in conjunction with, other technical assessment reports which accompany the planning application.
- 1.3 These supporting documents underpin the sustainability principles adopted for the proposed development. The aim of this SA is to tie together the individual elements of sustainability into a coherent whole, assessing the development proposal from a sustainability perspective.

## 2 BACKGROUND INFORMATION

- 2.1 The proposed development site is located off Ashford Road to the south of Kingsnorth Green, which is situated around the urban fringe of Ashford. The application site is located approximately 3.98km to the southeast of Ashford town centre.
- 2.2 The site is approximately 60.98 ha in size. It covers an area that predominantly comprises irregular arable fields, with some smaller fields of improved and semi-improved grassland. It consists of four distinct areas; Area 1 to the north-west, Area 2 to the south-west, Area 3 in the centre and Area 4 to the east (see Drawing ST13901-008).
- 2.3 Area 1 comprises a single arable field and is bound by:
- Pound Lane and residential properties to the north;
  - Ashford Road and residential properties to the east; and
  - Agricultural land to the west with agricultural and residential properties to the south.
- 2.4 Area 2 comprises one arable field and two fields of semi-improved grassland. It is bound by:
- Agricultural land and residential properties to the west and north;
  - Ashford Road and Cricket Ground to the east; and
  - Magpie Hall Road and residential properties to the south.
- 2.5 Area 3 is the largest section and comprises arable fields and one small field of improved grassland. It is bound by:
- Ashford Road and residential properties to the west;
  - Agricultural land to the north-east;
  - Bond Lane to the south-east; and
  - Cricket Ground and residential properties to the south-west.
- 2.6 Area 4 comprises arable fields and one small paddock of improved grassland. It is bound by:
- Bond Lane and residential properties to the west;

- Agricultural land, woodland and residential properties to the north and east; and
- Steeds Lane to the south.

2.7 The application site would therefore be adjacent to existing development along Ashford Road, clustered in and around Kingsnorth to form part of the Greater Ashford Urban Area. The site and its surroundings are considered to be well related to the existing settlement pattern and the wider urban area. The application site is well integrated into the wider Kingsnorth area providing sustainable expansion to the south east of the Ashford.

### **3 THE PURPOSE OF THE SUSTAINABILITY APPRAISAL REPORT**

3.1 The purpose of the SA report is to promote sustainable development through the integration of various sustainability considerations into the development proposal. The SA provides a tool for identifying sustainable approaches to addressing key planning issues, as well as socio-economic and environmental concerns. The overall aim of the assessment is to ascertain whether the development is achieving sustainable development.

3.2 A Sustainability Appraisal seeks to ensure that the four key objectives of sustainable development, as set out in 'A Better Quality of Life: A Strategy for Sustainable Development in the UK (DETR 1999), are taken into account throughout the development process:

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

## 4 SUSTAINABLE DEVELOPMENT

- 4.1 Sustainable Development is the overarching principle governing spatial planning policies in the UK. This has been reflected in the 2005 publication of *'Securing the Future: delivering the UK sustainable development strategy'* (ODPM, 2005), to the present day references to Sustainable Development in the *NPPF*. The aim of achieving sustainable development in the planning system has been at the heart of the planning policy framework by successive UK Governments.
- 4.2 The most commonly referred to definition of Sustainable Development is cited from *Our Common Future*, also known as the *Brundtland Report*, which defines sustainability as **'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'**. The UK Sustainable Development Strategy *Securing the Future* sets out five guiding principles of sustainable development; living within the planets environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.



## 5 PLANNING POLICY CONTEXT

### National Planning Policy Context

- 5.1 The National Planning Policy Framework (March, 2012) sets out the Governments view of what sustainable development in England means in practice for the planning system. The NPPF forms a material consideration of significant weight.
- 5.2 Paragraph 14 states that “at the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**... which should be seen as a golden thread running through both plan-making and decision-taking”.
- 5.3 There are three core strands underpinning the presumption in favour of sustainable development promoted within the NPPF. These are economic, social and environmental, which give rise to the need for the planning systems to perform a number of roles:
- **An economic role** – *contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.*
  - **A social role** – *Supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generation; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and*
  - **An environmental role** – *Contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.*
- 5.4 Paragraph 8 states that these three roles should not be undertaken in isolation, as they are mutually dependent and should be sought jointly to achieve sustainable development. So long as a development is consistent with these three core strands, in principle the development should be considered acceptable. Assessing the proposed development against the three core strands, as advocated in the NPPF, forms the basis of the SA Framework.

