

HILLREED HOMES

SUSTAINABILITY APPRAISAL (SA)

**IWADE SOUTH WEST SECTOR DEVELOPMENT BRIEF
LAND ADJACENT TO COLESHALL FARM, IWADE, KENT**

MARCH 2009

TABLE OF CONTENTS

1. INTRODUCTION

1.1 Background.....1

1.3 Sustainability Appraisal & Strategic Environmental Assessment1

1.9 Development at Iwade.....2

1.13 Process of Assessment.....4

1.15 Stage A.....4

2. Stage B-SA FRAMEWORK

Table 1 Sustainability Framework.....7

3. FINDINGS OF APPRAISAL

3.4 Conclusions.....15

1. INTRODUCTION

Background

- 1.1 DHA Planning has been instructed by Hillreed Homes Ltd to prepare a Sustainability Appraisal (SA) to support the draft Iwade Development Brief Supplementary Planning Document (SPD).
- 1.2 This SA is produced in full knowledge of the Sustainability Appraisal Scoping Report for the Swale Core Strategy Development Plan Document (DPD) prepared on behalf of the Swale Borough Council by Scott Wilson and adopted by the Council in 2008.

Sustainability Appraisal and Strategic Environmental Assessment (SEA)

- 1.3 As confirmed in the main Scoping Report, SEA is required by virtue of current European legislation which has been translated into English law. It involves the systematic identification and evaluation of the environmental impacts of a strategic action (e.g. a plan or programme). In 2001, the EU legislated for SEA with the adoption of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the 'SEA Directive'). The aim of the SEA Directive is *'to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes, with a view to promoting sustainable development'*.
- 1.4 SA extends the concept of SEA to encompass economic and social concerns. The Planning and Compulsory Purchase Act 2004 (Section 39(2)) now requires Local Planning Authorities to undertake SA for each of their Local Development Documents (LDDs), including SPDs. This is a feature of PPS12. SA is, therefore, a statutory requirement for LDF's along with SEA and applies to the emerging draft Iwade SPD.

- 1.5 The Government's adopted approach is to incorporate the requirements of the SEA Directive into a wider SA process that considers economic and social, as well as environmental effects. To this end, in November 2005, the Government published guidance on undertaking SA of LDF's that incorporates the requirements of the SEA Directive. The combined SA/SEA process is therefore referred to in this document as Sustainability Appraisal (SA). This guidance confirmed that, *'where proposals need to be assessed more than once...information from earlier appraisals can be used, subject to any updating or extra detail that which may be necessary. This can help to avoid unnecessary duplication of appraisal'* (ODPM para 1.13 Nov 05).
- 1.6 Otherwise therefore, the approach to undertaking SA is set out in Section 1.1 of the SA Scoping Report 2008 for the Swale Core Strategy and this document should be read in the context established under this adopted Report.
- 1.7 This SA thus provides a detailed analysis of the SA issues that apply to the allocation at Iwade as a supplement to the main Scoping Report for the Core Strategy.
- 1.8 The SEA Regulations set out the process that must be followed. In particular, the regulations require the preparation of an 'Environmental Report' on the implications of the plan or programme in question and consultation on the scope and level of detail of the assessment. This report is intended to facilitate this statutory consultation.

Development at Iwade

- 1.9 The Borough Council is seeking to deliver a further expansion at Iwade over the next 20-year period. This strategy is incorporated into the adopted Swale Borough Local Plan 2008 and is set out under approved policy AAP9.
- 1.10 Local Plan policy AAP9 states that:

"An Area Action Plan is designated at Iwade, as shown on the Proposals Map. Within this area, planning policies and proposals will aim to provide the existing and new communities the services and mix of uses that ensure that the village functions as a more sustainable settlement. In addition to the development, and provision of new

and improved community facilities comprising the first phase of development as outlined in the currently approved Development Brief, planning permission will be granted for development comprising;

- 1. housing, for approximately 400 additional dwellings on sites in the south-western and eastern parts of the village respectively;*
- 2. expansion of the recreation ground in School Lane; and*
- 3. the provision of some 3,000 square metres of employment floorspace*

Planning permission will not be granted for the additional 400 dwellings proposed until:

