



Canterbury City Council

# Sustainability Appraisal of the Canterbury District Local Plan

Addendum to the Sustainability Appraisal Report of the Canterbury District Local Plan Publication Draft: Appraisal of Omission Employment Sites, June 2016



June 2016

Amec Foster Wheeler Environment  
& Infrastructure UK Limited



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Doc Ref. 37430-04

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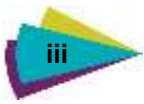
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**Document revisions (items 1 to 3 were working drafts and were not published)**

No.	Details	Date
1	Draft SA Report Omission Employment Site Addendum	22.02.16
2	Revised SA Report Omission Employment Site Addendum	14.3.16
3	Revised SA Report Omission Employment Site Addendum	31.3.16
4	Final SA Report Omission Employment Site Addendum	30.6.2016



# Non-Technical Summary

## Introduction

This Non-Technical Summary (NTS) provides an overview of this addendum to the Canterbury District Local Plan Publication Draft: Sustainability Appraisal Report (June 2014). The addendum presents the findings of the Sustainability Appraisal (SA) of the Canterbury District Local Plan Publication Draft: Employment Sites (June 2016) which comprises appraisals of six omission employment sites identified by Canterbury City Council (the Council) following submission of the Draft Canterbury District Local Plan<sup>1</sup> (the draft Local Plan) to the Planning Inspectorate on 20<sup>th</sup> November 2014.

The following sections of this NTS:

- ▶ provide an overview of the Canterbury District Local Plan including the six employment sites;
- ▶ describe the approach to undertaking the SA of the employment sites;
- ▶ summarise the findings of the SA of the employment sites; and
- ▶ set out the next steps in the SA of the Local Plan.

## What is the Draft Canterbury District Local Plan?

The draft Local Plan sets out the Council's vision for the Canterbury District up to 2031 and provides the spatial planning response to the challenge of growth. It has been developed taking into account national planning policy and guidance, the objectives of other plans and programmes, assessment (including SA), the findings of evidence base studies and the outcomes of engagement. The Plan comprises of the following core components:

- ▶ Vision and Plan Objectives;
- ▶ Strategic Policies (relating to the quantum, distribution and location of growth - the 'preferred development option'); and
- ▶ Thematic Policies.

Following consultation on Core Strategy Options in January 2010<sup>2</sup> and the Preferred Option Draft Local Plan<sup>3</sup> in June 2013, the Local Plan Publication Draft was then issued for consultation from 5<sup>th</sup> June 2014 to 18<sup>th</sup> July 2014 prior to its submission to the Planning Inspectorate for examination.

The Examination in Public (EiP) commenced in July 2015 with Stage 1 Hearings taking place between 14<sup>th</sup> July and 29<sup>th</sup> July 2015. Stage 1 of the EiP closed at the end of July 2015 and the Planning Inspector then wrote to the Council on the 10 August 2015 with his initial findings and comments.

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<sup>1</sup> Canterbury City Council (2014) *Canterbury District Local Plan Publication Draft 2014*. Available from <https://www.canterbury.gov.uk/media/941559/CDLP-11-Canterbury-District-Local-Plan-Publication-Draft-June-2014-with-maps-CCC.pdf> [Accessed November 2015].

<sup>2</sup> Canterbury City Council (2010) *Canterbury District Local Development Framework – Core Strategy Options Report for consultation*. Available from <https://www.canterbury.gov.uk/media/941672/CDLP-21-Core-Strategy-Options-Report-Jan-2010-CCC.pdf> [Accessed November 2015].

<sup>3</sup> Canterbury City Council (2013) *Canterbury District Local Plan Preferred Option Consultation Draft June 2013*. Available from <https://www.canterbury.gov.uk/media/941567/CDLP-12-Canterbury-District-Local-Plan-Preferred-Option-Draft-June-2013-with-maps-CCC.pdf> [accessed November 2015].

Subsequently, in his Matters, Issues and Questions correspondence with the Council, the Inspector identified a number of employment sites that had not previously been subject to a SA. In consequence, the Council requested support from Amec Foster Wheeler to complete the SA of the omission employment sites that it wished to include as an addendum to a Statement on Employment.

**Further information about the preparation of the Local Plan is set out in Section 1.3 of this addendum and is available via the Council’s website: <https://www.canterbury.gov.uk/planning/planning-policy/local-plan/>.**

## What are the Employment Sites?

**Table NTS 1** details the omission employment sites that have been appraised in this Addendum.

**Table NTS 1** Omission Employment Sites

SHLAA Ref	Site	Size	Status
EL16	Former FDS site, Hawthorn Corner, Hillborough	2.9 ha	Omission employment site
SR1	Land adjacent to Hall Place	1.3 ha	Omission employment site
SR2	Land opposite the former Huyck site, Millstrood Road, Whitstable	2.0 ha	Omission employment site
SR3	Land adjacent to Lakesview, Hersden, Canterbury	24.0 ha	Omission employment site
SR9	Hoplands Farm, Island Road, Hersden	33.0 ha	Omission employment site
SR10	Land at Milton Manor Farm	18 ha	Omission employment site

The sites listed above in **Table NTS 1** have then been subject to Sustainability Appraisal and the resulting findings compared to the SA of those employment sites included in the Council’s preferred development option.

**Further information relating to the preferred development option is contained in Section 3.3 of this addendum.**

## What is a Sustainability Appraisal?

It is very important that the Canterbury District Local Plan contributes to a sustainable future for the plan area. To support this objective, the Council is required to carry out a Sustainability Appraisal (SA) of the Local Plan<sup>4</sup>. SA is a means of ensuring that the likely social, economic and environmental effects of the Local Plan are identified, described and appraised and also incorporates a process set out under a European Directive<sup>5</sup> and related UK regulations<sup>6</sup> called Strategic Environmental Assessment (SEA).

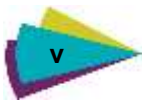
SA has been undertaken at all of the key stages in the development of the Local Plan. The SA of the submitted draft Local Plan was undertaken in June 2014. To ensure that the final, adopted Local Plan takes into account sustainability considerations, and to meet the Council’s responsibilities under the SEA Directive, it is necessary to appraise the omission employment sites.

**Section 1.4 of this addendum describes in further detail the requirement for SA of local plans and the SA process in respect of the Canterbury District Local Plan.**

<sup>4</sup> The requirement for SA of local plans is set out under section 19(5) of the Planning and Compulsory Purchase Act 2004.

<sup>5</sup> Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.

<sup>6</sup> Environmental Assessment of Plans and Programmes Regulations 2004 (statutory instrument 2004 No. 1633).



## How Have the Omission Employment Sites Been Appraised?

To support the appraisal of the Local Plan, a SA Framework has been developed. This contains a series of sustainability objectives and guide questions that reflect both the current socio-economic and environmental issues which may affect (or be affected by) the Local Plan and the objectives contained within other plans and programmes reviewed for their relevance to the SA and Local Plan. The SA objectives are shown in **Table NTS 2**.

Table NTS 2 SA Objectives Used to Appraise the Omission Employment Sites

Sustainability Appraisal Objectives	
1. Economy and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	9. Access to Services: Share access to services and benefits to prosperity fairly.
2. Rural/Coastal Communities: To sustain vibrant rural and coastal communities.	10. Sustainable Living and Revitalisation: To revitalise town and rural centres and to promote sustainable living.
3. Water Quality: To protect and improve the quality of inland and coastal waters.	11. High Quality Design and Sustainability: To encourage sustainable design and practice.
4. Transport: Reduce road traffic and its impacts, promoting more sustainable modes of transport.	12. Housing: To make suitable housing available and affordable to everyone.
5. Countryside and Historic Environment: To protect and improve landscapes for both people and wildlife and to protect and maintain vulnerable assets (including built and historic).	13. Quality of Life: To improve the quality of life for those living and working in the District.
6. Geology and Biodiversity: To avoid damage to geological sites and improve biodiversity.	14. Use of Land: To deliver more sustainable use of land in more sustainable location patterns.
7. Climate Change, Energy and Air Quality: To reduce the causes and impacts of climate change, improve air quality and promote energy efficiency.	15. Natural Resources: To ensure the prudent use of natural resources and the sustainable management of existing resources.
8. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion which would be detrimental to public well-being, the economy and the environment.	16. Waste: To reduce generation and disposal of waste, and achieve sustainable management of waste.

The SA of the omission employment sites has considered the six sites listed in **Table NTS1**. Each site has been appraised against the SA objectives. For each SA objective, an overall 'score' has been provided according to the scoring system in **Table NTS 3**.



Table NTS 3 Scoring System Used in the SA of Sites

Score	Description	Symbol
Significant Positive Effect	The proposed site contributes significantly to the achievement of the objective.	++
Minor Positive Effect	The proposed site contributes to the achievement of the objective but not significantly.	+
Neutral	The proposed site does not have any effect on the achievement of the objective.	0
Minor Negative Effect	The proposed site detracts from the achievement of the objective but not significantly.	-
Significant Negative Effect	The proposed site detracts significantly from the achievement of the objective.	--
Uncertain	The proposed site has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.	?

Section 3 of this addendum provides further information in relation to the approach to the appraisal of the omission employment sites.

### What are the Findings of the Appraisal of the Omission Employment Sites?

Table NTS 4 summarises the findings of the appraisal of the omission employment sites.

Table NTS 4 Results of the SA of the Omission Employment Sites

Objective	Economy	Rural/Coastal Community	Water	Transport	Countryside & Historic Environment	Geology & Biodiversity	Climate Change	Flood Risk	Access to Services	Sustainable Living	Design	Housing	Quality of Life	Use of Land	Natural Resources	Waste
Site																
<u>EL16</u>	++	++	0/?	+	-	-	?	?	++	--	?	0	?	+/-	?	?
<u>SR1</u>	++/-	++	0/?	+	--	-	?	?	++	--	?	0	?	+/-	?	?
<u>SR2</u>	++	++	--	++	--	-	?	?	++	+	?	0	?	--	?	?
<u>SR3</u>	++	++	-	+	--	--	?	?	++	--	?	0	?	--		?
<u>SR9</u>	++	++	-	++	--	--	?	?	++	--	?	0	?	--	?	?
<u>SR10</u>	++	++	--	--	++/-	--	--	--	++	--	?	0	?	++/-	?	?

Table NTS 5 sets out the proposed employment sites in the preferred development option. These are the dedicated employment allocations in the draft Canterbury District Local Plan 2014 (Policy EMP1) identified in the Canterbury District Employment Land Review (ELR) (2012). It does not include the strategic allocations where there is an element of employment as part of the overall mix of uses.

Table NTS 5 Results of the SA of the Proposed Employment Sites in the Preferred Development Option

Objective	Economy	Rural/Coastal Community	Water	Transport	Countryside & Historic Environment	Geology & Biodiversity	Climate Change	Flood Risk	Access to Services	Sustainable Living	Design	Housing	Quality of Life	Use of Land	Natural Resources	Waste
Site																
EL2	++	?	--	+	-	-	--	--	+	-	?	0	?	-	?	?
EL3	+	?	0	+	-/+	0	0/?	?	+	+	?	0	?	+	?	?
EL4	++	?	0	+	--	-	0/?	?	+	-	?	0	?	--	?	?
EL27	+	?	0	+	-/+	0	0/?	?	+	+	?	0	?	+	?	?
EL11	++	++	0	--	-	-	0/?	?	+	--	?	0	?	-	?	?
EL12-15	++	++	--	+	-	--	--	--	+	-	?	0	?	-	?	?
EL17	+	+	0	+	0	0	0/?	?	+	-	?	0	?	+	?	?
SR7 (SHLAA-227)	++	++	0/?	?	--	0/?	0/?	?	+	0/?	?	0/?	?	-	?	?
EL20	++	++	0	+	-	-	0/?	?	+	+	?	0	?	-	?	?
EL24	++	++	0	+	--	-	0/?	?	+	--	?	0	?	-	?	?
SR6*	++	++	-	+	--	-	--	--	+	-	?	0	?	-	?	?

\* Site SR6 (Land North West of Sturry Road) was not published in the draft SA Report due to time constraints but remains an unchanged allocation since 2014.

Based on the findings of the appraisal of omission employment sites contained in this addendum and other evidence, the Council is not proposing to revise further the suite of site allocations that comprise the preferred development option. Whilst the number of significant positive and negative effects across the SA Objectives is broadly similar between the omission sites and those that comprise the preferred development option, the omission employment sites do not form part of the preferred development option for a number of reasons, including insufficient highway capacity and infrastructure, potential impacts on ecology and landscape, location, viability and deliverability.

The appraisal has demonstrated that the delivery of a total of 28.55 – 31.55ha (or 63.55 – 66.55ha, if the contribution from mixed development sites is included) of employment land would have a significant positive effect on the economy as well as access to services and rural/coastal communities. However, development of the scale proposed would have likely negative effects on SA objectives relating to, in particular, countryside and the historic environment, geology and biodiversity and land use and. Notwithstanding the negative effects identified during the appraisal, it should be noted that where there is the potential for adverse effects, these could be mitigated through the application of draft Local Plan policies and at the planning application stage.

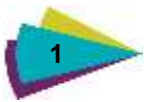
**Detailed appraisal pro forma for each employment site (including the rejected site options) is contained at Appendix A to this addendum and an appraisal summary has been produced for each site at Appendix B. The appraisal findings are summarised in Section 3 of the addendum.**

## Next Steps

This addendum to the SA Report is being included as an addendum to the Statement on Employment to be submitted to the Inspector and which will be subject to examination at Stage 2 of the EiP later in the year. The Council will then consider the sustainability implications of any subsequent changes to the Local Plan and whether any further assessment is needed in accordance with the requirements of the SEA Directive.







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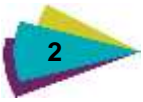
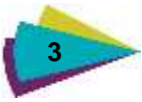


Table 3.6 Reasons for the Rejection of Potential Employment Sites by the Council

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Appendix A Site Appraisal Pro Forma  
Appendix B Site Appraisal Summaries



# 1. Introduction

## 1.1 Background

Canterbury City Council (the Council) submitted the Canterbury District Local Plan Publication Draft (June 2014)<sup>7</sup> (the draft Local Plan) to the Planning Inspectorate on 21<sup>st</sup> November 2014, in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012<sup>8</sup>. The draft Local Plan sets out the vision, plan objectives, planning policies and proposed site allocations that will, once adopted, guide development in the District to 2031. Amec Foster Wheeler Environment and Infrastructure UK Limited (Amec Foster Wheeler) was commissioned by the Council to undertake a Sustainability Appraisal (SA), incorporating Strategic Environment Assessment (SEA), of the draft Local Plan. A SA Report<sup>9</sup> presenting the findings of this assessment was submitted alongside the draft Local Plan to the Planning Inspectorate.