5.5 The overarching framework in which sustainable development is to be achieved through the planning system is then set out by the 12 **core planning principles**, as shown under paragraph 17 followed by further details as set out within paragraphs 18 to 219 with the following policy references:

- Promoting Sustainable Transport;
- Requiring good design;
- Promoting healthy communities; and
- Climate Change and Energy.

### **Local Planning Policy Context**

#### **Ashford Core Strategy (2008)**

5.6 The adopted Ashford Core Strategy (2008) sets the vision for Ashford. It includes the general sustainability principles which development proposals should abide by. This found in Policy CS1: A. *Development that respects the environmental limits that protect the high quality built and natural environment of the Borough, minimises flood risk, provides for adequate water supply, and protects water and air quality standards.*

#### **Sustainable locations for major residential developments**

5.7 The Adopted Ashford Core Strategy (2008) sets the vision for Ashford. The Borough wide spatial objective is to focus large scale development within the Ashford growth area. Future expansion will follow a compact growth model, based on the existing urban area of Ashford Town and a small number of sustainable urban extensions to it. After the town centre, this growth model focuses development on the rest of the existing urban area of Ashford.

5.8 The Council considers that a small number of major urban extensions is the most sustainable manner for Ashford to expand. The Core Strategy therefore endorses the proposed expansion areas at Cheeseman's Green/Waterbrook and Chilmington Green/Discovery Park. The Inspectors Report (17 June 2008) recommended changes to be made to enable the Core Strategy to be found sound and identified that 'an early review will therefore be required, in order, amongst other things, to increase the amount of housing land by introducing a third major expansion area' (Paragraph

1.8). The Inspector also stated that there was 'no clear justification for the non-inclusion of a Kingsnorth expansion area' and further stated 'the only area that I could recommend for inclusion whilst complying with the procedural tests of soundness would be that which I shall refer to as South Kingsnorth'.

- 5.9 Policy CS4 relates to the Ashford urban area outside the town centre (covered by Policy CS3), and also to proposed smaller extensions to the urban area. It does not relate to the proposed major urban extensions at Cheeseman's Green/Waterbrook and Chilmington Green which are covered by Policy CS5. Policy CS4 allows for Greenfield sites adjoining the Ashford urban area to be identified for development. Development will need to show, amongst other considerations, how it has been carefully integrated into the surrounding area to improve connectivity.
- 5.10 The Council therefore recognises that it needs to provide a range of opportunities to enable the market to respond to the growth targets set for the town. Consequently, it is proposed that some limited Greenfield development should come forward at an early stage. The GADF identifies a limited number of locations, including an expanded Kingsnorth, where relatively small land releases could be made for the periphery of the town.
- 5.11 The Local Authority have failed to carry out an early review of the Core Strategy as recommended by the Inspector and as a consequence a third major urban extension area has not been formally identified or formally adopted. Effectively, Kingsnorth Green provides a sustainable option for the future expansion of Ashford in accordance with Policy CS4 and accords with the comments of the Inspectors Report of the Core Strategy as noted above.

#### **Sustainable design and construction**

- 5.12 Policy CS10 on sustainable design and construction refers to incorporating sustainable design features for all major development. To achieve the standards required to meet this policy development must meet the following requirements:
- Energy and water efficiency
  - Sustainable construction materials
  - Waste reduction

- 5.13 Proposed development would also need to reduce carbon dioxide emissions through on-site sustainable energy technologies and be carbon neutral.
- 5.14 Policy CS10 sets out standards for all new major developments. Part A requires that a particular environmental performance standard is achieved for all buildings within a development. Under the Building Regulations 2010, and Policy CS10 of the Core Strategy urban extensions are required to meet Code level 4.
- 5.15 The proposed scheme will include appropriate renewable and low carbon energy technologies in line with the requirements set out to meet Level 4 of the Code for Sustainable Homes. It will seek to utilise a mix of technologies to meet the appropriate energy demand from renewable sources. The sustainable technologies selected will depend on the final design of the housing and the overall development characteristics. However, it is anticipated that the most suitable technologies will include Solar PV, Solar Hot Water, Ground Source Heat Pumps and Air Source Heat Pumps. The Sustainable Design and Construction SPD guidance will be used to inform the more detailed design process (see below).