- a. a revised Development Brief has been approved by the Borough Council*
- b. it is demonstrated to the Council's satisfaction that flooding problems arising from the Iwade Stream can be resolved as part of the additional development;*
- c. the construction of the Ridham and Kemsley employment area has commenced, and*
- d. an assessment of the likely significant effects of development upon nearby European Sites for nature conservation and other important areas of biodiversity has been undertaken and its recommendations implemented*

1.11 This policy is contained in the approved Local Plan that was subject to formal SA prior to adoption. Under the Government's stated guidance the original measures set out under this SA have been superseded by updated considerations as set out in the later Scoping Report for the Core Strategy. This SA therefore needs to be read in conjunction with this Scoping Report, but the amount of additional assessment work is necessarily limited by the double assessment guidance from the ODPM quoted at 1.5 above.

1.12 The 2008 Scoping Report forms part of the evidence base for the Core Strategy DPD and SPD such as the Iwade Brief. The Report is intended to define the key environmental and sustainability issues that are found within the area of the DPD and the SPD. It has documented the findings from Stage A of the process (see below) and has confirmed what happens next with the Core Strategy process. We understand that this report was sent to the three SEA consultation bodies (i.e. English Heritage, Natural England & Environment Agency) and other selected stakeholders for comment and that their comments were incorporated into the final document.

Process of Assessment

- 1.13 The SA process is defined as;
- Stage A- Setting the context, establishing the baseline and defining SA objectives.
 - Stage B- Predicting and assessing the impacts of the plan or programme.
 - Stage C- Documenting the findings of the appraisal in the Sustainability Appraisal Report.
 - Stage D- Consulting on the draft Local Development Document and the Sustainability Appraisal Report.
 - Stage E- Monitoring implementation of the Local Development Document.
- 1.14 According to the guidance, the Scoping Report should set out the findings of Stage A together with the next stages of the process.

Stage A

- 1.15 The Key Tasks set out for the SA are identified as follows;
- A1 Identify other relevant plans, programmes and sustainability objectives that will influence the SPD.
 - A2 Collect relevant social, environmental and economic baseline information.
 - A3 Identify key sustainability issues for the SA to address.
 - A4 Develop the SA framework, consisting of the SA objectives, indicators and targets.
 - A5 Produce a Scoping Report and consult relevant authorities on the scope of the appraisal.
- 1.16 The Scoping Report has been prepared for the Core Strategy and forms part of the evidence base for the LDF. It defines the key environmental and sustainability problems for the whole of the Borough. The report is presented in a topic chapter form using the following headings;
- Environmental
 - Social
 - Economic

- 1.17 Each of the chapters presents the findings of the Scoping Report process.
- 1.18 Under Task A1 it is confirmed that the Core Strategy may be influenced by a number of plans and programmes and by external sustainability objectives established by other legislation. The Scoping Report confirms that the context review it contains satisfies the requirement to refer to other environmental objectives.
- 1.19 Each of the sections contains a review of the relevant plans, policies and programmes. These remain relevant until they are superseded by later plans. The review of plans has set out a number of key messages that should be taken into account in the LDF for Swale. As the review was undertaken very recently in late 2008 the messages are up-to-date and are relevant to the current position.
- 1.20 The baseline information provides a basis for predicting and monitoring effects and to identify sustainability issues for the SA to consider. Each of the indicators is underwritten by comprehensive and up-to-date baseline information. As a result, in line with best practice there is no need to replicate this information here.
- 1.21 The identification of key sustainability issues in the Core Strategy has however enabled these to be used to inform the SA process for the Iwade Brief.
- 1.22 SA objectives have been developed for the Borough wide Core Strategy and the specific indicators used for monitoring or a decision making criteria are similarly used for this SPD.

2. STAGE B-SA FRAMEWORK

- 2.1 The SA is based on an objectives-led approach where potential impacts are gauged in relation to a number of aspirational objectives. The framework therefore consists of a combination of objectives, targets and indicators.
- 2.2 Based on the issues identified through the Core Strategy SA the review of relevant plans, identification of baseline information and the key issues, a number of SA/SEA objectives have been formulated against which the Core Strategy has been assessed. These remain relevant to the Iwade SPD and are set out below.