The Examination in Public (EiP) into the draft Local Plan commenced in July 2015 with Hearings taking place between 14<sup>th</sup> July and 29<sup>th</sup> July 2015 (Stage 1 Hearings). In the Inspector's letter to the Council<sup>10</sup> detailing the main outcome of the Stage 1 Hearings, he concluded that there were no legal compliance matters that should delay the progress of the Examination. He did, however, highlight concerns relating to the appropriate level of objectively assessed housing need and the likelihood that, on adoption, the Local Plan as submitted would not have a 5-year housing land supply. As a consequence, he proposed postponing the further (Stage 2) Hearings until work to address his concerns had been completed.

Subsequently, in his Matters, Issues and Questions correspondence with the Council, the Inspector identified a number of omission employment sites that had not previously been subject to a SA. In consequence, the Council requested support from Amec Foster Wheeler to complete the SA of the omission employment sites that it wished to include as an addendum to a Statement on Employment.

Each of the omission employment sites must be subject to SA in order to ensure that decisions with regard to which sites should be taken forward as allocations in the Local Plan have taken into account sustainability considerations. It is also necessary to assess the collective performance of the suite of site allocations (the preferred development option) in terms of its sustainability to ensure any likely significant effects of the Local Plan have been identified, described and assessed.

## 1.2 Purpose of this Report

This document is an addendum to the Canterbury District Local Plan Publication Draft: Sustainability Appraisal Report. This addendum presents the findings of the appraisal of the employment sites identified by the Council and considers the sustainability performance of the Council's preferred development option.

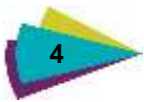
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<sup>7</sup> Canterbury City Council (2014) *Canterbury District Local Plan Publication Draft 2014*. Available from <https://www.canterbury.gov.uk/media/941559/CDLP-11-Canterbury-District-Local-Plan-Publication-Draft-June-2014-with-maps-CCC.pdf> [Accessed November 2015].

<sup>8</sup> Statutory Instrument 2012 No. 767 *The Town and Country Planning (Local Planning) (England) Regulations 2012*. Available from [http://www.legislation.gov.uk/ukSI/2012/767/pdfs/uksi\\_20120767\\_en.pdf](http://www.legislation.gov.uk/ukSI/2012/767/pdfs/uksi_20120767_en.pdf) [Accessed November 2015].

<sup>9</sup> AMEC Environment and Infrastructure UK Ltd (2014) *Sustainability Appraisal of the Canterbury District Local Plan Publication Draft: Sustainability Appraisal Report*. Available from <https://www.canterbury.gov.uk/planning/planning-policy/examination-documents/> [Accessed November 2015].

<sup>10</sup> Letter of the Inspector (Mike Moore) to Canterbury City Council dated 10<sup>th</sup> August 2015 concerning the Main outcomes of Stage 1 Hearings. Available from <https://www.canterbury.gov.uk/planning/planning-policy/local-plan/> [Accessed November 2015].



This addendum is being included as an addendum to the Statement on Employment to be submitted to the Inspector and which will be subject to examination at Stage 2 of the EiP later in the year. In consequence, this report should be read in conjunction with the Canterbury District Local Plan Publication Draft: Sustainability Appraisal Report which can be accessed through the Council's website, <https://canterbury.gov.uk/media/942192/CDLP-106-Sustainability-Appraisal-CDLPPublication-Draft-June-2014-Amec.pdf>.

## 1.3 The Canterbury District Local Plan

### Requirement to Prepare a Local Plan

The National Planning Policy Framework (NPPF) (March, 2012)<sup>11</sup> sets out (at paragraphs 150-157) that each local planning authority should prepare a local plan for its area. Local plans should set out the strategic priorities and policies to deliver:

- ▶ the homes and jobs needed in the area;
- ▶ the provision of retail, leisure and other commercial development;
- ▶ the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- ▶ the provision of health, security, community and cultural infrastructure and other local facilities; and
- ▶ climate change mitigation and adaptation and conservation and enhancement of the natural and historic environment, including landscape.

Planning Practice Guidance (2014)<sup>12</sup> clarifies (at paragraph 002 'Local Plans') that local plans "*should make clear what is intended to happen in the area over the life of the plan, where and when this will occur and how it will be delivered*".

### The Draft Canterbury District Local Plan

The draft Local Plan sets out the Council's vision for Canterbury District up to 2031 and provides the spatial planning response to the challenge of growth. It has been developed taking into account national planning policy and guidance, the objectives of other plans and programmes, assessment (including SA), the findings of evidence base studies and the outcomes of engagement.

The Council consulted on the Core Strategy Options Report<sup>13</sup> in January 2010 and this represented the first formal stage in the preparation of the Local Plan. The Options Report set out for consultation the emerging vision, objectives, development requirements and the spatial strategy and associated strategic development options alongside outline core policies. The Options Report was accompanied by a SA Report<sup>14</sup> prepared by Amec Foster Wheeler which considered the sustainability strengths and weaknesses of the plan options.

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<sup>11</sup> Department for Communities and Local Government (2012) *National Planning Policy Framework*. Available from [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf) [Accessed June 2015].

<sup>12</sup> Department for Communities and Local Government (2014) *Planning Practice Guidance*. Available from <http://planningguidance.planningportal.gov.uk/> [Accessed June 2015].

<sup>13</sup> Canterbury City Council (2010) *Canterbury District Local Development Framework – Core Strategy Options Report for consultation*. Available from <https://www.canterbury.gov.uk/media/941672/CDLP-21-Core-Strategy-Options-Report-Jan-2010-CCC.pdf> [Accessed November 2015].

<sup>14</sup> Entec (2010) *Sustainability Appraisal of the Core Strategy Development Options*, January 2010.

In accordance with guidance contained in the NPPF, preparation of the Core Strategy was halted and the Council determined that it should work towards the preparation of a Local Plan. To inform the Local Plan, the Council commissioned a number of important evidence base studies. These studies included (inter alia) the Canterbury Futures Development research report<sup>15</sup> and Strategic Housing Land Availability Assessment (SHLAA)<sup>16</sup> which together supported the identification of development options for the District including the Council's preferred development option that was set out in the Preferred Option Draft Local Plan<sup>17</sup> and subject to consultation in June 2013.

The Preferred Option Draft Local Plan was revised to reflect representations received during consultation and the recommendations of the accompanying SA Report<sup>18</sup>. The draft Local Plan was then issued for consultation from 5<sup>th</sup> June 2014 to 18<sup>th</sup> July 2014 prior to its submission to the Planning Inspectorate for examination.

## Examination in Public

The EiP into the draft Local Plan commenced in July 2015 with Stage 1 Hearings taking place between 14<sup>th</sup> July and 29<sup>th</sup> July 2015. Stage 1 of the EiP closed at the end of July 2015 and the Planning Inspector then wrote to the Council on the 10<sup>th</sup> August 2015 with his initial findings and comments.

In the Inspector's Matters, Issues and Questions correspondence with the Council, he identified a number of employment sites that had not previously been subject to a SA. He cited the following sites as falling into that category for further consideration:

- ▶ Former FDS Site, Hawthorne Corner, Hillsborough;
- ▶ Hall Place, Harbledown, Canterbury;
- ▶ Hoplands Farm, Island Road, Hersden;
- ▶ Land East of Lakesview Business Park, Hersden; and
- ▶ The Paddock, Thanet Way (Millstrood Road), Whitstable.
- ▶ Land at Milton Manor Farm, Canterbury

## Omission Employment Sites

**Table 1.1** provides an overview of the six omission employment sites being appraised in this Addendum.

Table 1.1 Proposed Omission Employment Sites

SHLAA Ref	Site	Size	Status
EL16	Former FDS site, Hawthorn Corner, Hillborough	2.9 ha	Omission employment site
SR1	Land adjacent to Hall Place	1.3 ha	Omission employment site

<sup>15</sup> Nathaniel Lichfield & Partners (2012) *Canterbury Development Requirements Study: Final Report, February 2012* Available from <https://www.canterbury.gov.uk/planning/planning-policy/examination-documents/> [Accessed November 2015].

<sup>16</sup> Available from <https://www.canterbury.gov.uk/planning/planning-policy/examination-documents/> [Accessed November 2015].

<sup>17</sup> Canterbury City Council (2013) *Canterbury District Local Plan Preferred Option Consultation Draft June 2013*. Available from <https://www.canterbury.gov.uk/media/941567/CDLP-12-Canterbury-District-Local-Plan-Preferred-Option-Draft-June-2013-with-maps-CCC.pdf> [accessed November 2015].

<sup>18</sup> AMEC (2013) *Sustainability Appraisal of the draft Local Plan*. Available from <https://www.canterbury.gov.uk/media/942200/CDLP-107-Sustainability-Appraisal-CDLP-Preferred-Option-Amec-May2013.pdf> [Accessed November 2015].

SHLAA Ref	Site	Size	Status
SR2	Land opposite the former Huyck site, Millstrood Road, Whitstable	2 ha	Omission employment site
SR3	Land adjacent to Lakesview, Lakesview, Hersden, Canterbury	24 ha	Omission employment site
SR9	Hoplands Farm, Island Road, Hersden	33 ha	Omission employment site
SR10	Land at Milton Manor Farm	18 ha	Omission employment site

## 1.4 Sustainability Appraisal

### The Requirement for Sustainability Appraisal

Under Section 19(5) of the Planning and Compulsory Purchase Act 2004, the Council is required to carry out a SA of the Local Plan to help guide the selection and development of policies and proposals in terms of their potential social, environmental and economic effects. In undertaking this requirement, local planning authorities must also incorporate the requirements of European Union Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment, referred to as the SEA Directive<sup>19</sup>, and its transposing regulations the Environmental Assessment of Plans and Programmes Regulations 2004<sup>20</sup>.

The SEA Directive and transposing regulations seek to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing certain plans and programmes. The aim of the Directive is *“to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.”*

At paragraphs 150-151, the NPPF sets out that local plans are key to delivering sustainable development and that they must be prepared with the objective of contributing to the achievement of sustainable development. Paragraph 165 reiterates the requirement for SA/SEA as it relates to local plan preparation:

*“A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.”*

The Planning Practice Guidance also makes clear that SA plays an important role in demonstrating that a local plan reflects sustainability objectives and has considered reasonable alternatives. In this regard, SA will help to ensure that a local plan is “justified”, a key test of soundness that concerns the extent to which the plan is the most appropriate strategy, when considered against the reasonable alternatives and available and proportionate evidence.

### Sustainability Appraisal of the Draft Canterbury District Local Plan

SA has been an integral part of the preparation of the draft Local Plan with each stage of the Plan’s development having been accompanied by a SA, as follows:

<sup>19</sup> Available from <http://eur-lex.europa.eu/legal-content/EN/TXT/HTML/?uri=CELEX:32001L0042&from=EN> [Accessed November 2015].

<sup>20</sup> Statutory Instrument 2004 No. 1633 *The Environmental Assessment of Plans and Programmes Regulations 2004*. Available from [http://www.legislation.gov.uk/ukxi/2004/1633/pdfs/ukxi\\_20041633\\_en.pdf](http://www.legislation.gov.uk/ukxi/2004/1633/pdfs/ukxi_20041633_en.pdf) [Accessed November 2015].

- ▶ Core Strategy Options Report (2010)<sup>21</sup>;
- ▶ Development Requirements Study (2012)<sup>22</sup>;
- ▶ SHLAA (2012)<sup>23</sup>;
- ▶ Preferred Option Draft Local Plan (2013)<sup>24</sup>;
- ▶ Publication Draft Local Plan (2014)<sup>25</sup>; and
- ▶ Canterbury District Local Plan Publication Draft Proposed Amendments (November 2015)<sup>26</sup>.

The SA of the submitted draft Local Plan was undertaken in June 2014. The SA Report was prepared to meet the reporting requirements of the SEA Directive and assessed:

- ▶ the Canterbury vision and plan objectives;
- ▶ the preferred development option (including an individual appraisal of site allocations and of the suite of sites to be allocated to deliver the Council's preferred spatial strategy);
- ▶ proposed policies; and
- ▶ the cumulative, synergistic and secondary effects of the draft Local Plan, both alone and in combination with other plans and programmes.

A comprehensive overview of the relationship between the development of the Local Plan and the SA process is contained in Amec Foster Wheeler's response to the Inspector's pre-hearing questions<sup>27</sup>.

To ensure that the final, adopted Local Plan takes into account sustainability considerations, and to meet the Council's responsibilities under the SEA Directive, it is necessary to appraise the omission employment sites as detailed in **Section 1.3**. This addendum presents the findings of this appraisal.

## 1.5 Structure of this Addendum

The remainder of this addendum to the draft Local Plan SA Report is structured as follows:

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<sup>21</sup> Canterbury City Council (2010) *Canterbury District Local Development Framework – Core Strategy Options Report for consultation*. Available from <https://www.canterbury.gov.uk/media/941672/CDLP-21-Core-Strategy-Options-Report-Jan-2010-CCC.pdf> [Accessed November 2015].

<sup>22</sup> AMEC (2012) *Sustainability Appraisal of Development Scenarios, Technical Note, June 2012*.

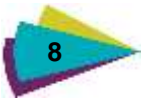
<sup>23</sup> AMEC (2012) *Sustainability Appraisal of Strategic Housing Land Availability Assessment: Technical Note*.

<sup>24</sup> Canterbury City Council (2013) *Canterbury District Local Plan Preferred Option Consultation Draft June 2013*. Available from <https://www.canterbury.gov.uk/media/941567/CDLP-12-Canterbury-District-Local-Plan-Preferred-Option-Draft-June-2013-with-maps-CCC.pdf> [Accessed November 2015].

<sup>25</sup> AMEC (2013) *Sustainability Appraisal of the draft Local Plan*. Available from <https://www.canterbury.gov.uk/media/942200/CDLP-107-Sustainability-Appraisal-CDLP-Preferred-Option-Amec-May2013.pdf> [Accessed November 2015].

<sup>26</sup> Amec Foster Wheeler (2015), *Addendum to the Sustainability Appraisal Report of the Canterbury District Local Plan Publication Draft: Appraisal of Proposed Amendments (November 2015)*. Available from: <https://canterbury.gov.uk/media/1094161/CDLP-182-SA-Report-Addendum-FINAL-26-11-15-latest.pdf> [Accessed June 2016]

<sup>27</sup> Amec Foster Wheeler (2015) *Sustainability Appraisal of Canterbury Local Plan: Response to Inspector's Pre-hearing Questions*. Available from <https://www.canterbury.gov.uk/media/1008160/16903-26-Pre-Hearing-SA-Technical-Note-for-Inspector.pdf> [Accessed November 2015].



- ▶ **Section 2: Approach to the Sustainability Appraisal** - Outlines the approach to the SA of the employment sites including the SA Framework;
- ▶ **Section 3: Appraisal of Effects** – Summarises the findings of the appraisal of the employment sites;
- ▶ **Section 4: Conclusions and Next Steps**– Presents the conclusions of the SA and the next steps in the SA process.