#### **Ashford Borough Council Sustainable Design and Construction SPD**

- 5.16 Ashford Borough Council have prepared a Sustainable Design and Construction SPD, adopted on 19 April 2012, to provide guidance on the measures and opportunities available to developers to integrate sustainability into their development. The SPD has been used to inform the preparation of the proposed scheme. The SPD is made up of a number of approaches to ensure that new buildings and places are designed to reduce their environmental impact and effectively mitigate and adapt to climate change.
- 5.17 Consideration of sustainability and climate change should be considered in all developments, not just those which have to meet the standards set out in policy CS10. Four key issues should be considered:-
- **Environmental Impacts:** Impacts may include unnecessary carbon emissions from a development, or impacts on health as a result of the development.
  - **Resource Efficiency:** Making the best use of natural resources such as energy, water and waste.

- **Mitigation:** To mitigate the effects of climate change, buildings should aim to reduce their greenhouse gas emissions that contribute to the effects of climate change. Carbon dioxide is one of the key greenhouse gas emissions.
- **Adaptation:** Buildings and places should be designed following climate adaptation principles reflecting the predicted effects of climate change such as high temperature, flood risks and ground conditions.

5.18 Measuring sustainability and the impact of developments is complex. The Core Strategy has sought to utilise well-used and innovative measurements of sustainability and environmental performance to ensure that standards are consistent across the Borough and can be easily assessed in the planning process. These tools help to capture, record and evaluate a wide range of sustainability issues.

## **6 NPPF APPRAISAL**

### **Introduction**

- 6.1 As discussed earlier there are three core strands underpinning the presumption in favour of sustainable development as pre-scripted within the NPPF. These are the economic, social and environmental dimensions. So long as development is consistent with these criteria, the principle the development should be considered acceptable.

### **Meeting the Social Role**

- 6.2 In meeting the social role, developments should support strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment. This development will achieve this through the following measures.

### **Mixed Housing Provision**

- 6.3 This proposal will bring significant social benefits by providing for a mix of housing types, tenures and sizes. Through developing this site and providing a range of dwellings, the development will provide for a wide choice of housing within the local market, and will increase local market choice. The proposal will help to ensure there is a continuous supply of new housing land within the Borough capable of delivering much needed new homes in the area. It will help to meet identified housing need and provide affordable housing for local people. This will extend from one bedroom flats to five bedroom detached houses.
- 6.4 The development will provide both private and affordable housing (affordable rent and intermediate housing), in accordance with Ashford Borough Councils policy requirements, subject to determination of the full extent and cost of the wider Section 106 planning obligation package. However the predominant character of the site will be traditional family houses with garden.