2.3 Stage B normally involves the following;

- Testing the plan objectives against the SA framework
- Developing and refining options
- Predicting and assessing effects
- Identification of mitigation measures
- Developing monitoring proposals

2.4 The resulting conclusions are then reported in a Sustainability Appraisal Report.

2.5 In this case the SA is related to the provision of a Development Brief for a specific land allocation as contained in an approved plan subject to an existing higher level SA. The overall content of the development allocation has thus been established in the adopted policy AAP9. The scope for developing and refining development options is thus very limited; the wording of every element of the adopted policy remains untouched by the current SA process for the Brief that the policy requires now to be adopted as SPG (SPD).

2.6 However, the draft Brief has been subject to public consultation and refinement in the light of public comment. This has confirmed the preferred location for the new open space provision and the employment development within the overall site. In this respect, the generation of alternatives has already been undertaken and refined.

2.7 The SA process is therefore set out below using the set of adopted SA objectives and decision making criteria and indicators contained in the Core Strategy SA. The response of the draft Brief to these is as shown.

2.8 The assessment uses a 6-point appraisal scale as follows.

SA Appraisal	
++	Significant positive effect
+	Positive effect
0	Neutral (no significant effect)
?	Effect uncertain
-	Negative effect
--	Significant negative effect

Table 1 Sustainability Framework

EXISTING SA OBJECTIVE	ADOPTED DECISION MAKING CRITERIA AND ACTIONS	ASSESSMENT SCORE	DEVELOPMENT BRIEF RESPONSE
1. To reinforce local distinctiveness, local environmental quality and amenity through the conservation and enhancement of the built and cultural heritage	Protect archaeological sites, historic buildings, conservation areas and other culturally important features	0 NO IMPACT	<p>The draft SPG has taken account of the findings of an Archaeological Desktop Study that has examined the area and has concluded that the site has potential for the Bronze Age, Iron Age and Medieval periods.</p> <p>This potential appears to be low but the development will require appropriate measures to be agreed before the implementation of groundworks.</p> <p>The site analysis has found that there are 2 listed buildings near to the proposed development at Coleshall Farm. The proposals have been formulated with the setting of these buildings in mind.</p> <p>The contextual analysis for the Brief has not revealed any other cultural issues that need to be protected.</p> <p>MITIGATION/SCOPE FOR IMPROVEMENT</p> <p>Development will need to implement site survey for dealing with chance archaeological finds.</p> <p>Setting of nearby listed building to be factored into design and layout.</p>
2. To minimise the need for energy, increase energy efficiency and to increase the use of renewable energy. 3. To encourage the use of sustainable construction materials and methods.	<p>Limit the emissions of greenhouse gases.</p> <p>Ensure that the area is prepared for the effects of climate change, in particular rises in sea level and temperature changes.</p> <p>Increase the energy efficiency of the existing housing stock and other buildings.</p>	+ +	<p>The proposed development seeks to achieve energy efficiency through the use of standards of construction and layout of individual homes as set out in the 'Code for Sustainable Homes' 2006.</p> <p>The Brief confirms that initial residential development will achieve Code level 3, whilst later phases will meet higher standards.</p> <p>Orientation, plus high levels of insulation, draught proofing and double glazing are promoted for homes with maximum use of passive solar gain for heating, efficient boilers and the use of energy efficient lighting.</p> <p>To achieve an efficient form of development the overall housing density is proposed to be at 40 dpha.</p>

