



Non-Technical Summary Volume 1

North West Sittingbourne

Land between Quinton
Road and Bramblefield
Lane and at Pheasant
Farm and Great
Grovehurst Farm

North West Sittingbourne

**Land between Quinton Road and
Bramblefield Lane and
at Pheasant Farm and
Great Grovehurst Farm**

ENVIRONMENTAL STATEMENT Non-Technical Summary

Volume 1

April 2018



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Background

1. This Non-Technical Summary has been prepared by **jb planning associates** to accompany an Environmental Statement that has been produced to support planning applications that will be submitted by Persimmon Homes South East for the development of land between Quinton Road and Bramblefield Lane and at Pheasant Farm Sittingbourne and G H Dean and Co for the development of land at Great Grovehurst Farm, Sittingbourne.

2.

Environmental Impact Assessment

3. Environmental Impact Assessment is a process undertaken in respect of certain types of development prior to the grant of planning permission. It provides a means of drawing together the findings from a systematic analysis of the likely significant environmental effects of development proposals to assist local planning authorities, statutory bodies, and other key stakeholders with their understanding of the impacts arising from development proposals. The findings are presented in an Environmental Statement.

4. Swale Borough Council confirmed that the development proposals need to be accompanied by an Environmental Impact Assessment and identified the scope of the issues that needed to be addressed. These included:

- Landscape and Visual effects;
- Impact on Land and Agriculture;
- The Water Environment;
- Ground Conditions;
- Traffic and Transport;
- Noise and Vibration;
- Air Quality;
- The Natural Environment;
- Cultural Heritage;
- Socio-Economic effects; and
- Cumulative Impacts and Conclusions.

Non-Technical Summary

5. This document comprises the Non-Technical Summary to the Environmental Statement. Copies of this document, the Environmental Statement and supporting Appendices may be purchased from Persimmon Homes South East at the following address:

Persimmon Homes South East
Scholars House
60 College Road
Maidstone
Kent
ME15 6SJ

The documentation may also be viewed at the Council Offices, Swale House, East Street, Sittingbourne, Kent, ME10 3HT and on its website.

The Planning Applications

6. The Environmental Statement assesses development proposals that will come forward on three of the four respective parts of the North-West Sittingbourne allocation. The first and second parts comprise land between Quinton Road and Bramblefield Lane and at Pheasant Farm, Sittingbourne being developed by Persimmon Homes South East. The third part comprises land at Great Grovehurst Farm, Sittingbourne, owned by G H Dean and Company. The fourth part comprises land adjacent Quinton Farmhouse, Quinton Road, Sittingbourne being developed by Redrow Homes. The fourth part of the allocation is the subject of a separate planning application and the cumulative effect of that proposal has been assessed within the Environmental Statement.

Land between Quinton Road and Bramblefield Lane and at Pheasant Farm

7. The planning application is in three parts and will seek full permission for the construction of 343 dwellings (including affordable housing) with 91 being accessed from Grovehurst Road and a further 252 being accessed from Quinton Road; public open and amenity space (including equipped play); together with associated landscaping and ecological enhancement works; acoustic barrier to the A249; internal access roads, footpaths, cycleways, and parking; drainage (including attenuation ponds and/or swales), utilities and service infrastructure works.
8. Outline permission will also be sought on the remainder of the application site for the construction of up to 863 new dwellings (including affordable housing); a site of approximately 10 ha for a secondary and primary school; a mixed-use local centre including land for a convenience store; public open and amenity space (including equipped children's play areas), together with associated landscaping and ecological enhancement works; acoustic barrier to the A249; internal access

roads, footpaths, cycleways and parking; drainage (including a foul water pumping station and attenuation ponds and/or swales), utilities and service infrastructure. All matters are to be reserved for subsequent approval except for access to the school site from Grovehurst Road.