## 2. Approach to the Sustainability Appraisal

### 2.1 Introduction

This section outlines the methodology used to appraise the draft Local Plan and sets out the objectives against which the omission employment sites have been appraised. The SA objectives used for this appraisal are consistent with those developed to appraise the draft Local Plan and were consulted on in the 2010 Scoping Report<sup>28</sup>. The appraisal objectives reflect an analysis of baseline conditions, review of plans and programmes and the subsequent identification of key sustainability issues which are contained in the draft Local Plan SA Report.

### 2.2 Sustainability Appraisal Framework

The SA Framework comprises sustainability objectives and guide questions to inform the appraisal. Establishing appropriate SA objectives and guide questions is central to appraising the sustainability effects of the employment sites. Broadly, the SA objectives define the long term aspirations for the plan area with regard to social, economic and environmental considerations and it is against these objectives that the performance of the omission employment sites identified in **Section 1.3** have been appraised.

**Table 2.1** presents the SA Framework including the SA objectives and associated guide questions. The SA objectives and guide questions reflect the analysis of the key objectives and policies arising from the review of plans and programmes, key sustainability issues identified through the analysis of the socio-economic and environmental baseline conditions and comments received during consultation on the Scoping Report. The SEA Directive topic(s) to which each of the SA objectives relates is included in the third column.

Table 2.1 SA Framework

SA Objective	Key questions/guidance	SEA Dir. Topic
<b>Sustainable innovative and productive economy that delivers high levels of employment</b>		
<b>1. Economy and Employment</b> To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	Material assets
	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	
	1.3 Will it increase the number of businesses in the District?	
	1.4 Will it help diversify the economy?	
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	
	1.6 Will it help to foster growth in the knowledge based economy?	
	1.7 Will it promote sustainable tourism?	
	1.8 Will it meet the employment needs of local people?	
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	
<b>2. Rural/Coastal Communities</b> To sustain vibrant rural and coastal communities.	2.1 Will it assist with the diversification of the rural/coastal economy?	N/A
	2.2 Will it support and encourage the growth of rural/coastal businesses?	
	2.3 Will it retain village/coastal services and local trading schemes?	
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	

<sup>28</sup> Canterbury City Council (2010) *Sustainability Appraisal of the LDF: Agreed Scope of the Sustainability Appraisal (following consultation on the Scoping Report)*, Entec UK Ltd, London.

SA Objective	Key questions/guidance	SEA Dir. Topic
<b>Protect and enhance the physical and natural environment</b>		
<b>3. Water Quality</b> To protect and improve the quality of inland and coastal waters.	3.1 Will it minimise the adverse effects on ground and/or surface water quality? 3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters? 3.3 Will it protect and improve ground and surface water quality?	Water
<b>4. Transport</b> Reduce road traffic and its impacts, promoting more sustainable modes of transport.	4.1 Will it reduce travel demand? 4.2 Will it improve transport of goods/people by more sustainable means? 4.3 Will it encourage walking, cycling and use of public transport? 4.4 Will it help to reduce traffic congestion and improve road safety? 4.5 Will it reduce the need to travel?	Air, Climatic factors
<b>5. Countryside and Historic Environment</b> To protect and improve landscapes for both people and wildlife and to protect and maintain vulnerable assets (including built and historic).	5.1 Will it improve access to the countryside and open space? 5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features? 5.3 Will it protect and enhance Green Infrastructure throughout the district? 5.4 Will it improve access to urban open space? 5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest? 5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use? 5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Landscape, Cultural Heritage Including Architectural and Archaeological Heritage, Soil
<b>6. Geology and Biodiversity</b> To avoid damage to geological sites and improve biodiversity.	6.1 Will it avoid damage to and enhance species and habitats? 6.2 Will it minimise habitat fragmentation? 6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process? 6.4 Will it ensure the sustainable management of natural habitats? 6.5 Will it avoid damage to and protect geologically important sites?	Biodiversity, Flora & Fauna
<b>7. Climate Change, Energy and Air Quality</b> To reduce the causes and impacts of climate change, improve air quality and promote energy efficiency.	7.1 Will it reduce vulnerability to climate change? 7.2 Will it reduce or minimise greenhouse gas emissions? 7.3 Will it maintain and improve local air quality? 7.4 Will it minimise the need for energy? 7.5 Will it increase efficiency in the use of energy? 7.6 Will it help to increase the share of energy generated from renewable sources?	Air, Climatic factors
<b>8. Flood Risk and Coastal Erosion</b> To reduce the risk of flooding and coastal erosion which would be detrimental to the public well-being, the economy and the environment.	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure? 8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion? 8.3 Will it help to manage and reduce the risks associated with coastal erosion? 8.4 Will it reduce vulnerability to flooding and coastal erosion?	Climatic factors, Water
<b>Just society that promotes social inclusion, sustainable communities and personal wellbeing</b>		
<b>9. Access to Services</b> Share access to services and benefits to prosperity fairly.	9.1 Will it improve social and environmental conditions in the most deprived areas? 9.2 Will it increase economic activity? 9.3 Will it improve access to skills and training for raising employment potential? 9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	Human health, Population

SA Objective	Key questions/guidance	SEA Dir. Topic
<b>10. Sustainable Living and Revitalisation</b> To revitalise town and rural centres and to promote sustainable living.	10.1 Will it improve townscapes/rural centres and physical assets? 10.2 Will it encourage more people to live in town centres? 10.3 Will it improve provision of shops or services within town centre? 10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive? 10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Population, Human health, material assets
<b>11. High Quality Design and Sustainability</b> To encourage sustainable design and practice.	11.1 Will it use architectural design to enhance the local distinctiveness of development? 11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings? 11.3 Will it minimise light and noise pollution?	Material assets, Landscape, Cultural heritage
<b>12. Housing</b> To make suitable housing available and affordable to everyone.	12.1 Will it encourage more access to affordable housing? 12.2 Will it encourage access to decent housing? 12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities? 12.4 Will it reduce the number of unfit and empty homes? 12.5 Will it reduce the number of empty homes? 12.6 Will it reduce the level of homelessness in the District?	Population, Human health
<b>13. Quality of Life</b> To improve the quality of life for those living and working in the District.	13.1 Will it reduce actual levels of crime? 13.2 Will it reduce the fear of crime? 13.3 Will it reduce death rates and negative health impacts in key vulnerable groups? 13.4 Will it promote healthy lifestyles? 13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together? 13.6 Will it promote sport and physical activity?	Population, Human health
<b>Use resources as efficiently as possible</b>		
<b>14. Use of Land</b> To deliver more sustainable use of land in more sustainable location patterns.	14.1 Will it promote the wise use of land (minimise development on greenfield land)? 14.2 Will it reduce the amount of derelict, degraded & underused land? 14.3 Will it reduce land contamination? 14.4 Will it promote the use of previously developed land? 14.5 Will it encourage urban renaissance?	Soil, Material Assets, Landscape
<b>15. Natural Resources</b> To ensure the prudent use of natural resources and the sustainable management of existing resources.	15.1 Will it minimise the demand for raw materials? 15.2 Will it promote the use of local resources? 15.3 Will it reduce minerals extracted and imported? 15.4 Will it increase efficiency in the use of raw materials and promote recycling? 15.5 Will it minimise the use of water and increase efficiency in water use? 15.6 Will it protect water resources? 15.7 Will it encourage farming practices sensitive to the character of the countryside?	Material Assets, Soil
<b>16. Waste</b> To reduce generation and disposal of waste, and achieve sustainable management of waste.	16.1 Will it reduce the amount of waste generated? 16.2 Will it encourage the recycling of waste? 16.3 Will it increase the demand for recycled materials? 16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Material Assets

**Table 2.2** shows the extent to which the SA objectives encompass the range of issues identified in the SEA Directive.

Table 2.2 The SA Objectives Compared Against the SEA Directive Topics

SA Objective	SEA Directive Topic
6	Biodiversity
9, 10, 12, 13	Population *
9, 10, 12, 13	Human Health
6	Fauna
6	Flora
5, 14, 15	Soil
3, 8	Water
4, 7	Air
4, 7, 8	Climatic Factors
1, 10, 11, 14, 15, 16	Material Assets *
5, 11	Cultural Heritage including architectural and archaeological
5, 14	Landscape

\* These terms are not clearly defined in the SEA Directive.

## 2.3 Appraisal of Omission Employment Sites

The SA of the omission employment sites has considered a total of six omission employment sites that had previously been omitted from consideration in the draft Local Plan and had not been subject to SA.

Consistent with the approach adopted to the appraisal of sites in the draft Local Plan SA Report (and the appraisal of SHLAA sites in 2012<sup>29</sup>), the same tailored SA matrix has been used to support the appraisal of the six sites. This matrix uses the 16 SA objectives and guide questions taken from the 2010 Scoping Report; however, the objectives and guide questions have been modified to take into account the following:

- ▶ The appraisal includes objectives that will not be applicable to site level appraisal e.g. those objectives/questions that require a level of detail that is unavailable at this stage, such as matters that relate to design, energy use and carbon emissions. For these objectives and/or guide questions, a comment of 'not applicable' is recorded;
- ▶ Where insufficient information is available to make an assessment of the effects of the proposed site, an 'uncertain' effect is recorded;

<sup>29</sup> AMEC (2012) *Sustainability Appraisal of Strategic Housing Land Availability Assessment: Technical Note*.

- ▶ The need to include additional questions (such as proximity to community infrastructure) to aid the appraisal process; and
- ▶ The need to provide guidance on interpretations of significance to aid consistency in the appraisal process.

For each SA objective, an overall 'score' was provided according to the scoring system in **Table 2.3**.

Table 2.3 Scoring System Used in the SA of Sites

Score	Description	Symbol
Significant Positive Effect	The proposed site contributes significantly to the achievement of the objective.	++
Minor Positive Effect	The proposed site contributes to the achievement of the objective but not significantly.	+
Neutral	The proposed site does not have any effect on the achievement of the objective.	0
Minor Negative Effect	The proposed site detracts from the achievement of the objective but not significantly.	-
Significant Negative Effect	The proposed site detracts significantly from the achievement of the objective.	--
Uncertain	The proposed site has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.	?

The appraisal pro forma for each site is contained at **Appendix A** and an appraisal summary has been produced for each site (**Appendix B**). The objective of the summary is to detail the following information:

- ▶ a description of the site characteristics such as size, location and surrounding uses;
- ▶ an overview of the development proposed for the site; and
- ▶ an outline of the likely sustainability effects.

The appraisal findings are summarised in **Section 3**. This section includes an appraisal of the configuration of sites to be allocated in the Local Plan and concludes with the Council's justification for rejecting the employment sites.

## 2.4 When the SA was Undertaken and by Whom

This SA of the omission employment sites to the draft Local Plan was undertaken by Amec Foster Wheeler in Winter/Spring 2016, informed by the input of Council officers (particularly in respect of the justification for the omission of employment sites), sustainability specialists and additional contributions from technical experts.

## 2.5 Technical Difficulties

The SEA Directive requires the identification of any difficulties (such as technical deficiencies or lack of knowledge) encountered during the appraisal process. These uncertainties and assumptions are outlined below in respect of the appraisal of sites.

### Uncertainties

- ▶ The exact composition of the developments is uncertain;

- ▶ The exact characteristics of sites (in terms of, for example, the presence of buried archaeological remains or protected species) is uncertain and will be subject to further, detailed analysis at the project stage;

### Assumptions

- ▶ There would be no loss of employment at sites that are currently Police stations or schools. This is based on the assumption that the employment at these sites would be relocated to new sites or existing sites elsewhere in the District;
- ▶ The term 'Key drainage channels' has been interpreted to mean coastal brooks, rivers, streams, lakes and ponds but not surface water drains;
- ▶ The identification of Flood Zones is based on the Flood Maps available on the Environmental Agency's website<sup>30</sup>;
- ▶ The assessment of the likelihood of protected species on site is based on a range of factors including: the current use and condition of the site; the sensitivity of surrounding areas; and records of species identified on site, or nearby to the site. The assessment is not based on a detailed site survey such as a Phase 1 Habitat Survey;
- ▶ The term 'designated landscape features' is construed to include land identified in the Canterbury District Local Plan (2006) as in the Green Gap. However, throughout the appraisal, sites within 1 km of the Green Gap are not deemed to be within 1 km of designated or non-designated landscape features. The rationale for this position is based on Policy R8 of the Canterbury District Local Plan (2006) which seeks to resist development in the Green Gap to prevent coalescence between existing settlements rather than protected landscape features;
- ▶ Sites that are characterised as 'Mixed' comprise both greenfield and previously developed land (PDL). The scoring of such sites against the SA objectives reflects a number of factors, including the ratio of greenfield to PDL and the previous and extant uses of the site, in order to ascertain the overall effect of development on the site. Where it is not possible to make this determination, the effect has been noted as 'Uncertain';
- ▶ The scoring in the site appraisals has taken into account proposals where they have been detailed and specific, such as a site masterplan or a site layout;
- ▶ The score of 'No Impact' does not always mean that there is no impact/effect predicted on the SA objective. In some cases, the score 'No Impact' has been adopted where the positive effects and the negative effects balance each other out, or where the effect does not contribute or detract from the achievement of the objective. For some objectives, such as Geology and Biodiversity (SA Objective 6), protected species and habitats issues may emerge at the project stage as further research is completed on sites; and
- ▶ Where indicated, employment sites over one hectare score a significant effect against SA Objective 1 'Economy and employment', whilst a site of one hectare or less has been appraised as having a minor effect.

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<sup>30</sup> See <http://www.environment-agency.gov.uk/homeandleisure/37837.aspx> [Accessed November 2015].

## 3. Appraisal of Effects

### 3.1 Introduction

The submitted draft Local Plan presents the preferred development option for the District, identifying the quantum of growth to be accommodated in the area up to 2031 and the key housing and employment land allocations to meet this requirement. In broad terms, this is based on a spatial strategy that seeks to concentrate development at Canterbury, Herne Bay and Whitstable with some development located at the larger, well-serviced rural centres

The preferred development option has been informed by engagement, the evidence base and the ongoing appraisal of options as part of the SA process and at key stages in the preparation of the draft Local Plan, including the appraisal of:

- ▶ Core Strategy Development Options;
- ▶ alternative development scenarios identified in the Development Requirements Study;
- ▶ individual SHLAA and employment sites;
- ▶ the preferred development option and alternatives considered in the preparation of the Preferred Option Draft Local Plan; and
- ▶ the draft Local Plan including new site submissions received following consultation on the Preferred Option Draft Local Plan.

Section 3.3 of the draft Local Plan SA Report describes each of the key stages listed above, documenting the process of the selection and refinement of the preferred development option leading up to the submission of the draft Plan. This overview is therefore not repeated here.