	<p>Increase the proportion of energy generated from renewables.</p> <p>Identify opportunities for wildlife corridors, networks and stepping stones.</p>	POSITIVE IMPACT	<p>Provision of employment buildings are expected to meet the BREEAM 'good' standard as a minimum.</p> <p>The internal layout of the scheme seeks to create connected spaces and provides for enhanced planting and open space by the existing stream to create a wildlife corridor. (See also the Objective 20 responses for transport aspects).</p> <p>MITIGATION/SCOPE FOR IMPROVEMENT</p> <p>The use of higher Code standards to be promoted wherever possible.</p>
4. To reduce air pollution and ensure that air quality improves generally.	Contribute to the reduction of air quality pollutants via monitoring.	<p>+</p> <p>POSITIVE IMPACT</p>	<p>Air Quality Management is not required at this site.</p> <p>The use of new materials and construction techniques are prioritised where these have the lowest environmental impact to include minimising carbon dioxide emissions.</p> <p>MITIGATION/SCOPE FOR IMPROVEMENT</p> <p>(see transport recommendations)</p>
5. To protect and enhance the valued landscape and townscape of Swale.	<p>Preserve and enhance the borough and county-wide landscape classifications.</p> <p>Preserve and enhance the nationally important landscape within the Kent Downs AONB.</p> <p>Contribute positively to the borough's established high quality landscape.</p> <p>Provide for new open spaces or allotments.</p> <p>Contribute to the green grid network.</p>	<p>+</p> <p>POSITIVE IMPACT</p>	<p>The original allocation was not through this document but avoided quality landscapes.</p> <p>The landscape character of the area is acknowledged in the Brief as being rural with large flat open fields interspersed with hedgerows.</p> <p>Boundary trees are to be retained and supplemented with additional planting close to the central stream.</p> <p>New areas of open space are proposed to be created at Sheppey Way, in the central area and the existing recreation ground in School Lane will be improved and enhanced.</p> <p>MITIGATION/SCOPE FOR IMPROVEMENT</p> <p>Close relationship needed between proposed planting and landscape character to be reflected in choice of species.</p>
6. To protect and enhance soil quality and	Reduce contaminated sites and		The proposed development areas will respect the retained agricultural land at Coleshall Farm with improved boundary

reduce contamination.	<p>increase remediation of redundant industrial land.</p> <p>Improve the quality of agricultural land.</p> <p>Improve land quality overall.</p> <p>Protect identified brownfield sites with conservation value or which provide a strategic link within the green grid network.</p> <p>Reduce the impact on high grade agricultural land.</p> <p>Reduce soil pollution and contamination.</p>	<p>0</p> <p>NO IMPACT</p>	<p>planting to provide security and reduce trespass and crop damage limiting the impact on the surrounding farmland.</p> <p>The introduction of new and improved open space on the development site will improve the quality of land use and improve the functioning of the settlement as a whole.</p> <p>The Brief confirms that these areas should be linked by a series of walking routes to link with existing development using existing footpaths and to the farm shop to the south.</p> <p>The site is not contaminated and therefore the good management of surface drainage is the principal issue. This is not a requirement of the Brief and is covered by other legislation.</p> <p>MITIGATION/SCOPE FOR IMPROVEMENT</p> <p>Measures to strip and reuse existing top soils needed and encouragement for measures to include green roofs/walls.</p>
<p>7. To manage and reduce the risk of flooding.</p> <p>8. To maintain and enhance water quality (ground & surface) and make efficient use of water.</p>	<p>Improve the quality of water.</p> <p>Reduce the demand for water by increasing water efficiency measures.</p> <p>Ensure that development does not increase the areas vulnerability to flooding.</p> <p>Conserve adequate water supply to maintain healthy populations and rich biodiversity and ensure water bodies are enhanced to increase biodiversity and ecosystems.</p> <p>Minimise effects on groundwater resources.</p> <p>Reduce any impact on surface water quality.</p>	<p>+</p> <p>+</p>	<p>To reduce water consumption the Brief requires that all homes should have water meters and dual flush WC's with external water butts for the collection of rain water.</p> <p>The site does not flood but the existing Iwade Drain forms an integral part of the development. Land by the stream in the village has historically been liable to flooding but it has been established that the causes of this are largely attributable to under sized or blocked culverts.</p> <p>The Brief has been prepared using a 2008 Flood Risk Assessment.</p> <p>Measures agreed with the Environment Agency will improve water flow and reduce the risk of downstream flooding.</p> <p>The location of development away from the stream and the use of detailed SUD's measures are promoted through the Brief.</p> <p>The proposed new bridge has been modelled in the FRA and shown not to increase flood risk.</p> <p>The development brief specifies that run-off must be at or below existing agricultural rates.</p> <p>The area's geology has been tested</p>