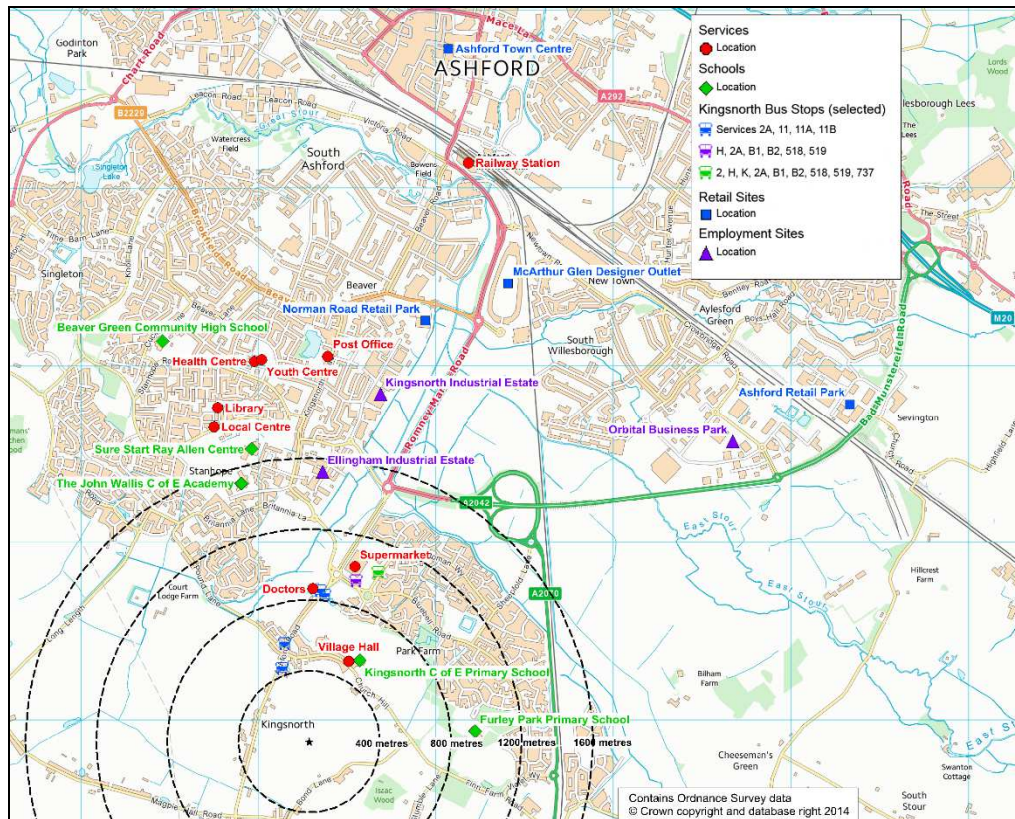
### **Social infrastructure**

- 6.5 The vision for the development is the creation of a high quality, mixed use development with supporting infrastructure that will help sustain existing community assets as well as providing scope for new community assets.

- 6.6 The development of up to 750 dwellings will generate a need for additional educational provision, and therefore a site has been reserved for a proposed Primary School. Another social dimension to this proposed scheme involves the provision of accessible local opportunities for leisure and recreation. The proposal has been designed to provide for both formal and informal open space with an integrated network of footways and cycleways. Existing footpaths would be further enhanced, connecting up to new open spaces and the existing settlement edge. The development scheme also incorporates community and leisure use (Classes D1 and D2).

#### **Accessibility to Local Services and Amenities**

- 6.7 The site has been appraised against its relationship to the existing settlement in terms of access to, and how it will integrate with, local services. It should be noted that the site is well located to access a range of existing services.
- 6.8 Figure 1 shows the variety of local community services and facilities that are in close proximity to the site, easily accessible on foot or by other sustainable modes of transport such as cycling and public transport. The application site is located approximately 3.98 km from Ashford Town Centre.



**Figure 1 Proximity to Local Facilities**

Table 1 Proximity to Local Facilities		
Services and Facilities	Description	Distance from Application Site (Km)
Community	Village Hall	0.50
	Doctors	0.86
	Health Centre	2.17
	Youth Centre	2.17
	Post Office	2.18
	Ashford International Railway Station	3.88
Education	Kingsnorth C of E Primary School	0.50
	Furley Park Primary School	0.95
	The John Wallis C of E Academy	1.50
Employment	Ellingham Industrial Centre	1.50
	Kingsnorth Industrial Estate	2.00
	Orbital Business Park	2.90
Retail	Supermarket	1.00
	Norman Rd Retail Park	2.46
	McArthur Glen Designer Outlet	2.82



	Ashford Retail Park	3.59
	Ashford Town Centre	3.98
Leisure and Culture	Stanhope Library	1.95
	Stacians Park – Cricket Grounds	0.62

**Source:** Google Mapping and Kent County Council

- 6.9 There is a village hall, doctors surgery and a large supermarket within the surrounding area, in close proximity to the application site. There is also Ashford Town Cricket Club, Stacians Park Cricket Grounds, adjoining the southern boundary of the site. In addition, there are a number of industrial estates and retail parks within the wider proximity of the application site (see map 1). The application site is directly adjacent to an existing residential settlement with a regular bus service and transport links to Ashford International Railway Station and Ashford Town Centre. Furthermore, the proposal has been designed to facilitate provision of a new high quality bus service. The proposed development would therefore be well ‘connected’ to the wider urban area of Ashford.