As highlighted in **Section 1.3** of this addendum, the Council needs to appraise the contribution to sustainability implications of a number of employment sites that have not previously been subject to a SA to ensure that decisions with regard to which sites should be taken forward as allocations in the Local Plan have taken into account sustainability considerations. It is also necessary to assess the collective performance of the suite of site allocations (the preferred development option) in terms of its sustainability to ensure any likely significant effects of the Local Plan have been identified, described and assessed.

This section summarises the findings of the appraisal of these sites (**Section 3.2**) before presenting the appraisal of the Council's preferred configuration of employment site allocations which form the preferred development option for the Local Plan (**Section 3.3**). **Section 3.4** compares the sustainability performance of the omission employment sites with those employment sites in the preferred development option contained in the submitted 2014 draft Local Plan. **Section 3.5** then concludes with the justification for the Council's selection of the preferred development option and rejection of employment sites.

### 3.2 Site Appraisal

The six omission employment sites detailed in **Section 1.3** have been appraised against the SA objectives in accordance with the approach set out in **Section 2.3**. The performance of these sites against each of the questions under the 16 SA objectives has been recorded in the site appraisal pro forma at **Appendix A** and site summaries are contained at **Appendix B**. **Table 3.1** summarises the findings of the appraisal.

Table 3.1 Results of the SA of the Omission Employment Sites

Objective	Economy	Rural/Coastal Community	Water	Transport	Countryside & Historic Environment	Geology & Biodiversity	Climate Change	Flood Risk	Access to Services	Sustainable Living	Design	Housing	Quality of Life	Use of Land	Natural Resources	Waste
Site																
<b>EL16</b>	++	++	0/?	+	-	-	?	?	++	--	?	0	?	+/-	?	?
<b>SR1</b>	++/-	++	0/?	+	--	-	?	?	++	--	?	0	?	+/-	?	?
<b>SR2</b>	++	++	--	++	--	-	?	?	++	+	?	0	?	--	?	?
<b>SR3</b>	++	++	-	+	--	--	?	?	++	--	?	0	?	--	?	?
<b>SR9</b>	++	++	-	++	--	--	?	?	++	--	?	0	?	--	?	?
<b>SR10</b>	++	++	--	--	++/-	--	--	--	++	--	?	0	?	++/-	?	?

**Table 3.1** summarises the performance of the sites. The results are mixed with significant positive effects recorded against the SA objectives for economy and employment, the rural/coastal community and access to services. Significant negative or negative effects were identified for the majority of sites against the SA objectives for: water; the countryside and historic environment; geology and biodiversity; sustainable living; and use of land. Against the remaining SA objectives, the appraisal concluded either neutral or uncertain effects. More detailed commentary on the performance of the sites is provided below.

### Summary of SA of Omission Employment Sites

#### Significant Effects

The six omission employment sites have been appraised as having a significant positive effect on the economy (SA Objective 1) due to the size of the site and the anticipated scale of any subsequent development. All of the sites are assessed as having a significant positive effect on rural/coastal communities (SA Objective 2) due to their respective locations. All of the sites are assessed as having a significant positive effect on access to services (SA Objective 9) due to their location within an identified disadvantaged ward. Land at Milton Manor Farm (SR10) has been assessed as having a significant positive and negative effect against use of land (SA Objective 14) on the basis that the site is a mix of previously developed land and greenfield land.

All of the sites apart from Land opposite the former Huyck site, Millstrood Road, Whitstable (SR2) have been assessed as having a significant negative effect on sustainable living (SA Objective 10) due to the distance of the possible sites from a city or town centre. Similarly, all of the sites apart from the former FDS site, Hillborough (EL16) have been assessed as having a significant negative effect on countryside & historic environment (SA Objective 5) due to the location of the possible sites within areas of designated landscape, cultural heritage features or historic features including AHLV, conservation areas, Protected Existing Open Space (PEOS) and green gap. SR2, SR3 and SR9 have been assessed as having a significant negative effect against use of land (SA Objective 14) as they are greenfield sites. Sites SR3 and SR9 are assessed as having a significant negative effect on geology and biodiversity (SA Objective 6) due to the proximity to Stodmarsh SSSI, SAC, SPA and Ramsar site. Site SR10 is assessed as having a significant negative effect because of proximity to the Larkey Valley Wood SSSI. Site SR2 is assessed as having a significant negative effect on water (SA Objective 3) due to the presence of ponds on the site and SR10 because of proximity to the River Stour. SR10 is also appraised as having a significant negative effect on climate change (SA Objective 7) and flood risk (SA Objective 9) as the site is partly in Flood Risk Zone 2 and 3.

#### Minor Effects

Site SR2 is considered to have a minor positive effect on sustainable living (SA Objective 10) due to its location in the urban area.



Sites EL16, SR1 & SR2 are assessed to have a minor negative effect on geology and biodiversity (SA Objective 6) for a number of reasons including being within a Thanet Bay SPA zone of influence, likely to have protected species on site and being in proximity to the River Stour (LWS). Two sites, SR3 and SR9, drain into Stodmarsh SSSI, SAC, SPA and Ramsar site both of which are assessed as having a minor negative effect on water (SA Objective 3). Two sites are a mixture of greenfield and PDL, EL16 & SR1, both of which are assessed as having a minor negative effect on use of land (SA Objective 14).

### Performance of the Omission Employment Sites

**Table 3.2** summarises the performance of the six omission sites against the 16 SA objectives by highlighting the number of significant positive and significant negative effects attributed to each site. It reveals that three of the six sites (EL16, SR1 and SR2) are likely to have more significant positive than significant negative effects on the 16 SA objectives whilst two sites have been assessed as having more significant negative than significant positive effects on the SA objectives. Site SR9 has the same number of significant positive and significant negative effects on the SA objectives.

Table 3.2 Performance of the Omission Employment Sites

SHLAA Ref	Site	No. of Significant Positive Effects	No. of Significant Negative Effects
EL16	Former FDS site, Hawthorn Corner, Hillborough	3	1
SR1	Land adjacent to Hall Place	3	2
SR2	Land opposite the former Huyck site, Millstrood Road, Whitstable	4	3
SR3	Land adjacent to Lakesview, Lakesview, Hersden, Canterbury	3	4
SR9	Hoplands Farm, Island Road, Hersden	4	4
SR10	Land at Milton Manor Farm	5	8

It should be noted that where potentially negative and significant negative effects have been identified during the appraisal, these effects could be mitigated through the application of Local Plan policies and at the planning application stage, when detailed design and mitigation measures will also be considered.

### 3.3 Appraisal of the Employment Sites in the Preferred Development Option

The preferred development option contains housing sites, employment sites and those sites that will contain proposed mix development. To support the subsequent analysis in this SA, **Table 3.3** presents the strategic allocations identified in the draft Local Plan (including those sites added through the Proposed Amendments (2015)) where employment land forms part of the mix of uses; as well as the dedicated employment sites allocated under Policy EMP1 and identified in the Canterbury District Employment Land Review (ELR) (2012).

Table 3.3 Employment Sites in the Preferred Development Option

SHLAA/ELR Ref	Site	Allocation Type	Employment Land Area (ha)*
<b>Canterbury</b>			<b>23.75 – 26.75</b>
SHLAA-206	South Canterbury	Residential / Employment	17 – 20
SHLAA-210	Land at and adjacent to Cockerling Farm, Thanington.	Residential / Employment	1.4
EL2	Broad Oak Road/ Vauxhall Road, Sturry	Employment	1.4
EL3	Canterbury West Station	Employment	0.4
EL4	Innovation Centre, University of Kent	Employment	3.45
EL27	Office Connection site, St Andrews Close	Employment	0.1
<b>Herne Bay</b>			<b>28.6</b>
SHLAA-129	Land at Hillborough	Residential / Employment	9.5
SHLAA-011	Land at Strode Farm	Residential / Employment	4
SHLAA-208	Herne Bay Golf Club	Residential / Employment	1 (mixed commercial)
EL11	Altira Park	Employment	6 (planning permission granted 4 ha of retail)
EL12-EL15	Eddington Lane	Employment	7.9
EL17	Metric Site	Employment	0.2
<b>Whitstable</b>			<b>7</b>
SHLAA-130	Land South of Ridgeway (Grasmere Pasture), Chestfield	Residential / Employment	1.1
SR7 (SHLAA-227)	Land South of Joseph Wilson Industrial Estate	Employment	2.5
EL20	Land at Wraik Hill	Employment	3.4 (granted planning permission for mixed commercial)
<b>Larger Villages</b>			<b>4.2</b>
SHLAA-148	Land North of Hersden	Residential / Employment	1
EL24	Canterbury Business Park (Highland Court)	Employment	1
SR6**	Land North West of Sturry Road	Employment	2.2
<b>TOTALS</b>			<b>63.55 – 66.55 ha</b>

\*In some instances, the employment land area cited differs from that presented in the draft Local Plan SA Report. This reflects additional work undertaken by the Council regarding employment floorspace but has not resulted in a material change to the assessment.

\*\*Site SR6 (Land North West of Sturry Road) was omitted from the draft SA Report due to time constraints but remains an unchanged allocation since 2014.

The collective performance of the 18 employment sites (strategic allocations and the dedicated employment sites listed in Policy EMP1) which are included within the Council's preferred development option has been considered against the 16 SA objectives. The results of this appraisal are presented in the **Table 3.4**.

**Table 3.4 Results of the SA of the Employment Sites in the Preferred Development Option**

Objective	Economy	Rural/Coastal Community	Water	Transport	Countryside & Historic Environment	Geology & Biodiversity	Climate Change	Flood Risk	Access to Services	Sustainable Living	Design	Housing	Quality of Life	Use of Land	Natural Resources	Waste
Site																
SHLAA-011	++	++	--	+	-	0/?	--	--	+	--	?	++	?	--	?	?
SHLAA-129	++	++	?	--	--	-	+	?	++	--	?	++	?	--	?	?
SHLAA-130*	++	+	-	+	--	-	--	--	+	+	?	++	?	--	?	?
SHLAA-148*	++	++	0	++	--	-	+	?	++	--	?	++	?	--	?	?
SHLAA-206	++	?	0	--	--	++	++	?	++	--	?	++	?	--	?	?
SHLAA-208	++	++	--	--	--	--	--	--	++	--	?	++	?	--	?	?
SHLAA-210*	++	?	0	--	--	--/?	+	?	++	--	?	++	?	--	?	?
SR7 (SHLAA-227)	++	++	0/?	?	--	0/?	0/?	?	++	--	?	0/?	?	--	?	?
EL2	++	?	--	+	-	-	--	--	+	-	?	0	?	-	?	?
EL3	+	?	0	+	--/+	0	0/?	?	+	+	?	0	?	+	?	?
EL4	++	?	0	+	--	-	0/?	?	+	-	?	0	?	--	?	?
EL11	++	++	0	--	-	-	0/?	?	+	--	?	0	?	-	?	?
EL12-15	++	++	--	+	-	--	--	--	+	-	?	0	?	-	?	?
EL17	+	+	0	+	0	0	0/?	?	+	-	?	0	?	+	?	?
EL20	++	++	0	+	-	-	0/?	?	+	+	?	0	?	-	?	?
EL24	++	++	0	+	--	-	0/?	?	+	--	?	0	?	-	?	?
EL27	+	?	0	+	--/+	0	0/?	?	+	+	?	0	?	+	?	?
SR6**	++	++	-	+	--	-	--	--	+	-	?	0	?	-	?	?

\* Proposed Amendment to the Canterbury District Local Plan Publication Draft (June 2014)

\*\* Site SR6 (Land North West of Sturry Road) was not published in the draft SA Report due to time constraints but remains an unchanged allocation since 2014.

The preferred development option would deliver a total of 63.55 – 66.55 ha of employment land, of which 35 – 38ha is located on the strategic mixed use sites. This has been assessed as having a significant positive effect on the economy (SA Objective 1) and housing (SA Objective 12) due to the mixed use nature of some sites. All of the employment sites that comprise the preferred development option have also been assessed as having positive or significant positive effects on access to services (SA Objective 9), reflecting in particular the potential for large development sites to deliver community facilities and services (which will mitigate to some extent the effects of distance of the sites to the town centres). The majority of sites are also expected to have a significant positive effect on rural/coastal communities (SA Objective 2) with 10 sites having been assessed as having a significant positive effect on this objective and which reflects their potential to deliver a relatively large quantum of employment land in the rural and coastal parts of the District. One site has been assessed as having a significant positive effect on transport (SA Objective 4), reflecting their close proximity to public transport and key community facilities and services.

South Canterbury (SHLAA-206) has been assessed as having a significant positive effect on geology and biodiversity (SA Objective 6), due to proposals for significant structural landscaping and new woodland that would create habitats, and climate change (SA Objective 7), reflecting the proposed delivery of a combined heat and power (CHP) facility on-site.

No further significant positive effects were identified during the appraisal of the preferred development option.

Significant negative effects are anticipated in respect of countryside and the historic environment (SA Objective 5) and land use (SA Objective 14) which principally reflects the inclusion of larger sites, many of which are greenfield and within, or in close proximity to, AHLVs. A large proportion of sites have also been assessed as having a negative or significant negative effect on sustainable living (SA Objective 10) due to their distance from town centres. This feature of the proposed allocations has also resulted in a number of sites being assessed as having a significant negative effect on transport (SA Objective 4).

A total of four sites have been assessed as having a significant negative effect on water quality (SA Objective 3), due to their close proximity to watercourses, whilst six sites may potentially have significant negative effects on climate change (SA Objective 7) and flood risk (SA Objective 8), given their location within Flood Zones 2 and 3.

The majority of the sites that comprise the preferred development option have been assessed as having a negative effect on geology and biodiversity (SA Objective 6). Herne Bay Golf Club (SHLAA-208), Land at and adjacent to Cockerling Farm (SHLAA-210) and Eddington Lane (EL12-15) has been assessed as having a significant negative effect on this objective. In the case of the SHLAA-208 and EL12-15, this reflects the presence of Great Crested Newts on these sites whilst SHLAA-210 is in close proximity to Larkey Valley Wood SSSI and Great Stour LWS.

No further significant negative effects have been identified during the appraisal of the preferred development option.

It should be noted that where potentially negative and significant negative effects have been identified during the appraisal, these effects could be mitigated through the application of Local Plan policies and at the planning application stage, when detailed design and mitigation measures will also be considered (such as site layout, design and access and the incorporation of Sustainable Drainage Systems (SuDS)).

### 3.4 Comparison of Effects

To support the appraisal of the employment sites, a comparison of the significant effects of the omission employment sites and the employment sites within the Council's preferred development option (as outlined in Table 3.3) on the 16 SA objectives has been undertaken. The findings of this comparison of effects are presented in **Table 3.5** and discussed below. **Table 3.5** provides a supplementary analysis to that contained within the draft Local Plan SA Report when considering sites in order to clarify and compare the likely significant sustainability effects of both options.