	<p>Provide SUD's measures and other flood prevention systems to attract biodiversity and ensure that these are integrated into the wider green grid.</p>	POSITIVE IMPACT	<p>(1999) and its infiltration characteristics are low. No deep boreholes are recommended.</p> <p>MITIGATION/SCOPE FOR IMPROVEMENT</p> <p>The design of the development areas should include specific measures to improve the water environment of the stream.</p> <p>An integrated strategy for SUD's provision should be provided.</p> <p>Implications for water saving technology should be considered and integrated into the design of properties.</p>
<p>9. To conserve and enhance biodiversity and the natural environment.</p>	<p>Maintain and enhance relevant habitats and protected species.</p> <p>Protect and enhance habitat corridors and linking routes.</p> <p>Protect and enhance international, national, European or regionally designated areas.</p> <p>Conserve and enhance BAP priority habitats.</p> <p>Conserve and enhance populations of protected and BAP priority species.</p> <p>Create new areas of BAP priority habitats.</p> <p>Meet principles of decision making on biodiversity as contained in the good practice guide.</p> <p>Create opportunities to link and create the green grid network.</p>	++	<p>As confirmed on the Masterplan the stream can be framed as a key feature where enhanced planting and open space would provide for a habitat area.</p> <p>The Brief has been informed by upto date ecology studies that have demonstrated that the existing habitat is unlikely to support Great Crested Newt colonies. In addition, the stream is considered unsuitable to support water voles.</p> <p>It is proposed that biodiversity is incorporated into the scheme through the use of enhanced planting to assist wildlife and flora together with the use of SUD's as appropriate.</p> <p>MITIGATION/SCOPE FOR IMPROVEMENT</p> <p>Specific biodiversity enhancement measures and management arrangements for individual sites should be identified and incorporated into detailed maintenance programmes.</p>

	Enhance the permeability of development for biodiversity.	SIGNIFICANT POSITIVE IMPACT	
10. To achieve the sustainable management of waste.	<p>Reduce waste arisings.</p> <p>Increase the re-use of materials.</p> <p>Increase the rates of re-cycling and composting and/or recovery of energy from waste.</p> <p>Ensure the disposal of waste material in accordance with the waste hierarchy.</p>	<p>+</p> <p>POSITIVE IMPACT</p>	<p>The use of sustainable construction techniques as advocated in the Brief will serve to reduce the incidence of waste arising from construction operations.</p> <p>The use of Code 3 for new homes will ensure that the design of individual properties will incorporate measures to provide adequate disposal of the waste generated and will facilitate recycling.</p> <p>All homes will have suitable levels of private amenity space that will enable the introduction of household composting and recycling.</p> <p>MITIGATION/SCOPE FOR IMPROVEMENT</p> <p>Recycling could be encouraged more by including a recycling point in the layout.</p> <p>Contractors will be encouraged to provide separate skips to assist with the recycling of materials as part of construction programme.</p>
<p>11. To meet the challenges of a growing and ageing population.</p> <p>12. To reduce poverty and social exclusion.</p> <p>13. To improve accessibility for all to key services and facilities.</p>	<p>Assist with the regeneration of deprived areas.</p> <p>Improve access to key services.</p> <p>Improve access to recreation, amenities and community facilities.</p>	<p>+</p> <p>+</p> <p>+</p> <p>POSITIVE IMPACT</p>	<p>The Brief confirms that up to 350 homes are required to meet the policy for the provision of up to 400 new homes in Iwade overall. These are to provide for a range of accommodation to meet local needs.</p> <p>The mix of new properties will be compatible with the surrounding areas and will include a range of dwellings between 1-5 bedrooms in a combination of terraced, semi-detached and detached form.</p> <p>Single-storey development is a specified component.</p> <p>The layout proposed in the Brief confirms that the existing and proposed open space will be capable of being accessed from all parts of the new development and will be linked through footpaths and cycleways to the surrounding area.</p> <p>MITIGATION/SCOPE FOR IMPROVEMENT</p> <p>The need for specific types of social housing will need to be examined further and included in a detailed</p>