Land at Great Grovehurst Farm

9. This planning application will seek outline permission for the development of up to 110 dwellings accessed from Grovehurst Road including internal roads, footpaths and cycle links, open space, play areas, landscaping, parking, drainage, utility services and infrastructure works following the extraction of brickearth.
10. Figure NTS1 shows the extent of the area that will be subject to the separate planning applications and correspondingly the area being assessed in the Environmental Statement.

Planning Policy Context

11. In July 2017, Swale Borough Council adopted a new Local Plan to guide future development and investment from 2011 until 2031. Local Plan Policy MU1 allocates the land at north-west Sittingbourne for development and provides that planning permission will be granted for mixed uses comprising a minimum of 1,500 dwellings, community facilities and structural landscaping and open space adjacent the A249.

Development Framework

12. To guide development in the North-West Sittingbourne area, and in line with the provisions of Local Plan Policy MU1, a Development Framework has been produced. The Framework provides a strategic overview of the mixed-use allocation and establishes overarching design principles that will help guide the development of the allocated site in a comprehensive manner. Figure NTS2 shows the illustrative masterplan.

Environmental Impact Assessment Topics

Landscape and Visual Effects

13. The landscape and visual effects of the proposed development have been assessed and consideration has been given to the character of the existing landscape and the potential for change to the visual amenities of the area.

14. The proposed development will inevitably lead to unavoidable changes to the nature of the landscape and have a visual effect. Overall any adverse effects can be minimised through the retention of existing trees and hedges and the provision of new structural planting and the management of lighting.

Land and Agriculture

15. The impact of the proposed development on agricultural land quality and soil resources has been assessed and the proposals would result in the permanent loss of some 62.9 hectares of the best and most versatile agricultural land. The potential loss of soil function can however be managed through good soil management, including measures to prevent, reduce and off-set any significant effects on soil resources which may arise. This will ensure that the soil retained on site is capable of re-use. The proposed development would not have any significant effect upon the existing agricultural holdings that are affected by the development proposals.
16. The proposed development of the land has been assessed in combination with that proposed to the north-west of Sittingbourne through the Strategic Environmental Assessment process conducted in conjunction with the preparation of the Swale Borough Local Plan, 2017. The land to the north-west of Sittingbourne has been allocated for mixed-use development in the adopted Local Plan to meet the areas housing needs and the use of the best and most versatile land has therefore been accepted.

Water Environment

17. The potential environmental effects of the proposed development upon the water environment has been assessed. Consideration has been given to the location and function of water courses, surface water features, and defined flood plains. In addition, foul and surface water drainage arrangements and the provision of water supplies have been assessed.
18. The potential effect of construction activities upon the water environment will be managed using current best practice. A Drainage Strategy has been produced to deal with the increase in the amount of impermeable area that will arise from the proposed development.
19. The Drainage Strategy provides for the use of Sustainable Drainage Features, such as balancing ponds and permeable paving, to manage surface water run-off so that it will replicate the position prior to development taking place.

Ground Conditions

20. An assessment has been conducted which considers the existing soil and geological conditions, including the presence of brickearth. It also evaluates the potential for existing ground and ground water contamination from previous and current land use activities on human health and the environment. In addition, consideration has been given to the resultant impacts of the proposed development.
21. Localised contamination sources have been identified but the potential risks to human health and ground water are low and will be managed by following current best practice. Subject to the use of best practice measures, there will be no residual impacts following the completion of the development and the effects will be negligible.

Traffic and Transport

22. The transport effects of the proposed development have been carefully assessed, along with other planned developments within the locality and the Local Plan allocation at Iwade, and improvements are proposed to the Grovehurst and Bobbing Junctions, in addition to other off-site highway improvements.
23. The transport effects arising during the construction phase and the likely construction traffic movements have been assessed. A Construction Environmental Management Plan will manage the impact of construction traffic to ensure that any impacts are negligible and short-term.
24. Provision will be made within the proposed development for new pedestrian and cycle routes to connect to the existing networks in the area, as well Kemsley Rail Halt, and the enhancement of bus services to serve the entire north-west Sittingbourne allocation. The transport mitigation measures include the implementation of a Travel Plan, a package of local junction improvement works and provision for upgrades to pedestrian/cycle connections together with new crossings in key locations.
25. Following the completion of the development various effects have been tested. These include potential severance effects on existing movements, pedestrian amenity, road safety, fear and intimidation, and travel delay. The mitigation measures will minimise the post completion effects to acceptable levels.