### **Meeting the Economic Role**

- 6.10 In meeting the economic role, development should contribute towards building a strong competitive economy. The proximity of the application site to a very sustainable urban area within Ashford Borough, which includes a good provision of services and transport links such as rail transport, means the site has good accessibility to employment opportunities. Ashford International Railway Station provides services to the wider South East region, connecting London with the rest of Europe.
- 6.11 It is considered that the local economy would benefit through both the creation of jobs from the construction of the development itself, as well as securing financial contributions for the provision and maintenance of local infrastructure. The proposed application confirms there is an economic demand to develop the land. Through the development phases, additional money will be brought into the local economy associated with the construction and development activities.
- 6.12 The benefits to the local economy will fall into two broad categories; short term and long term. In the short term, during the construction phase there will be a boost to the local economy through the employment of local personnel and the use of local

businesses for the supply of products, goods and services. In the long term, once the site is developed, the scheme will help maintain the vitality and viability of Kingsnorth Green as a vibrant community on the edge of the Ashford Urban Area by providing homes for economically active residents.

### **Meeting the Environmental Role**

- 6.13 In terms of an environmental role, while it is recognised that the scheme would result in the loss of agricultural land, this does not mean the development cannot provide a positive environmental contribution. The need to protect the natural environment was a major consideration during the preparation of the development proposal.
- 6.14 A sustainable Masterplan for the proposed development site takes into consideration the various environmental constraints. Through careful design, the Masterplan design seeks to protect the natural environment. The proposal is for a mixed use development, and encourages multiple benefits from the use of land recognising that open land can perform many functions (such as for wildlife, recreation, flood risk mitigation etc.).
- 6.15 To maintain the quality of Ashford's landscape, the Masterplan design for the site has been carefully prepared, taking into consideration the surrounding landscape and ensuring the scheme is well integrated into its surroundings. The proposed site includes landscaped green space and additional planting. The section of the site, nearest to the Kingsnorth conservation area, includes a section of green space to provide a green buffer zone where proposed development does not impact on the setting of this sensitive area.

### **Green Infrastructure**

- 6.16 In meeting the environmental role, the proposal includes retention of over one third of the site for Green Infrastructure. This would provide a significant green setting against built development and the Masterplan has been designed to provide an appropriate balance between open space and built form.
- 6.17 The provision of Green Infrastructure includes a mixture of habitats, general amenity, play space, sport playing fields and allotment. The Masterplan of the site shows green corridors with interspersed green spaces throughout the development site.

- 6.18 The proposed Green Infrastructure improves linkages to natural habitats and provides biodiversity enhancement. Furthermore, the habitat richness of the site is maintained through the preservation of the existing Ancient Woodland at Isaac Wood, with the existing footpath to the south west of the woods being preserved. The setting of Isaac Wood will be protected by the creation of a buffer zone between the woodland and built development, as shown in the Masterplan. The proposed development therefore has particular regard to existing habitats with potential for further enhancement.
- 6.19 The proposal makes use of existing public footpath routes that would be further enhanced. These paths will not only benefit future residents, but they will also benefit existing nearby residents. Furthermore, the masterplan incorporates potential SUDS and flood attenuation works, providing future residents with a safe residential environment both in the short and long term.

#### **Sustainable buildings and technologies**

- 6.20 The development will incorporate high standards of energy efficiency, contributing to an environmentally sustainable development sustainable in the long term. Where appropriate the development will incorporate renewable and low carbon energy technologies to further reduce carbon emissions associated with the proposed development.

#### **Ecology**

- 6.21 An Ecological Appraisal was undertaken by The Landscape Partnership in July 2013. The findings from this appraisal have resulted in more detailed ecological surveys, carried out by Wardell Armstrong supporting this application:
- Bat report;
  - Breeding Bird Report;
  - Great Crested Newt Report;
  - Hedgerow Survey; and
  - Reptile Report.
- 6.22 The ecological constraints for this site were identified through surveys and used to inform the general design and layout of the proposed scheme. The habitats that support species have been integrated into the local open space system. For example,

the Masterplan of the site shows 50 metre off-sets to Great Crested Newt ponds incorporating these areas as part of the green space network. There would be no impact on any ecological designations or important habitats by the development proposal. The ecological surveys identified mitigation measures that will be implemented to prevent any impact on protective species. The scheme has therefore been designed with nature in mind.

- 6.23 In summary the ecological surveys undertaken demonstrate the proposal has been prepared with due consideration given to the environmental aspects of the site, seeking to protect and where necessary mitigate any impacts on habitats that support biodiversity.