			<p>management plan.</p> <p>Types of housing to be provided should have a clearer link to local needs.</p>
<p>14. To improve health and well-being and reduce inequalities in health.</p>	<p>Improve access to health services.</p> <p>Contribute to fuel poverty reductions.</p> <p>Improve access to recreation and open spaces.</p> <p>Ensure negative air quality and pollution impacts are mitigated against.</p>	<p style="text-align: center;">+</p> <p style="text-align: center;">POSITIVE IMPACT</p>	<p>The development area is located adjacent to the existing medical centre in Sheppey Way and will facilitate direct access to health care facilities serving the village.</p> <p>The Brief confirms that the existing recreation ground is to be enhanced and extended with new open spaces well distributed within the development. These facilities will improve resident's access to open space and will encourage recreation.</p> <p>The ability of the development scheme to secure access by means other than the use of the private car will reduce the incidence of air borne pollution and will facilitate a healthy lifestyle.</p> <p>MITIGATION/SCOPE FOR IMPROVEMENT</p> <p>Consideration of disabled access to development areas should be given when details are formulated.</p>
<p>15. To reduce crime and anti-social behaviour and the fear of these.</p>	<p>Reduce the fear of crime.</p> <p>Reduce crime rates especially where these are the highest.</p> <p>Incorporate measures to design out crime in new development.</p>	<p style="text-align: center;">+</p> <p style="text-align: center;">POSITIVE IMPACT</p>	<p>The Brief confirms that the layout of the development areas should be informed by the need to incorporate a high degree of overlooking where paths and routes pass proposed housing.</p> <p>The required use of active streets will foster a sense of place and will create well overlooked and clearly defined and defensible private and public spaces.</p> <p>The provision of a high quality scheme with defined neighbourhoods and clusters of buildings will assist in giving residents pride and ownership in the local environment thus reducing potential for anti social behaviour.</p> <p>MITIGATION/SCOPE FOR IMPROVEMENT</p> <p>Detailed consideration to be given when design of individual areas is being formulated.</p>
<p>16. To provide affordable and decent housing adaptable to the future needs of the community.</p>	<p>Deliver the appropriate mix of housing to deliver long term regeneration schemes.</p> <p>Reduce the</p>	<p style="text-align: center;">++</p>	<p>The need to provide for a range of housing that meets the needs of all of the community is specified in the Brief.</p> <p>As part of the overall provision the introduction of 28% of the total number as affordable accommodation is set out. It is intended that this provision would</p>

	<p>number of people homeless or in temporary accommodation.</p> <p>Contribute to the provision of affordable social and key-worker housing.</p> <p>Reduce the number of unfit homes and those that fall below decent homes standards.</p> <p>Deliver adaptable housing to meet the lifelong needs of the population.</p> <p>Reduce the experiences of fuel poverty.</p> <p>Deliver housing in sustainable locations with access to employment, community and public transport hubs.</p>	SIGNIFICANT POSITIVE IMPACT	<p>be for 60% social rented with the remainder being for shared ownership or for key workers.</p> <p>Affordable housing is to be provided using a wide range of dwelling types with a proportion of these achieving Lifetime Homes standards.</p> <p>The proposed development will be readily accessible to local village services and will incorporate direct access to the proposed employment provision within the scheme.</p> <p>MITIGATION/SCOPE FOR IMPROVEMENT</p> <p>Affordable housing provision needs further consideration at the time of implementation.</p>
17. To sustain economic growth and competitiveness.	<p>Contribute to the development of eco-tourism industry.</p> <p>Provide opportunities to attract new businesses.</p> <p>Contribute to infrastructure improvements.</p>	++ SIGNIFICANT POSITIVE IMPACT	<p>Provision of land for employment use is identified in the Brief. This will enable the introduction of a range of business premises totalling some 3000 sq m to meet the policy requirement for this site.</p> <p>The proposal involves the provision of an extension to the traffic calming in Sheppey Way that will slow traffic and allow for a good connection to the surrounding highway network.</p> <p>A new road link from School Lane to Sheppey Way is required, bridging the Iwade Drain. This will improve traffic distribution. The Brief requires its design to be suitable for buses.</p> <p>MITIGATION/SCOPE FOR IMPROVEMENT</p> <p>Clearer link between overall provision of employment land and local need for specific types of premises required.</p>
18. To ensure high and stable levels of employment in	Increase the number of knowledge based and higher paid		The development of local employment opportunities can be secured through the use of the proposed employment site within the development.