Noise and Vibration

26. The potential construction noise and vibration impacts arising from the proposed development will be temporary in nature. Practical construction noise control measures will be implemented during the process of construction to minimise these impacts upon the occupants of existing properties in the area.
27. Consideration has been given to the relationship of the proposed development to other noise and vibration sources in the area, notably the A249 and the nearby railway line. An acoustic barrier is proposed adjacent to the A249 to mitigate the impact of road-traffic noise and subject to its construction and the use of thermal double glazing within all dwellings the noise environment for future residents will meet the required standard.

Air Quality

28. The potential impact of the proposed development on local air quality has been assessed. In addition, the assessment has had regard to other planned development within the area.
29. The potential construction phase impacts will primarily be associated with the generation of dust. Control measures will be implemented during the process of construction to minimise these impacts.
30. The air quality impacts arising from the subsequent occupation of the development are primarily associated with the generation of emissions from road traffic arising. No significant effects on local air quality have been identified within the assessments that would exceed the objectives of Air Quality Standards or impact upon local Air Quality Management Areas.

Natural Environment

31. The potential impact of the proposed development upon ecology and nature conservation has been assessed. The effects during the construction phase will be temporary in nature and arise primarily from the generation of noise and dust which will cease upon the completion of the development. These effects will however be managed through the implementation of measures that are designed to protect habitats and biodiversity during the construction stage.
32. The proposed development upon completion could potentially have a negative impact upon ecology and nature conservation but the detailed proposals provide, wherever possible, for the retention and enhancement of existing trees and

hedgerow planting. The proposed development will result in the creation of new habitats on-site, including sustainable drainage features and open spaces, which will produce a net gain. Measures will also be taken to mitigate the on and off-site effects of the proposed development upon protected species and areas. Overall the proposals will have a long-term beneficial effect.

Cultural Heritage

33. An assessment of the potential effects of the proposed development on designated and undesignated (local) heritage assets has been undertaken. The potential impact of the proposals upon the setting of listed buildings adjoining the proposed development and those in the surrounding area has therefore been considered.
34. No significant effects have been identified during the construction phase and any impact upon the setting of designated heritage assets would be temporary in nature. The possible presence of archaeological remains is unknown however any potential impacts will be mitigated prior to the commencement of the development. The permanent effects arising from the completion of the proposed development would be insignificant.

Socio-Economic Effects

35. The proposed development will be constructed over a period of approximately 13 – 14 years. During the construction phase it is predicted that there will be potentially direct and indirect effects in terms of job creation and expenditure. These would be temporary and have a beneficial impact upon the local economy.
36. Once complete, the proposed development will provide a range of homes, schools, and community facilities in addition to open space and amenity areas to serve the needs of existing and future residents. On this basis, the effect of the population increase would be positive beneficial.

Cumulative Impacts and Conclusions

37. Cumulative effects comprise the combined impacts of reasonably foreseeable changes likely in the locality. Cumulative effects can be direct or indirect, short or long, permanent or temporary, positive or negative.
38. Overall the Environmental Statement has not identified any adverse effects during the construction phase of the development or upon completion. Mitigation measures are proposed to address or reduce any effects during the construction



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Land between Quinton Road and Bramblefield Lane and at Pheasant Farm and Great Grovehurst Farm

phase by, for example, the use of a Construction and Environmental Management Plan, and landscape enhancement measures will reduce any long-term visual effects.