### **Sustainable Travel**

- 6.24 The site is located on the urban fringe with a reasonable level of public transport provision into Ashford town centre. The level of local amenities is considered to be satisfactory in the Kingsnorth area which would assist future housing occupiers at the site to use their local neighbourhood instead of using their cars to continually drive into the town centre and beyond.
- 6.25 The site is located on a designated walking route, and walking and cycling opportunities are reasonable along public footpaths, leading to the local amenities listed above.
- 6.26 It is on the above basis that the site is considered to be in a sustainable location that directly accords with Paragraph 14 of the NPPF, and the key sustainable transport principles of the Ashford Core Strategy 2008. A range of onward connections are possible that enhance the suitability of the site in enhancing smarter travel choices and the health and well being of the community; a direct requirement of NPPF - Core Principle 11 and well within the scoping requirements of the County Council from a sustainable travel perspective.

### **Pollution Management**

#### *Air Pollution and Noise*

- 6.27 The reduction of effects on air and noise generation from the proposed development will be addressed through appropriate mitigation measures and the management of operations during the construction phase. The findings are outlined below.

### *Air Quality*

- 6.28 An air quality assessment has been carried out by Wardell Armstrong (see Appendix 11.4 of the Environmental Statement). It concludes that there will be no significant impact on air quality or pollutant concentrations from development generated traffic and no mitigation measures will be required. However the risk of dust soiling effects during the construction phase is high so appropriate mitigation measures for dust control will be required during this time.

### *Noise*

- 6.29 A noise assessment has been carried out by Wardell Armstrong (see Appendix 10.1 of the Environmental Statement). It concludes that there will be negligible significance of noise and vibration effects from traffic. During construction operations there may be short term slight to moderate impact from associated activities. Mitigation measures for industrial and commercial operation can be incorporated into the proposed development design at the detailed design stage to ensure negligible noise impact.

### **Renewable & Low Carbon Energy**

- 6.30 In accordance with best practice an energy hierarchy will be applied to the proposal to maximise carbon emission reductions. The energy hierarchy can be described as Minimising Energy Demand, Meet Demand Efficiently and Supply Green Energy.
- 6.31 The proposal will be designed to reduce energy consumption through a good quality external envelope and efficient building services.
- 6.32 The energy hierarchy promotes a 'Fabric First' approach to reducing carbon emissions and is the critical first step in the path to low carbon housing. This ensures that homes are both warm and comfortable minimising energy consumption and costs for occupants.
- 6.33 The final specification of building fabric and associated thermal performance will be provided at the detailed design stage. Other measures such as the use of low energy lighting systems and the use of high efficiency gas condensing combination boilers will assist in reducing energy requirements.
- 6.34 At a very minimum by meeting Level 4 of the Code for Sustainable Homes or the equivalent 2010 Part L Building Regulations, the dwellings constructed as part of this

scheme will require at least 25% less carbon than those constructed under the 2006 Building Regulations.

- 6.35 A detailed appraisal of the renewable and low carbon energy technologies will be undertaken in support of the detailed design stage. This appraisal will explain the strategy the development will take to incorporate such technologies into individual building types, and for the development as a whole, to reduce carbon emissions.

## 7 LOCAL SUSTAINABILITY APPRAISAL

7.1 Ashford Borough Council have developed a Sustainability Appraisal Framework to carry out a Sustainability Appraisal. A similar framework can be applied to this development scheme which provides a desk based assessment in line with the key sustainability principles set by the Borough Council.

7.2 The proposed development is assessed against the SA objectives using the criteria below.

Table 2 Criteria Applied
Effect
+ Positive
O Neutral
- Negative

7.3 The assessment has been applied to this proposed development and reported in Table 3 below.

Table 3 Sustainability Appraisal of Kingsnorth Green			
1	<b>Protection of the environment</b>	<b>Neutral</b>	<p>The proposal includes the provision of Green Infrastructure. GI provision would include green corridors and interspersed green spaces throughout the development site. This would provide improved linkages to natural habitats and biodiversity enhancement. Preservation of Isaac Wood would ensure habitat richness is maintained.</p> <p>To maintain the quality of Ashfords landscape, a Masterplan of the site has been prepared whereby the site includes landscaped green space and additional planting. Advance planting can be undertaken, allowing the vegetation in later phases to mature sufficiently to reduce visual impacts during and following construction. Biodiversity can be enhanced through additional tree planting and landscaping measures.</p> <p>Various Ecology surveys have been undertaken to minimise impact on biodiversity and mitigation. Further surveys can be carried out to mitigate impact on protective species.</p>
2	<b>Economic growth</b>	<b>+ Positive</b>	<p>The provision of a range of housing types will ensure that economically active residents working in the Ashford Urban Area have access to a wide range of good quality homes. High quality homes will also make Kingsnorth Green a more attractive place to live.</p>