accessible locations.	<p>jobs.</p> <p>Create new employment opportunities for local residents.</p> <p>Ensure employment locations are accessible by public transport, walking and cycling.</p>	<p>++</p> <p>SIGNIFICANT POSITIVE IMPACT</p>	<p>The site fronts Sheppey Way and the scheme will enhance local bus services by providing a new link from this to School Lane.</p> <p>Coupled with the use of existing and proposed footpaths and cycleways the employment site is well located and benefits from a range of accessible transport options.</p> <p>MITIGATION/SCOPE FOR IMPROVEMENT</p> <p>Improved links between provision and local market needed.</p>
19. To raise educational achievement levels and help people acquire the skills needed to find and remain in employment.	<p>Contribute towards increasing learning opportunities.</p>	<p>+</p> <p>POSITIVE IMPACT</p>	<p>The introduction of new housing will enable local services such as the existing primary school to be enhanced through the maintenance of a viable local school population. This will enhance local educational opportunities.</p> <p>The Brief reminds developers of the need to contribute to needs arising from impacts on adult education, adult social services and library services.</p> <p>MITIGATION/SCOPE FOR IMPROVEMENT</p> <p>Specific requirements for contributions to community facilities should be identified when details are being formulated.</p>
20. To promote traffic reduction and encourage more sustainable, alternative forms of transport.	<p>Provide improvements and new routes for cyclists and pedestrians.</p> <p>Reduction in the need to travel by private car.</p> <p>Avoid adverse impacts on the strategic route network especially junctions 5 and 7 on the M2 which cannot be mitigated acceptably.</p>	<p>++</p>	<p>The Brief confirms that the development areas are to be connected by the provision of a new distributor road that will allow for bus penetration through the scheme as well as linking the existing bus routes at Sheppey Way and School Lane.</p> <p>A new cycleway is to be routed through the site and the existing footpath into the village linked to the scheme.</p> <p>The provision of new footpaths through the site will provide for enhanced pedestrian access and allow for full pedestrian access to local facilities by the new residents.</p> <p>The Brief promotes a distribution of land uses including several well placed public open spaces that will reduce the need for movement by making places local. The health centre is already adjacent to the site.</p> <p>The scale of the development is consistent with the policy requirement</p>

		SIGNIFICANT POSITIVE IMPACT	<p>for the area that has been accepted in relation to the impact of the scheme on the wider highway network.</p> <p>MITIGATION/SCOPE FOR IMPROVEMENT</p> <p>Cycle parking and storage should be specified in the employment area.</p> <p>The Brief could also reasonably seek better footway access to the farm shop.</p> <p>Parking standards could reasonably be specified in the Brief.</p>
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3. FINDINGS OF APPRAISAL

- 3.1 The above analysis provides an assessment of the evolution of the development proposals contained in the draft Brief and indicates the ways in which those proposals have taken on board the sustainability requirements set out in the SA/SEA of the adopted Core Strategy.
- 3.2 The SA confirms that the Brief is a sustainable response to the policy requirement for the expansion of Iwade on the allocated site. The detailed appraisal confirms that the contents of the Brief are highly sustainable when assessed against the individual indicators. The approved SA objectives are fully met in almost all cases and the arrangements contained within the Brief can therefore be regarded as a sustainable option for development.
- 3.3 A number of recommendations are made in relation to further enhance sustainability and to mitigate potential effects. Many of these are inevitably related to the provision of detailed development proposals and are not therefore capable of being directly addressed through the Brief. They remain relevant to the development of the allocation however.

Conclusions

- 3.4 The existing Core Strategy already has regard to the sustainability objectives as set out in the SA/SEA framework. The evolution of the Iwade Brief has taken these into account and this draft has been demonstrated as being a sustainable option for accommodating growth of the settlement as required under adopted policy AAP9.

- 3.5 There is potential for further improvement to the sustainable nature of the development at Iwade as confirmed in the recommendations and these could be included within the final document that will be contained within the LDF. These measures will need to be kept under review as part of the SA/SEA process.