Figure NTS1 – The Environmental Impact Assessment Area

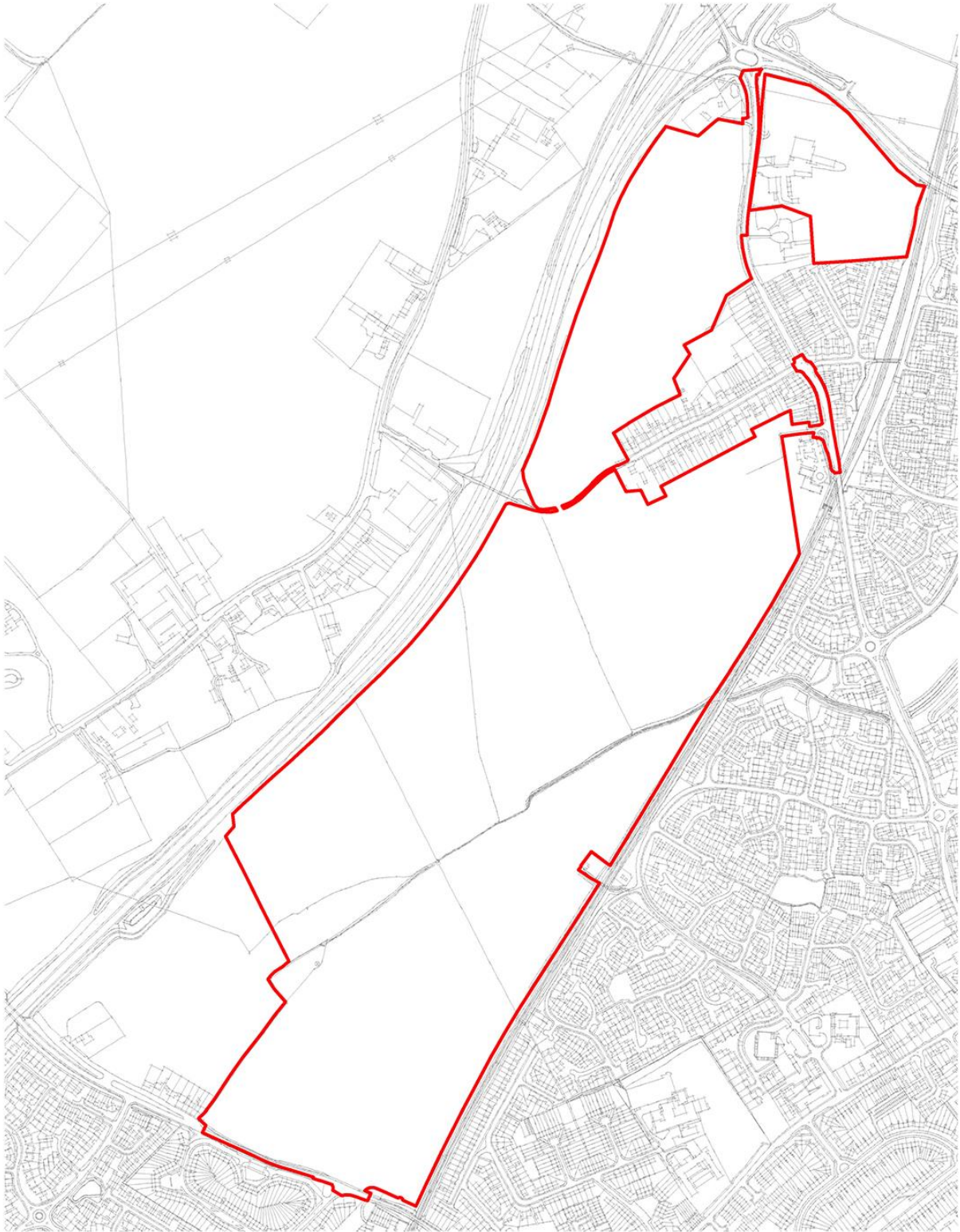
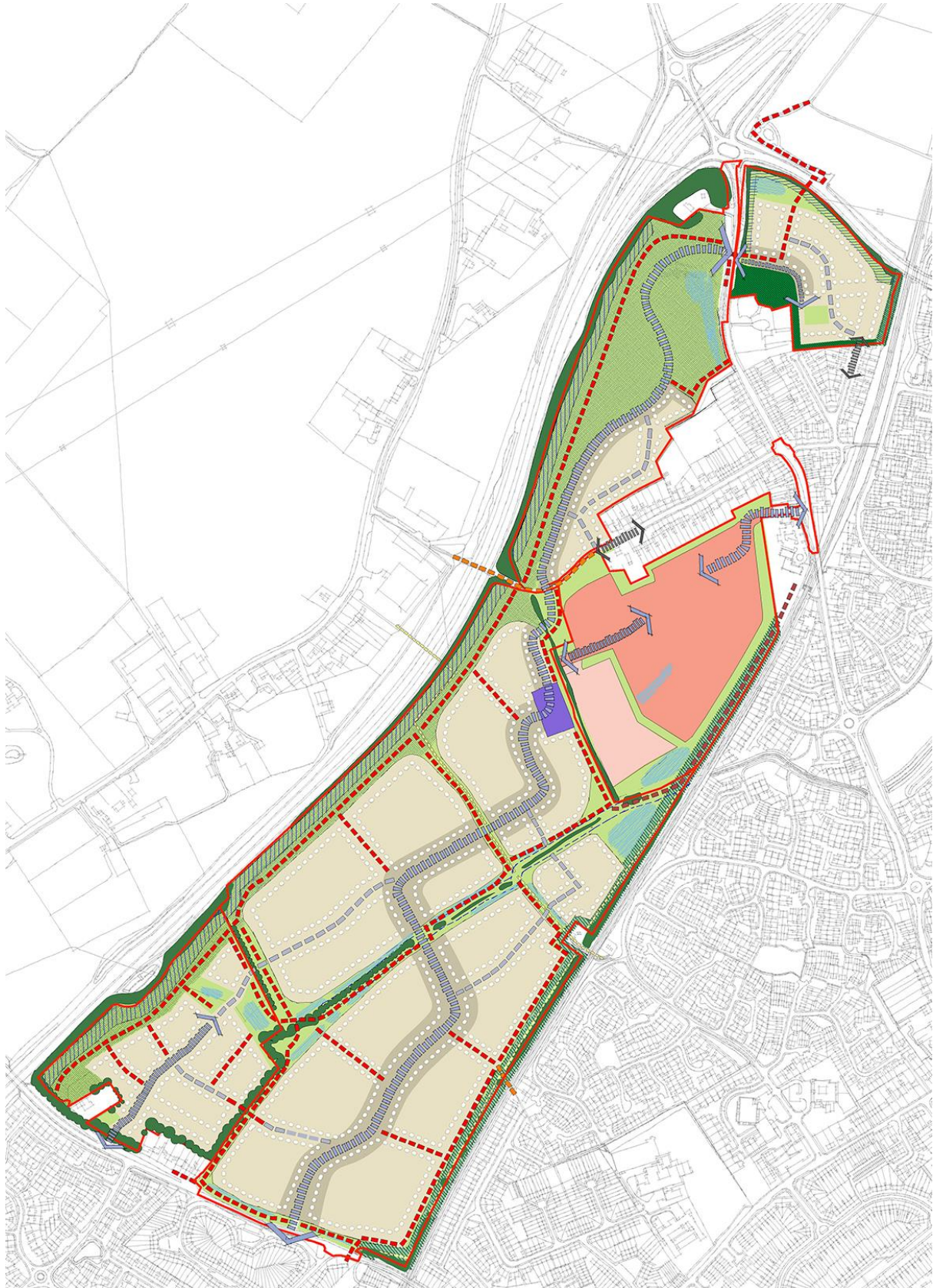
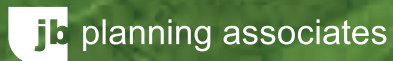


Figure NTS2 - North-West Sittingbourne: Illustrative Masterplan



Non-Technical Summary – Volume 1
North West Sittingbourne

Land between Quinton Road and Bramblefield Lane
and at Pheasant Farm and Great Grovehurst Farm



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