**Table 3.5 Comparison of the Significant Effects of the Employment Sites in the 2014 Submission Draft Local Plan Preferred Development Option\* and the Omission Employment Sites**

Objective	Preferred Development Option		Omission Employment Sites	
	No. of Significant Positive Effects	No. of Significant Negative Effects	No. of Significant Positive Effects	No. of Significant Negative Effects
<b>1. Economy and Employment</b>	15	0	6	0
<b>2. Rural/Coastal Communities</b>	10	0	6	0
<b>3. Water Quality</b>	0	4	0	2

Objective	Preferred Development Option		Omission Employment Sites	
	No, of Significant Positive Effects	No, of Significant Negative Effects	No, of Significant Positive Effects	No, of Significant Negative Effects
4. Transport	1	5	2	1
5. Countryside and Historic Environment	0	10	1	5
6. Geology and Biodiversity	1	3	0	3
7. Climate Change, Energy and Air Quality	1	6	0	1
8. Flood Risk and Coastal Erosion	0	6	0	1
9. Access to Services	6	0	6	0
10. Sustainable Living and Revitalisation	0	8	0	5
11. High Quality Design and Sustainability	0	0	0	0
12. Housing	7	0	0	0
13. Quality of Life	0	0	0	0
14. Use of Land	0	9	1	4
15. Natural Resources	0	0	0	0
16. Waste	0	0	0	0
<b>Total</b>	41	51	22	22

Overall, the range and type of effects associated with the omission employment sites against the 16 SA objectives are considered to be very similar to those of the employment sites contained in the preferred development option taken from the 2014 submitted draft Local Plan. Both the omission employment sites and the employment sites from the preferred development option are assessed to have significant positive effects on economy and employment (SA Objective 1), rural/coastal communities (SA Objective 2) and access to services (SA Objective 9). The identified significant positive effects are commonly associated with the size of the site i.e. over 1ha in size and the sites location in the district with regard to supporting those communities in proximity of the proposed site and providing access to services, employment and benefits to employees.

Similarly, both the omission employment sites and the employment sites from the preferred development option are assessed to have significant negative effects on water (SA Objective 3), countryside and historic environment (SA Objective 5), geology and biodiversity (SA Objective 6), sustainable living and revitalisation (SA Objective 10) and use of land (SA Objective 14). The significant negative effects are associated with a site's proximity to a water body, presence of geological or biodiversity assets on the site, location of the site away from a city or town centre and the greenfield nature of the site. A number of employment sites in the preferred development option are considered to have a significant negative effect on transport (SA Objective 4), climate change, energy and air quality (SA Objective 7) and flood risk and coastal erosion (SA Objective 8).

### 3.5 Justification for the Rejection of the Employment Sites

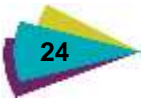
Commensurate with the scale of the omission employment sites and those within the preferred development option, the number of significant positive and negative effects across the SA Objectives is broadly similar (and in the case of one, EL16, arguably performs better against the SA objectives than some of those sites in the preferred option). However, the omission employment sites do not form part of the preferred development option for a number of reasons that were identified through the ELR site assessments, and are summarised in **Table 3.6**, including insufficient highway capacity and infrastructure, potential impacts on ecology (including designated sites and protected species) and landscape, poor sustainability, viability and deliverability. This reasoning has been provided to Amec Foster Wheeler by the Council, informed by the SA and other studies and consultations with interested parties.

Table 3.6 Reasons for the Rejection of Potential Employment Sites by the Council

SHLAA Ref	Site	Justification for Rejection by the Council
<b>Rejected Employment Sites</b>		
EL16	Former FDS site, Hawthorn Corner, Hillborough	<p>The site's prospect for employment development has been hampered by a lack of activity, an absence of marketing and uncertain land-owner aspirations. There are also competition sites at Herne Bay better positioned to attract new occupiers.</p> <p>Consultation with KCC has indicated that whilst there is sufficient highway capacity in the area, existing on and off slips on to the A299 are substandard. Therefore extensive highway improvements would be needed to cater for the additional traffic generated by this employment site.</p> <p>In the main its prospects for delivery are increasingly challenging and as a result it would serve little purpose for the site to be re-allocated in the new Local Plan for employment uses and could be removed from the district's employment land supply.</p>
SR1	Land adjacent to Hall Place	<p>The site's main strength is its proximity to CCCU's Enterprise Centre.</p> <p>To develop land beyond the existing buildings raises concerns regarding potential impacts on ecology, landscape and the land's value as a green space separating the settlement of Harbledown from Canterbury.</p> <p>There are also issues regarding the site's access to the nearby highway. These constraining factors alongside the limited information available on the site's potential economic role tend to weigh against this site being taking forward.</p> <p>In view of the identified problems in delivering employment space on existing sites the Council is unlikely to seek to allocate a further potentially constrained site to the district's portfolio.</p>
SR2	Land opposite the former Huyck site, Millstrood Road, Whitstable	<p>The site's potential contribution to the supply of future employment space is more likely to help provide industrial stock for existing firms seeking new accommodation as opposed to attracting inward investors.</p> <p>The site scores poorly on sustainability and physical assessment factors. This is due to its value as protected open space and the availability of other suitable employment land in this area. This underlines the difficulty in balancing relevant economic and environmental considerations.</p>
SR3	Land adjacent to Lakesview, Lakesview, Hersden, Canterbury	<p>The site is in close proximity to the south of several ecological designations (i.e. Stodmarsh) and there is the potential for protected species to be present on or adjacent to the site.</p> <p>Access could be formed from the existing business park but this would require permission of another landowner unless the proposer seeks to form a secondary access point elsewhere along the A28, which could incur considerable cost if a second roundabout were required. There are also concerns regarding the potential for new development to increase traffic levels at nearby Sturry and it would have to be demonstrated how this might be mitigated.</p> <p>As with Lakesview, this proposed site is relatively remote from amenities.</p> <p>However, the site does have relative market attractiveness and proximity to an existing, successful modern business park, and it is noted that the proposer does have a track record of employment delivery. In light of the fact that the market for</p>

SHLAA Ref	Site	Justification for Rejection by the Council
		employment space in east Kent has changed since Lakesview's inception with a greater degree of competition for investment between sites and job based forecasts for the district indicate a reduced need for industrial floorspace, after reviewing the sites overall performance, the Council is not minded to allocate this site during this plan period.
SR9	Hoplands Farm, Island Road, Hersden	<p>The site is in close proximity to the south of several ecological designations (i.e. Stodmarsh) and there is the potential for protected species to be present on or adjacent to the site.</p> <p>Being a greenfield site there would be significant enabling costs, although the track record of the proposer provides confidence that the site could be delivered for employment uses within the Local Plan period.</p> <p>There also appears to be offsite constraints relating to the sites remoteness from amenities and the potential for new development to increase traffic levels at Sturry and it would have to be demonstrated how this might be mitigated.</p> <p>The Hersden area (due to the Lakesview effect) has a reasonably strong commercial reputation in the East Kent property market; although the business activity market attracted to this site is likely to be limited to warehousing and logistics. Based on the employment space needs of the district and the local market for employment space, the type of employment space proposed in the scheme is arguably better suited to other market areas such as Whitstable and Herne Bay. There is also a significant level of employment space either vacant or available to new occupiers or yet to be developed at Lakesview Business Park.</p>
SR10	Land at Milton Manor Farm	<p>The Planning Inspector at the 2005 Local Plan Inquiry withdrew the site as an office node allocation stating that its location between Thanington and Chartham wasn't an obvious site for offices. This, and other office nodes identified in the Local Plan (2006) have been subsumed into the 20ha of B1 uses allocated at Little Barton Farm.</p> <p>The capacity of the A28 between the Milton Manor roundabout and Canterbury is an issue that would need to be addressed. The site is also considered to be unsustainable in terms of its distance from residential areas and local services.</p> <p>Development would have landscape impacts on the Area of High Landscape Value (AHLV). There would also be potential impacts on the adjoin River Stour (designated a Local Wildlife Site). The impact on the setting of the listed buildings would also need to be considered.</p> <p>The site is not considered to be suitable for the relocation of non-complementary business / retail uses from the Wincheap Industrial Estate as part of any future redevelopment of that area. However, there may be an opportunity to re-assess the function of this site including whether this could meet another commercial need not met elsewhere, as and when more detailed information on the potential type and mix of uses becomes available.</p> <p>At present, it is considered that the Council has sufficient employment land allocated to meet its assessed needs.</p>

Following a review of the omission sites and a reflection on the suite of sites that comprise the preferred development option, the preferred development option has been selected as it is considered to be consistent with the overall spatial strategy in the Canterbury District Local Plan Publication Draft (June 2014) and to achieve the preferred growth scenario identified in the CDLP 1.6 Development Requirements Study (2012), based on concentrating new development at the urban areas of Canterbury, Whitstable and Herne Bay as well as some at the larger well-served local centres.





## 4. Conclusions and Next Steps

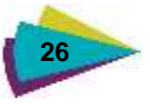
### 4.1 Conclusions

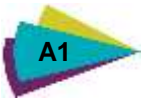
This addendum has presented the findings of the SA of the Canterbury District Local Plan Publication Draft: Employment Sites. It has appraised new employment site allocations identified by the Council and in doing so has considered the sustainability performance of the Council's preferred development option.

Based on the findings of the appraisal of omission employment sites contained in this addendum and other evidence, the Council is not proposing to revise further the suite of site allocations that comprise the preferred development option. Whilst the number of significant positive and negative effects across the SA Objectives is broadly similar between the omission employment sites and those within the preferred development option, the omission employment sites do not form part of the preferred development option for a number of reasons, including insufficient highway capacity and infrastructure, potential impacts on ecology and landscape, location, viability and deliverability.

The appraisal has demonstrated that the delivery of a total of 28.55 – 31.55ha (or 63.55 – 66.55 ha, if the contribution from mixed development sites is included) of employment land would have a significant positive effect on the economy as well as access to services and rural/coastal communities. However, development of the scale proposed would have likely negative effects on SA objectives relating to, in particular, geology and biodiversity, land use and countryside and the historic environment. Notwithstanding the negative effects identified during the appraisal, it should be noted that where there is the potential for adverse effects, these could be mitigated through the application of draft Local Plan policies and at the planning application stage.

This addendum to the SA Report is being included as an addendum to the Statement on Employment to be submitted to the Inspector and which will be subject to examination at Stage 2 of the EiP later in the year. The Council will then consider the sustainability implications of any subsequent changes to the Local Plan and whether any further assessment is needed in accordance with the requirements of the SEA Directive.





# Appendix A

## Site Appraisal Pro Forma

**STAGE 3: SUSTAINABILITY APPRAISAL**  
**EL16: Former FDS Site, Hawthorne Corner, Hillsborough**

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<b>1. Economy and Employment To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone</b>		
<ul style="list-style-type: none"> <li>• The economic performance of Canterbury is below the England and Wales average and notably below the South East.</li> <li>• 73.9% of people of working age within Canterbury district were economically active (2011)</li> <li>• Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).</li> <li>• In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)</li> </ul>	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	<i>uncertain</i>
	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	Significant Positive Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.]
	1.3 Will it increase the number of businesses in the District?	Significant Positive Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.4 Will it help diversify the economy?	<i>Uncertain</i>
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	<i>Uncertain</i>
	1.6 Will it help to foster growth in the knowledge based economy?	<i>Uncertain</i>
	1.7 Will it promote sustainable tourism?	<i>Uncertain</i>
	1.8 Will it help meet the employment needs of local people?	Significant Positive Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Significant Positive Impact [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	<b>Discussion and Assumptions: Employment site &lt;1ha. Take account of existing uses and loss of employment</b>	
<b>2. Rural/Coastal Communities To sustain vibrant rural and coastal communities</b>		
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	<i>Uncertain</i>
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Significant Positive Impact [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Significant Positive Impact [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Not applicable [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	<b>Discussion and Assumptions: Site in the rural area.</b>	
<b>3. Water Quality To protect and improve the quality of inland and coastal waters</b>		
<ul style="list-style-type: none"> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>	3.1 Will it minimise the adverse effects on ground and/or surface water quality?	No Impact [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	<i>Not applicable</i>
	3.3 Will it protect and improve ground and surface water quality?	<i>Uncertain</i>

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	<b>Discussion and Assumptions:</b>	
<b>4. Transport Reduce road traffic and its impacts, promoting more sustainable modes of transport</b>		
<ul style="list-style-type: none"> <li>Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ring-road</li> <li>Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge on the city)</li> </ul>	4.1 Will it reduce travel demand?	Uncertain [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.2 Will it improve transport of goods/people by more sustainable means?	<i>Uncertain</i>
	4.3 Will it encourage walking, cycling and use of public transport?	Minor Positive [Sites located within 800m of a bus route or train station (2 services per hour min) <b>and</b> within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?	<i>Uncertain</i>
	4.5 Will it reduce the need to travel?	<i>Uncertain</i>
	<b>Discussion and Assumptions: Site is located within 800m of a bus stop; but convenience store further.</b> [Make a particular reference to any particular known transport improvements, such as bus links.]	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<b>5. Countryside and Historic Environment To protect and improve landscapes for both people and wildlife and to protect and maintain vulnerable assets (including built and historic)</b>		
<ul style="list-style-type: none"> <li>The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.</li> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II* listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).</li> <li>In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council compendium.</li> </ul>	5.1 Will it improve access to the countryside and open space?	<i>Uncertain</i>
	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	<b>No Impact</b> [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
	5.3 Will it protect and enhance Green Infrastructure throughout the district?	<b>Minor Negative</b> [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwellings]
	5.4 Will it improve access to urban open space?	<b>Not applicable</b> [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	<b>Uncertain</b> [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	<b>No Impact</b> [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	<i>Uncertain</i>
	<b>Discussion and Assumptions: The site is a mixture of greenfield and pdl. An archaeological evaluation would be required.</b>	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<b>6. Geology and Biodiversity To avoid damage to geological sites and improve biodiversity</b>		
<ul style="list-style-type: none"> <li>• Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit</li> <li>• Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).</li> <li>• Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).</li> <li>• Two National Nature Reserves (Blean Woods and Stodmarsh).</li> <li>• 15 Sites of Special Scientific Interest (SSSI).</li> <li>• 10 Local Nature Reserves (LNR)</li> <li>• 49 Local Wildlife Sites</li> </ul>	6.1 Will it avoid damage to and enhance species and habitats?	<p>Minor Negative</p> <p>[No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].</p>
	6.2 Will it minimise habitat fragmentation?	<p>Minor Negative</p> <p>No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']</p>
	6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	<p>Uncertain</p> <p>[Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]</p>
	6.4 Will it ensure the sustainable management of natural habitats?	<i>Not applicable</i>
	6.5 Will it avoid damage to and protect geologically important sites?	<p>No Impact</p> <p>[No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is</p>



Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		designated]
<b>Discussion and Assumptions: In the Thanet Coast and Sandwich Bay SPA Zone of Influence.</b>		
<b>7. Climate Change, Energy and Air Quality To reduce the causes and impacts of climate change, improve air quality and promote energy efficiency</b>		
<ul style="list-style-type: none"> <li>Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.</li> <li>Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.</li> <li>Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases</li> <li>One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.</li> <li>Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.</li> </ul>	7.1 Will it reduce vulnerability to climate change?	Uncertain [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
	7.2 Will it reduce or minimise greenhouse gas emissions?	<i>Uncertain</i>
	7.3 Will it maintain and improve local air quality?	<i>Uncertain</i>
	7.4 Will it minimise the need for energy?	<i>Uncertain</i>
	7.5 Will it increase efficiency in the use of energy?	<i>Uncertain</i>
	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]
	<b>Discussion and Assumptions:</b>	
<b>8. Flood Risk and Coastal Erosion To reduce the risk of flooding and coastal erosion which would be detrimental to the public well-being, the economy and the environment</b>		
<ul style="list-style-type: none"> <li>Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.</li> <li>Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.</li> </ul>	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	<i>Not applicable</i>
	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	<i>Not applicable</i>
	8.4 Will it reduce vulnerability to flooding and coastal erosion?	<i>Uncertain</i>
	<b>Discussion and Assumptions:</b>	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<b>9. Access to Services Share access to services and benefits of prosperity fairly and improve wellbeing of everyone</b>		
<ul style="list-style-type: none"> <li>Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England</li> <li>37 primary schools, seventeen secondary schools, two pupil referral units and two special schools</li> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 2017, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring districts).</li> <li>Some schools such as Herne Bay high school over subscribed and others currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both have campuses in Canterbury.</li> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
	9.2 Will it increase economic activity?	Significant Positive Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score]
	9.3 Will it improve access to skills and training for raising employment potential?	<i>Uncertain</i>
	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	Uncertain [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
	<b>Discussion and Assumptions: In Reculver ward.</b>	
<b>10. Sustainable Living and Revitalisation To revitalise town and rural centres and to promote sustainable living</b>		
<ul style="list-style-type: none"> <li>The closest A&amp;E services are in Margate and Ashford. Kent and Canterbury Hospital does not have Accident and Emergency services.</li> <li>Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.</li> </ul>	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
	10.2 Will it encourage more people to live in town centres?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	<i>Not applicable</i>
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	<i>Uncertain</i>
<b>Discussion and Assumptions:</b>		
<b>11. High Quality Design and Sustainability To encourage sustainable design and practice</b>		
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	<i>Uncertain</i>
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	<i>Uncertain</i>
	11.3 Will it affect light and noise pollution?	<i>Uncertain</i>
	<b>Discussion and Assumptions:</b>	
<b>12. Housing To make suitable housing available and affordable to everyone</b>		
<ul style="list-style-type: none"> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.1 Will it encourage more access to affordable housing?	Not applicable [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	12.2 Will it encourage access to decent housing?	Not applicable [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]
	12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?	<i>Uncertain</i>
	12.4 Will it reduce the number of unfit and empty homes?	<i>Not applicable</i>
	12.5 Will it reduce the number of empty homes?	<i>Not applicable</i>
	12.6 Will it reduce the level of homelessness in the District?	<i>Uncertain</i>
	<b>Discussion and Assumptions:</b>	
<b>13. Quality of Life To improve the quality of life for those living and working in the District</b>		
<ul style="list-style-type: none"> <li>For 2010/11, the number of notifiable offences in Canterbury recorded by the police for violence against a person</li> </ul>	13.1 Will it reduce actual levels of crime?	<i>Uncertain</i>
	13.2 Will it reduce the fear of crime?	<i>Uncertain</i>

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<p>was 1,572. For robbery offences and theft of a motor vehicle, the number recorded was 92 and 165 respectively.</p> <ul style="list-style-type: none"> <li>Life expectancy for females in Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectancy at birth was 78.5 years which was also marginally lower than the South East (79.4).</li> <li>The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.</li> </ul>	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	<i>Uncertain</i>
	13.4 Will it promote healthy lifestyles?	<i>Uncertain</i>
	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	<i>Uncertain</i>
	13.6 Will it promote sport and physical activity?	<i>Uncertain</i>
	<b>Discussion and Assumptions:</b>	
<b>14. Use of Land To deliver more sustainable use of land in more sustainable location patterns</b>		
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Positive [PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Minor Positive [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	<b>Discussion and Assumptions: Site is a mixture of greenfield and pdl (majority greenfield).</b>	
<b>15. Natural Resources To ensure the prudent use of natural resources and the sustainable management of existing resources</b>		
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	<i>Uncertain</i>
	15.2 Will it promote the use of local resources?	<i>Uncertain</i>
	15.3 Will it reduce minerals extracted and imported?	<i>Uncertain</i>
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	<i>Uncertain</i>
	15.5 Will it minimise the use of water and increase	<i>Uncertain</i>

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	efficiency in water use?	
	15.6 Will it protect water resources?	<i>Uncertain</i>
	15.7 Will it encourage farming practices sensitive to the character of the countryside?	<i>Not applicable</i>
	<b>Discussion and Assumptions:</b>	
<b>16. Waste To reduce generation and disposal of waste, and achieve sustainable management of waste</b>		
<ul style="list-style-type: none"> <li>In 2009/10 Canterbury produced 61,726 tonnes of municipal waste and 55,834 of household waste.</li> <li>In 2009/10 residents produced 479kg of household waste per household, 45.3% of which was recycled, reused or composted.</li> <li>Total of 63 recycling sites across Canterbury district. Of these 27 are in Canterbury, 16 in Whitstable, 8 in Herne Bay with the remaining 12 in the villages around the district.</li> <li>KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.</li> </ul>	16.1 Will it reduce the amount of waste generated?	<i>Uncertain</i>
	16.2 Will it encourage the recycling of waste?	<i>Uncertain</i>
	16.3 Will it increase the demand for recycled materials?	<i>Uncertain</i>
	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	<i>Uncertain</i>
	<b>Discussion and Assumptions:</b>	

<b>OVERALL COMMENTS.</b>
<b>Discussion and Assumptions:</b>

**STAGE 3: SUSTAINABILITY APPRAISAL**  
**SR1: Land Adjacent to Hall Place**

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<b>1. Economy and Employment To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone</b>		
<ul style="list-style-type: none"> <li>The economic performance of Canterbury is below the England and Wales average and notably below the South East.</li> <li>73.9% of people of working age within Canterbury district were economically active (2011)</li> <li>Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).</li> <li>In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)</li> </ul>	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	<i>uncertain</i>
	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	Significant Positive Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.]
	1.3 Will it increase the number of businesses in the District?	Significant Positive Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.4 Will it help diversify the economy?	<i>Uncertain</i>
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	<i>Uncertain</i>
	1.6 Will it help to foster growth in the knowledge based economy?	<i>Uncertain</i>
	1.7 Will it promote sustainable tourism?	<i>Uncertain</i>
	1.8 Will it help meet the employment needs of local people?	Significant Positive Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Negative [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	<b>Discussion and Assumptions: Employment site &lt;1ha. Take account of existing uses and loss of employment</b>	
<b>2. Rural/Coastal Communities To sustain vibrant rural and coastal communities</b>		
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	<i>Uncertain</i>
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Significant Positive Impact [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Significant Positive Impact [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Significant Positive Impact [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	<b>Discussion and Assumptions: Site in the rural area</b>	
<b>3. Water Quality To protect and improve the quality of inland and coastal waters</b>		
<ul style="list-style-type: none"> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>	3.1 Will it minimise the adverse effects on ground and/or surface water quality?	No Impact [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	<i>Not applicable</i>
	3.3 Will it protect and improve ground and surface water quality?	<i>Uncertain</i>

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	<b>Discussion and Assumptions:</b>	
<b>4. Transport Reduce road traffic and its impacts, promoting more sustainable modes of transport</b>		
<ul style="list-style-type: none"> <li>Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ring-road</li> <li>Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge on the city)</li> </ul>	4.1 Will it reduce travel demand?	Uncertain [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.2 Will it improve transport of goods/people by more sustainable means?	<i>Uncertain</i>
	4.3 Will it encourage walking, cycling and use of public transport?	Minor Positive [Sites located within 800m of a bus route or train station (2 services per hour min) <b>and</b> within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?	<i>Uncertain</i>
	4.5 Will it reduce the need to travel?	<i>Uncertain</i>
	<b>Discussion and Assumptions: Site is located within 800m of a bus stop, but convenience store further.</b> [Make a particular reference to any particular known transport improvements, such as bus links.]	



Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<b>5. Countryside and Historic Environment To protect and improve landscapes for both people and wildlife and to protect and maintain vulnerable assets (including built and historic)</b>		
<ul style="list-style-type: none"> <li>The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.</li> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II* listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).</li> <li>In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council compendium.</li> </ul>	5.1 Will it improve access to the countryside and open space?	<i>Uncertain</i>
	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Significant Negative Impact [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Negative [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwellings]
	5.4 Will it improve access to urban open space?	Not applicable [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Significant Negative Impact [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	Significant Negative Impact [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	<i>Uncertain</i>
	<b>Discussion and Assumptions: In an AHLV and Harbledown Conservation Area. Site a mixture of greenfield and pdl.</b>	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<b>6. Geology and Biodiversity To avoid damage to geological sites and improve biodiversity</b>		
<ul style="list-style-type: none"> <li>• Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit</li> <li>• Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).</li> <li>• Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).</li> <li>• Two National Nature Reserves (Blean Woods and Stodmarsh).</li> <li>• 15 Sites of Special Scientific Interest (SSSI).</li> <li>• 10 Local Nature Reserves (LNR)</li> <li>• 49 Local Wildlife Sites</li> </ul>	<p>6.1 Will it avoid damage to and enhance species and habitats?</p>	<p>Minor Negative</p> <p>[No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].</p>
	<p>6.2 Will it minimise habitat fragmentation?</p>	<p>Minor Negative</p> <p>No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']</p>
	<p>6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?</p>	<p>Uncertain</p> <p>[Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]</p>
	<p>6.4 Will it ensure the sustainable management of natural habitats?</p>	<p><i>Not applicable</i></p>
	<p>6.5 Will it avoid damage to and protect geologically important sites?</p>	<p>No Impact</p> <p>[No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is</p>

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		designated]
<b>Discussion and Assumptions: Site adjacent to woodland with links to Blean Wood. Protected species likely.</b>		
<b>7. Climate Change, Energy and Air Quality To reduce the causes and impacts of climate change, improve air quality and promote energy efficiency</b>		
<ul style="list-style-type: none"> <li>Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.</li> <li>Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.</li> <li>Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases</li> <li>One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.</li> <li>Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.</li> </ul>	7.1 Will it reduce vulnerability to climate change?	Uncertain [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
	7.2 Will it reduce or minimise greenhouse gas emissions?	<i>Uncertain</i>
	7.3 Will it maintain and improve local air quality?	<i>Uncertain</i>
	7.4 Will it minimise the need for energy?	<i>Uncertain</i>
	7.5 Will it increase efficiency in the use of energy?	<i>Uncertain</i>
	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]
	<b>Discussion and Assumptions:</b>	
<b>8. Flood Risk and Coastal Erosion To reduce the risk of flooding and coastal erosion which would be detrimental to the public well-being, the economy and the environment</b>		
<ul style="list-style-type: none"> <li>Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.</li> <li>Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.</li> </ul>	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	<i>Not applicable</i>
	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	<i>Not applicable</i>
	8.4 Will it reduce vulnerability to flooding and coastal erosion?	<i>Uncertain</i>
	<b>Discussion and Assumptions:</b>	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<b>9. Access to Services Share access to services and benefits of prosperity fairly and improve wellbeing of everyone</b>		
<ul style="list-style-type: none"> <li>Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England</li> <li>37 primary schools, seventeen secondary schools, two pupil referral units and two special schools</li> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 2017, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring districts).</li> <li>Some schools such as Herne Bay high school over subscribed and others currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both have campuses in Canterbury.</li> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
	9.2 Will it increase economic activity?	Significant Positive Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score]
	9.3 Will it improve access to skills and training for raising employment potential?	<i>Uncertain</i>
	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	Uncertain [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
	<b>Discussion and Assumptions: In the Blean Forest ward.</b>	
<b>10. Sustainable Living and Revitalisation To revitalise town and rural centres and to promote sustainable living</b>		
<ul style="list-style-type: none"> <li>The closest A&amp;E services are in Margate and Ashford. Kent and Canterbury Hospital does not have Accident and Emergency services.</li> <li>Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.</li> </ul>	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
	10.2 Will it encourage more people to live in town centres?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	<i>Not applicable</i>
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	<i>Uncertain</i>
<b>Discussion and Assumptions:</b>		
<b>11. High Quality Design and Sustainability To encourage sustainable design and practice</b>		
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	<i>Uncertain</i>
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	<i>Uncertain</i>
	11.3 Will it affect light and noise pollution?	<i>Uncertain</i>
	<b>Discussion and Assumptions:</b>	
<b>12. Housing To make suitable housing available and affordable to everyone</b>		
<ul style="list-style-type: none"> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.1 Will it encourage more access to affordable housing?	Not applicable [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	12.2 Will it encourage access to decent housing?	Not applicable [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]
	12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?	<i>Uncertain</i>
	12.4 Will it reduce the number of unfit and empty homes?	<i>Not applicable</i>
	12.5 Will it reduce the number of empty homes?	<i>Not applicable</i>
	12.6 Will it reduce the level of homelessness in the District?	<i>Uncertain</i>
	<b>Discussion and Assumptions:</b>	
<b>13. Quality of Life To improve the quality of life for those living and working in the District</b>		
<ul style="list-style-type: none"> <li>For 2010/11, the number of notifiable offences in Canterbury recorded by the police for violence against a person</li> </ul>	13.1 Will it reduce actual levels of crime?	<i>Uncertain</i>
	13.2 Will it reduce the fear of crime?	<i>Uncertain</i>

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<p>was 1,572. For robbery offences and theft of a motor vehicle, the number recorded was 92 and 165 respectively.</p> <ul style="list-style-type: none"> <li>Life expectancy for females in Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectancy at birth was 78.5 years which was also marginally lower than the South East (79.4).</li> <li>The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.</li> </ul>	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	<i>Uncertain</i>
	13.4 Will it promote healthy lifestyles?	<i>Uncertain</i>
	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	<i>Uncertain</i>
	13.6 Will it promote sport and physical activity?	<i>Uncertain</i>
	<b>Discussion and Assumptions:</b>	
<b>14. Use of Land To deliver more sustainable use of land in more sustainable location patterns</b>		
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Positive [PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Minor Positive [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	<b>Discussion and Assumptions: Site a mixture of greenfield and pdl</b>	
<b>15. Natural Resources To ensure the prudent use of natural resources and the sustainable management of existing resources</b>		
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	<i>Uncertain</i>
	15.2 Will it promote the use of local resources?	<i>Uncertain</i>
	15.3 Will it reduce minerals extracted and imported?	<i>Uncertain</i>
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	<i>Uncertain</i>
	15.5 Will it minimise the use of water and increase efficiency in water use?	<i>Uncertain</i>