			As shown on <b>map 1</b> the proposed housing development would be located near to surrounding employment sites and would thereby support local economic growth. Both existing and future residents would have access to decent housing to further support existing services and facilities in the local area.
3	<b>Transport</b>	<b>+ Positive</b>	A shift away from the car in favour of public transport, walking and cycling would be encouraged by this proposal. There are regular bus services into Kingsnorth, and it is expected that these bus services would extend into the proposed development site. The proposed development site is well located to existing public transport services and further transport measures can be implemented to link the development site with the town centre and surrounding employment areas.
4	<b>Social Progress</b>	<b>+ Positive</b>	<p>The development will deliver a mix of high quality homes. The scheme seeks to deliver a proportion of proposed dwellings as affordable housing.</p> <p>The residential proposal is supported by <b>mixed use development</b>. To make the residential development sustainable, a mix of supporting infrastructure provision is proposed. A mixed use theme runs through the entire development proposal:</p> <ul style="list-style-type: none"> <li>• A parcel of land would be allocated for a new Primary School;</li> <li>• The proposed scheme includes open space, green corridors, playspace, sport playing fields and allotments. Such GI provision can help improve the health and wellbeing of a community. The proposal also includes the provision of a new primary school to accommodate for the increased number of school places required for such a development; and</li> <li>• The development site is well integrated with the existing Kingsnorth area and would provide further benefits to the local community.</li> </ul>
5	<b>Prudent use of Natural Resources</b>	<b>- Neutral</b>	A Flood Risk Assessment has been carried out. The vast majority of the proposed development site falls outside Flood Zone 1 which is subject to little or no flooding. Nevertheless, where the site does fall within Flood Zone 2 this area of land would be set aside as open space. Therefore, no net loss of floodplain storage. The incorporation of SUDS systems will seek to reduce run off levels and run off rates from development.



			Loss of agricultural land would be minor given the presence of good to moderate quality agricultural land in the immediate surrounding area.
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- 7.4 The table above takes a holistic approach to sustainability assessment, appraising the proposal against the key SA objectives identified by Ashford Borough Council. The accumulative effects, as a whole, are positive and outweigh any negative effects. The proposal meets the objectives of sustainable development at both the national and local level.

## 8 CONCLUSION

- 8.1 The overall proposal constitutes a sustainable development. The development responds positively to the three pillars of sustainable development as follows:
- 8.2 **Economic role** – The scheme will provide employment during its construction, will support the wider growth agenda, alongside supporting local employment growth. The proposal will help to sustain the vitality and viability of both Kingsnorth and Ashford settlements. Accordingly, the site is considered to be consistent with the economic role as promoted within the NPPF.
- 8.3 **Social role** – The scheme provides a wide variety of high quality homes to cater for a variety of local housing needs. The need for housing in the Borough is well documented, and this development will help contribute towards narrowing the gap between need and supply. Further to this, the proposal also encompasses facilities for leisure, recreation and a new primary school. It also proposes retaining the existing pathways, as these are an inherent element of the design to help facilitate non-motorised connectivity within the development and across it. With these matters into consideration, the site is considered to be consistent with the social role.
- 8.4 **Environmental role** – The scheme has taken into consideration various environmental considerations in order for it to impact the least on the existing environment, improving it where possible. The Masterplan has been informed by physical constraints and by the need to safeguard existing environmental assets, such as Isaac Wood. The Masterplan envisages one third of the site to be green space, for recreation, leisure and for flood management. The location of the development is in a sustainable location, in close proximity to existing goods and services in Kingsnorth and Ashfield. The development is located where it can be accessed by public transport. The proposal is therefore considered to be environmentally sustainable.
- 8.5 There is a continued need for housing within Stafford Borough and Stone Town. The proposal will provide a wide choice of housing which would meet this identified need. In addition, the proposal would contribute to the affordable housing needs that occur within Stone Town.

**8.6 Environmental role** – The scheme provides a balance between built form and open space. The scheme includes the creation of new habitats to increase bio-diversity through additional tree planting and landscaping. The scheme makes proposed open space publicly available for the enjoyment of existing and future generations. Accordingly the site is considered to be consistent with the environmental role.

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