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	15.6 Will it protect water resources?	<i>Uncertain</i>
	15.7 Will it encourage farming practices sensitive to the character of the countryside?	<i>Not applicable</i>
	<b>Discussion and Assumptions:</b>	
<b>16. Waste To reduce generation and disposal of waste, and achieve sustainable management of waste</b>		
<ul style="list-style-type: none"> <li>In 2009/10 Canterbury produced 61,726 tonnes of municipal waste and 55,834 of household waste.</li> <li>In 2009/10 residents produced 479kg of household waste per household, 45.3% of which was recycled, reused or composted.</li> <li>Total of 63 recycling sites across Canterbury district. Of these 27 are in Canterbury, 16 in Whitstable, 8 in Herne Bay with the remaining 12 in the villages around the district.</li> <li>KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.</li> </ul>	16.1 Will it reduce the amount of waste generated?	<i>Uncertain</i>
	16.2 Will it encourage the recycling of waste?	<i>Uncertain</i>
	16.3 Will it increase the demand for recycled materials?	<i>Uncertain</i>
	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	<i>Uncertain</i>
	<b>Discussion and Assumptions:</b>	

<b>OVERALL COMMENTS.</b>
<b>Discussion and Assumptions:</b>

**STAGE 3: SUSTAINABILITY APPRAISAL**  
**SR2: Land Opposite the Former Huyck Site, Milstrood Road, Whitstable**

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<b>1. Economy and Employment To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone</b>		
<ul style="list-style-type: none"> <li>• The economic performance of Canterbury is below the England and Wales average and notably below the South East.</li> <li>• 73.9% of people of working age within Canterbury district were economically active (2011)</li> <li>• Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).</li> <li>• In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)</li> </ul>	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	<i>uncertain</i>
	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	Significant Positive Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.]
	1.3 Will it increase the number of businesses in the District?	Significant Positive Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.4 Will it help diversify the economy?	<i>Uncertain</i>
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	<i>Uncertain</i>
	1.6 Will it help to foster growth in the knowledge based economy?	<i>Uncertain</i>
	1.7 Will it promote sustainable tourism?	<i>Uncertain</i>
	1.8 Will it help meet the employment needs of local people?	Significant Positive Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Significant Positive Impact [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]



Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	<b>Discussion and Assumptions: Employment site &lt;1ha. Take account of existing uses and loss of employment</b>	
<b>2. Rural/Coastal Communities To sustain vibrant rural and coastal communities</b>		
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	<i>Uncertain</i>
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Significant Positive Impact [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Significant Positive Impact [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Not applicable [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	<b>Discussion and Assumptions: In the coastal town of Whitstable.</b>	
<b>3. Water Quality To protect and improve the quality of inland and coastal waters</b>		
<ul style="list-style-type: none"> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>	3.1 Will it minimise the adverse effects on ground and/or surface water quality?	Significant Negative Impact [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	<i>Not applicable</i>
	3.3 Will it protect and improve ground and surface water quality?	<i>Uncertain</i>

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	<b>Discussion and Assumptions: Site includes and is adjacent to ponds.</b>	
<b>4. Transport Reduce road traffic and its impacts, promoting more sustainable modes of transport</b>		
<ul style="list-style-type: none"> <li>Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ring-road</li> <li>Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge on the city)</li> </ul>	4.1 Will it reduce travel demand?	Uncertain [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.2 Will it improve transport of goods/people by more sustainable means?	<i>Uncertain</i>
	4.3 Will it encourage walking, cycling and use of public transport?	Significant Positive Impact [Sites located within 800m of a bus route or train station (2 services per hour min) <b>and</b> within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?	<i>Uncertain</i>
	4.5 Will it reduce the need to travel?	<i>Uncertain</i>
	<b>Discussion and Assumptions: The site is within 800m walking distance of bus stop and convenience store.</b> [Make a particular reference to any particular known transport improvements, such as bus links.]	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<b>5. Countryside and Historic Environment To protect and improve landscapes for both people and wildlife and to protect and maintain vulnerable assets (including built and historic)</b>		
<ul style="list-style-type: none"> <li>The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.</li> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II* listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).</li> <li>In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council compendium.</li> </ul>	5.1 Will it improve access to the countryside and open space?	<i>Uncertain</i>
	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	<b>Minor Negative</b> [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
	5.3 Will it protect and enhance Green Infrastructure throughout the district?	<b>Significant Negative Impact</b> [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwellings]
	5.4 Will it improve access to urban open space?	<b>Significant Negative Impact</b> [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	<b>No Impact</b> [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	<b>No Impact</b> [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	<i>Uncertain</i>
<b>Discussion and Assumptions: Site is &gt;1km from AHLV and designated PEOS.</b>		

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<b>6. Geology and Biodiversity To avoid damage to geological sites and improve biodiversity</b>		
<ul style="list-style-type: none"> <li>• Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit</li> <li>• Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).</li> <li>• Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).</li> <li>• Two National Nature Reserves (Blean Woods and Stodmarsh).</li> <li>• 15 Sites of Special Scientific Interest (SSSI).</li> <li>• 10 Local Nature Reserves (LNR)</li> <li>• 49 Local Wildlife Sites</li> </ul>	<p>6.1 Will it avoid damage to and enhance species and habitats?</p>	<p>Minor Negative</p> <p>[No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].</p>
	<p>6.2 Will it minimise habitat fragmentation?</p>	<p>Minor Negative</p> <p>No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']</p>
	<p>6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?</p>	<p>Uncertain</p> <p>[Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]</p>
	<p>6.4 Will it ensure the sustainable management of natural habitats?</p>	<p><i>Not applicable</i></p>
	<p>6.5 Will it avoid damage to and protect geologically important sites?</p>	<p>No Impact</p> <p>[No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is</p>

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		designated]
<b>Discussion and Assumptions: Protected species likely to be on site.</b>		
<b>7. Climate Change, Energy and Air Quality To reduce the causes and impacts of climate change, improve air quality and promote energy efficiency</b>		
<ul style="list-style-type: none"> <li>Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.</li> <li>Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.</li> <li>Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases</li> <li>One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.</li> <li>Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.</li> </ul>	7.1 Will it reduce vulnerability to climate change?	Uncertain [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
	7.2 Will it reduce or minimise greenhouse gas emissions?	<i>Uncertain</i>
	7.3 Will it maintain and improve local air quality?	<i>Uncertain</i>
	7.4 Will it minimise the need for energy?	<i>Uncertain</i>
	7.5 Will it increase efficiency in the use of energy?	<i>Uncertain</i>
	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]
<b>Discussion and Assumptions:</b>		
<b>8. Flood Risk and Coastal Erosion To reduce the risk of flooding and coastal erosion which would be detrimental to the public well-being, the economy and the environment</b>		
<ul style="list-style-type: none"> <li>Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.</li> <li>Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.</li> </ul>	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	<i>Not applicable</i>
	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	<i>Not applicable</i>
	8.4 Will it reduce vulnerability to flooding and coastal erosion?	<i>Uncertain</i>
<b>Discussion and Assumptions:</b>		

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<b>9. Access to Services Share access to services and benefits of prosperity fairly and improve wellbeing of everyone</b>		
<ul style="list-style-type: none"> <li>Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England</li> <li>37 primary schools, seventeen secondary schools, two pupil referral units and two special schools</li> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 2017, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring districts).</li> <li>Some schools such as Herne Bay high school over subscribed and others currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both have campuses in Canterbury.</li> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>	9.1 Will it improve social and environmental conditions in the most deprived areas?	Significant Positive Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
	9.2 Will it increase economic activity?	Significant Positive Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score]
	9.3 Will it improve access to skills and training for raising employment potential?	<i>Uncertain</i>
	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	Uncertain [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
	<b>Discussion and Assumptions: In Gorrell ward.</b>	
<b>10. Sustainable Living and Revitalisation To revitalise town and rural centres and to promote sustainable living</b>		
<ul style="list-style-type: none"> <li>The closest A&amp;E services are in Margate and Ashford. Kent and Canterbury Hospital does not have Accident and Emergency services.</li> <li>Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.</li> </ul>	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
	10.2 Will it encourage more people to live in town centres?	Minor Positive [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Minor Positive [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	<i>Not applicable</i>
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	<i>Uncertain</i>
<b>Discussion and Assumptions: In the wider urban area of Whitstable</b>		
<b>11. High Quality Design and Sustainability To encourage sustainable design and practice</b>		
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	<i>Uncertain</i>
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	<i>Uncertain</i>
	11.3 Will it affect light and noise pollution?	<i>Uncertain</i>
	<b>Discussion and Assumptions:</b>	
<b>12. Housing To make suitable housing available and affordable to everyone</b>		
<ul style="list-style-type: none"> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.1 Will it encourage more access to affordable housing?	Not applicable [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	12.2 Will it encourage access to decent housing?	Not applicable [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]
	12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?	<i>Uncertain</i>
	12.4 Will it reduce the number of unfit and empty homes?	<i>Not applicable</i>
	12.5 Will it reduce the number of empty homes?	<i>Not applicable</i>
	12.6 Will it reduce the level of homelessness in the District?	<i>Uncertain</i>
	<b>Discussion and Assumptions:</b>	
<b>13. Quality of Life To improve the quality of life for those living and working in the District</b>		
<ul style="list-style-type: none"> <li>For 2010/11, the number of notifiable offences in Canterbury recorded by the police for violence against a person</li> </ul>	13.1 Will it reduce actual levels of crime?	<i>Uncertain</i>
	13.2 Will it reduce the fear of crime?	<i>Uncertain</i>

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<p>was 1,572. For robbery offences and theft of a motor vehicle, the number recorded was 92 and 165 respectively.</p> <ul style="list-style-type: none"> <li>Life expectancy for females in Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectancy at birth was 78.5 years which was also marginally lower than the South East (79.4).</li> <li>The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.</li> </ul>	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	<i>Uncertain</i>
	13.4 Will it promote healthy lifestyles?	<i>Uncertain</i>
	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	<i>Uncertain</i>
	13.6 Will it promote sport and physical activity?	<i>Uncertain</i>
	<b>Discussion and Assumptions:</b>	
<b>14. Use of Land To deliver more sustainable use of land in more sustainable location patterns</b>		
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative [PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	Significant Positive Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	<b>Discussion and Assumptions: The site is greenfield.</b>	
<b>15. Natural Resources To ensure the prudent use of natural resources and the sustainable management of existing resources</b>		
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	<i>Uncertain</i>
	15.2 Will it promote the use of local resources?	<i>Uncertain</i>
	15.3 Will it reduce minerals extracted and imported?	<i>Uncertain</i>
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	<i>Uncertain</i>
	15.5 Will it minimise the use of water and increase efficiency in water use?	<i>Uncertain</i>



Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	15.6 Will it protect water resources?	<i>Uncertain</i>
	15.7 Will it encourage farming practices sensitive to the character of the countryside?	<i>Not applicable</i>
	<b>Discussion and Assumptions:</b>	
<b>16. Waste To reduce generation and disposal of waste, and achieve sustainable management of waste</b>		
<ul style="list-style-type: none"> <li>In 2009/10 Canterbury produced 61,726 tonnes of municipal waste and 55,834 of household waste.</li> <li>In 2009/10 residents produced 479kg of household waste per household, 45.3% of which was recycled, reused or composted.</li> <li>Total of 63 recycling sites across Canterbury district. Of these 27 are in Canterbury, 16 in Whitstable, 8 in Herne Bay with the remaining 12 in the villages around the district.</li> <li>KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.</li> </ul>	16.1 Will it reduce the amount of waste generated?	<i>Uncertain</i>
	16.2 Will it encourage the recycling of waste?	<i>Uncertain</i>
	16.3 Will it increase the demand for recycled materials?	<i>Uncertain</i>
	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	<i>Uncertain</i>
	<b>Discussion and Assumptions:</b>	

<b>OVERALL COMMENTS.</b>
<b>Discussion and Assumptions:</b>

**STAGE 3: SUSTAINABILITY APPRAISAL**  
**SR3: Land Adjacent to Lakesview, Hersden, Canterbury**

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<b>1. Economy and Employment To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone</b>		
<ul style="list-style-type: none"> <li>• The economic performance of Canterbury is below the England and Wales average and notably below the South East.</li> <li>• 73.9% of people of working age within Canterbury district were economically active (2011)</li> <li>• Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).</li> <li>• In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)</li> </ul>	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	<i>uncertain</i>
	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	Significant Positive Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.]
	1.3 Will it increase the number of businesses in the District?	Significant Positive Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.4 Will it help diversify the economy?	<i>Uncertain</i>
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	<i>Uncertain</i>
	1.6 Will it help to foster growth in the knowledge based economy?	<i>Uncertain</i>
	1.7 Will it promote sustainable tourism?	<i>Uncertain</i>
	1.8 Will it help meet the employment needs of local people?	Significant Positive Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Significant Positive Impact [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	<b>Discussion and Assumptions: Employment site &gt; 1ha Take account of existing uses and loss of employment</b>	
<b>2. Rural/Coastal Communities To sustain vibrant rural and coastal communities</b>		
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	<i>Uncertain</i>
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Significant Positive Impact [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Significant Positive Impact [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Not applicable [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
<b>Discussion and Assumptions: Site in the rural area</b>		
<b>3. Water Quality To protect and improve the quality of inland and coastal waters</b>		
<ul style="list-style-type: none"> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>	3.1 Will it minimise the adverse effects on ground and/or surface water quality?	Minor Negative [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	<i>Not applicable</i>
	3.3 Will it protect and improve ground and surface water quality?	<i>Uncertain</i>

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	<b>Discussion and Assumptions: The sites drains into the Stodmarsh (SSSI, SAC, SPA, Ramsar).</b>	
<b>4. Transport Reduce road traffic and its impacts, promoting more sustainable modes of transport</b>		
<ul style="list-style-type: none"> <li>Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ring-road</li> <li>Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge on the city)</li> </ul>	4.1 Will it reduce travel demand?	<p>Uncertain</p> <p>[Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and &gt; 100 units score as significantly negative]</p>
	4.2 Will it improve transport of goods/people by more sustainable means?	<i>Uncertain</i>
	4.3 Will it encourage walking, cycling and use of public transport?	<p>Minor Positive</p> <p>[Sites located within 800m of a bus route or train station (2 services per hour min) <b>and</b> within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and &gt; 100 units score as significantly negative]</p>
	4.4 Will it help to reduce traffic congestion and improve road safety?	<i>Uncertain</i>
	4.5 Will it reduce the need to travel?	<i>Uncertain</i>
	<p><b>Discussion and Assumptions: Employment site located within 800m of a bus stop but convenience store further.</b></p> <p>[Make a particular reference to any particular known transport improvements, such as bus links.]</p>	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<b>5. Countryside and Historic Environment To protect and improve landscapes for both people and wildlife and to protect and maintain vulnerable assets (including built and historic)</b>		
<ul style="list-style-type: none"> <li>The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.</li> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II* listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).</li> <li>In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council compendium.</li> </ul>	5.1 Will it improve access to the countryside and open space?	<i>Uncertain</i>
	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	<b>Minor Negative</b> [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
	5.3 Will it protect and enhance Green Infrastructure throughout the district?	<b>Significant Negative Impact</b> [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwellings]
	5.4 Will it improve access to urban open space?	<b>Not applicable</b> [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	<b>Uncertain</b> [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	<b>No Impact</b> [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	<i>Uncertain</i>
	<b>Discussion and Assumptions: &lt; 1km from AHLV and is adjacent to Stodmarsh. An archaeological evaluation would be required as this is adjacent to Roman road.</b>	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<b>6. Geology and Biodiversity To avoid damage to geological sites and improve biodiversity</b>		
<ul style="list-style-type: none"> <li>• Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit</li> <li>• Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).</li> <li>• Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).</li> <li>• Two National Nature Reserves (Blean Woods and Stodmarsh).</li> <li>• 15 Sites of Special Scientific Interest (SSSI).</li> <li>• 10 Local Nature Reserves (LNR)</li> <li>• 49 Local Wildlife Sites</li> </ul>	6.1 Will it avoid damage to and enhance species and habitats?	<p>Significant Negative Impact</p> <p>[No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].</p>
	6.2 Will it minimise habitat fragmentation?	<p>Significant Negative Impact</p> <p>No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']</p>
	6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	<p>Uncertain</p> <p>[Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]</p>
	6.4 Will it ensure the sustainable management of natural habitats?	<i>Not applicable</i>
	6.5 Will it avoid damage to and protect geologically important sites?	<p>No Impact</p> <p>[No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is</p>

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		designated]
<b>Discussion and Assumptions: Adjacent to Stodmarsh SSSI, SAC, SPA, Ramsar to the South. RIGS to the West.</b>		
<b>7. Climate Change, Energy and Air Quality To reduce the causes and impacts of climate change, improve air quality and promote energy efficiency</b>		
<ul style="list-style-type: none"> <li>Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.</li> <li>Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.</li> <li>Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases</li> <li>One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.</li> <li>Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.</li> </ul>	7.1 Will it reduce vulnerability to climate change?	Uncertain [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
	7.2 Will it reduce or minimise greenhouse gas emissions?	<i>Uncertain</i>
	7.3 Will it maintain and improve local air quality?	<i>Uncertain</i>
	7.4 Will it minimise the need for energy?	<i>Uncertain</i>
	7.5 Will it increase efficiency in the use of energy?	<i>Uncertain</i>
	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]
	<b>Discussion and Assumptions:</b>	
<b>8. Flood Risk and Coastal Erosion To reduce the risk of flooding and coastal erosion which would be detrimental to the public well-being, the economy and the environment</b>		
<ul style="list-style-type: none"> <li>Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.</li> <li>Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.</li> </ul>	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	<i>Not applicable</i>
	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	<i>Not applicable</i>
	8.4 Will it reduce vulnerability to flooding and coastal erosion?	<i>Uncertain</i>
	<b>Discussion and Assumptions:</b>	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<b>9. Access to Services Share access to services and benefits of prosperity fairly and improve wellbeing of everyone</b>		
<ul style="list-style-type: none"> <li>Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England</li> <li>37 primary schools, seventeen secondary schools, two pupil referral units and two special schools</li> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 2017, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring districts).</li> <li>Some schools such as Herne Bay high school over subscribed and others currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both have campuses in Canterbury.</li> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
	9.2 Will it increase economic activity?	Significant Positive Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score]
	9.3 Will it improve access to skills and training for raising employment potential?	<i>Uncertain</i>
	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	Not applicable [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
	<b>Discussion and Assumptions: In Marshside ward.</b>	
<b>10. Sustainable Living and Revitalisation To revitalise town and rural centres and to promote sustainable living</b>		
<ul style="list-style-type: none"> <li>The closest A&amp;E services are in Margate and Ashford. Kent and Canterbury Hospital does not have Accident and Emergency services.</li> <li>Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.</li> </ul>	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
	10.2 Will it encourage more people to live in town centres?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score



Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	<i>Not applicable</i>
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	<i>Uncertain</i>
<b>Discussion and Assumptions: &gt; 5km from town centre.</b>		
<b>11. High Quality Design and Sustainability To encourage sustainable design and practice</b>		
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	<i>Uncertain</i>
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	<i>Uncertain</i>
	11.3 Will it affect light and noise pollution?	<i>Uncertain</i>
	<b>Discussion and Assumptions:</b>	
<b>12. Housing To make suitable housing available and affordable to everyone</b>		
<ul style="list-style-type: none"> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.1 Will it encourage more access to affordable housing?	Not applicable [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	12.2 Will it encourage access to decent housing?	Not applicable [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]
	12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?	<i>Uncertain</i>
	12.4 Will it reduce the number of unfit and empty homes?	<i>Not applicable</i>
	12.5 Will it reduce the number of empty homes?	<i>Not applicable</i>
	12.6 Will it reduce the level of homelessness in the District?	<i>Uncertain</i>
	<b>Discussion and Assumptions:</b>	
<b>13. Quality of Life To improve the quality of life for those living and working in the District</b>		
<ul style="list-style-type: none"> <li>For 2010/11, the number of notifiable offences in Canterbury recorded by the police for violence against a person</li> </ul>	13.1 Will it reduce actual levels of crime?	<i>Uncertain</i>
	13.2 Will it reduce the fear of crime?	<i>Uncertain</i>

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<p>was 1,572. For robbery offences and theft of a motor vehicle, the number recorded was 92 and 165 respectively.</p> <ul style="list-style-type: none"> <li>Life expectancy for females in Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectancy at birth was 78.5 years which was also marginally lower than the South East (79.4).</li> <li>The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.</li> </ul>	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	<i>Uncertain</i>
	13.4 Will it promote healthy lifestyles?	<i>Uncertain</i>
	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	<i>Uncertain</i>
	13.6 Will it promote sport and physical activity?	<i>Uncertain</i>
	<b>Discussion and Assumptions:</b>	
<b>14. Use of Land To deliver more sustainable use of land in more sustainable location patterns</b>		
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative [PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	Not applicable [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	<b>Discussion and Assumptions: The site is greenfield</b>	
<b>15. Natural Resources To ensure the prudent use of natural resources and the sustainable management of existing resources</b>		
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	<i>Uncertain</i>
	15.2 Will it promote the use of local resources?	<i>Uncertain</i>
	15.3 Will it reduce minerals extracted and imported?	<i>Uncertain</i>
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	<i>Uncertain</i>
	15.5 Will it minimise the use of water and increase efficiency in water use?	<i>Uncertain</i>

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	15.6 Will it protect water resources?	<i>Uncertain</i>
	15.7 Will it encourage farming practices sensitive to the character of the countryside?	<i>Not applicable</i>
	<b>Discussion and Assumptions:</b>	
<b>16. Waste To reduce generation and disposal of waste, and achieve sustainable management of waste</b>		
<ul style="list-style-type: none"> <li>In 2009/10 Canterbury produced 61,726 tonnes of municipal waste and 55,834 of household waste.</li> <li>In 2009/10 residents produced 479kg of household waste per household, 45.3% of which was recycled, reused or composted.</li> <li>Total of 63 recycling sites across Canterbury district. Of these 27 are in Canterbury, 16 in Whitstable, 8 in Herne Bay with the remaining 12 in the villages around the district.</li> <li>KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.</li> </ul>	16.1 Will it reduce the amount of waste generated?	<i>Uncertain</i>
	16.2 Will it encourage the recycling of waste?	<i>Uncertain</i>
	16.3 Will it increase the demand for recycled materials?	<i>Uncertain</i>
	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	<i>Uncertain</i>
	<b>Discussion and Assumptions:</b>	

<b>OVERALL COMMENTS.</b>
<b>Discussion and Assumptions:</b>

**STAGE 3: SUSTAINABILITY APPRAISAL**  
**SR9: Hoplands Farm, Island Road, Hersden**

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<b>1. Economy and Employment To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone</b>		
<ul style="list-style-type: none"> <li>• The economic performance of Canterbury is below the England and Wales average and notably below the South East.</li> <li>• 73.9% of people of working age within Canterbury district were economically active (2011)</li> <li>• Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).</li> <li>• In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)</li> </ul>	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	<i>uncertain</i>
	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	<b>Significant Positive Impact</b> [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.
	1.3 Will it increase the number of businesses in the District?	<b>Significant Positive Impact</b> [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.4 Will it help diversify the economy?	<i>Uncertain</i>
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	<i>Uncertain</i>
	1.6 Will it help to foster growth in the knowledge based economy?	<i>Uncertain</i>
	1.7 Will it promote sustainable tourism?	<i>Uncertain</i>
	1.8 Will it help meet the employment needs of local people?	<b>Significant Positive Impact</b> [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	<b>Significant Positive Impact</b> [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	<b>Discussion and Assumptions: Employment site &gt; 1ha Take account of existing uses and loss of employment</b>	
<b>2. Rural/Coastal Communities To sustain vibrant rural and coastal communities</b>		
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	<i>Uncertain</i>
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Significant Positive Impact [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Significant Positive Impact [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Not applicable [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	<b>Discussion and Assumptions: Site in the rural area</b>	
<b>3. Water Quality To protect and improve the quality of inland and coastal waters</b>		
<ul style="list-style-type: none"> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>	3.1 Will it minimise the adverse effects on ground and/or surface water quality?	Minor Negative [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	<i>Not applicable</i>
	3.3 Will it protect and improve ground and surface water quality?	<i>Uncertain</i>

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	<b>Discussion and Assumptions: The sites drains into the Stodmarsh (SSSI, SAC, SPA, Ramsar).</b>	
<b>4. Transport Reduce road traffic and its impacts, promoting more sustainable modes of transport</b>		
<ul style="list-style-type: none"> <li>Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ring-road</li> <li>Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge on the city)</li> </ul>	4.1 Will it reduce travel demand?	Uncertain [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.2 Will it improve transport of goods/people by more sustainable means?	<i>Uncertain</i>
	4.3 Will it encourage walking, cycling and use of public transport?	<b>Significant Positive Impact</b> [Sites located within 800m of a bus route or train station (2 services per hour min) <b>and</b> within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?	<i>Uncertain</i>
	4.5 Will it reduce the need to travel?	<i>Uncertain</i>
	<b>Discussion and Assumptions: Employment site located within 800m of a bus stop and convenience store.</b> [Make a particular reference to any particular known transport improvements, such as bus links.]	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<b>5. Countryside and Historic Environment To protect and improve landscapes for both people and wildlife and to protect and maintain vulnerable assets (including built and historic)</b>		
<ul style="list-style-type: none"> <li>The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.</li> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II* listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).</li> <li>In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council compendium.</li> </ul>	5.1 Will it improve access to the countryside and open space?	<i>Uncertain</i>
	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	<b>Minor Negative</b> [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
	5.3 Will it protect and enhance Green Infrastructure throughout the district?	<b>Significant Negative Impact</b> [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwellings]
	5.4 Will it improve access to urban open space?	<b>Not applicable</b> [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	<b>Minor Negative</b> [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	<b>No Impact</b> [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	<i>Uncertain</i>
	<b>Discussion and Assumptions: Adjacent to Stodmarsh to South. An archaeological evaluation would be required as there is a known Saxon burial ground in this area.</b>	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<b>6. Geology and Biodiversity To avoid damage to geological sites and improve biodiversity</b>		
<ul style="list-style-type: none"> <li>• Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit</li> <li>• Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).</li> <li>• Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).</li> <li>• Two National Nature Reserves (Blean Woods and Stodmarsh).</li> <li>• 15 Sites of Special Scientific Interest (SSSI).</li> <li>• 10 Local Nature Reserves (LNR)</li> <li>• 49 Local Wildlife Sites</li> </ul>	6.1 Will it avoid damage to and enhance species and habitats?	<p>Significant Negative Impact</p> <p>[No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].</p>
	6.2 Will it minimise habitat fragmentation?	<p>Significant Negative Impact</p> <p>No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']</p>
	6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	<p>Uncertain</p> <p>[Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]</p>
	6.4 Will it ensure the sustainable management of natural habitats?	<i>Not applicable</i>
	6.5 Will it avoid damage to and protect geologically important sites?	<p>No Impact</p> <p>[No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is</p>



Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		designated]
<b>Discussion and Assumptions: Adjacent to Stodmarsh SSSI, SAC, SPA, Ramsar to the South. LWS and RIGS to the East</b>		
<b>7. Climate Change, Energy and Air Quality To reduce the causes and impacts of climate change, improve air quality and promote energy efficiency</b>		
<ul style="list-style-type: none"> <li>Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.</li> <li>Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.</li> <li>Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases</li> <li>One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.</li> <li>Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.</li> </ul>	7.1 Will it reduce vulnerability to climate change?	Uncertain [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
	7.2 Will it reduce or minimise greenhouse gas emissions?	<i>Uncertain</i>
	7.3 Will it maintain and improve local air quality?	<i>Uncertain</i>
	7.4 Will it minimise the need for energy?	<i>Uncertain</i>
	7.5 Will it increase efficiency in the use of energy?	<i>Uncertain</i>
	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]
	<b>Discussion and Assumptions:</b>	
<b>8. Flood Risk and Coastal Erosion To reduce the risk of flooding and coastal erosion which would be detrimental to the public well-being, the economy and the environment</b>		
<ul style="list-style-type: none"> <li>Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.</li> <li>Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.</li> </ul>	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	<i>Not applicable</i>
	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	<i>Not applicable</i>
	8.4 Will it reduce vulnerability to flooding and coastal erosion?	<i>Uncertain</i>
	<b>Discussion and Assumptions: Not in a flood risk zone</b>	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<b>9. Access to Services Share access to services and benefits of prosperity fairly and improve wellbeing of everyone</b>		
<ul style="list-style-type: none"> <li>Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England</li> <li>37 primary schools, seventeen secondary schools, two pupil referral units and two special schools</li> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 2017, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring districts).</li> <li>Some schools such as Herne Bay high school over subscribed and others currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both have campuses in Canterbury.</li> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
	9.2 Will it increase economic activity?	Significant Positive Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score]
	9.3 Will it improve access to skills and training for raising employment potential?	<i>Uncertain</i>
	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	Not applicable [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
	<b>Discussion and Assumptions: In Marshside ward</b>	
<b>10. Sustainable Living and Revitalisation To revitalise town and rural centres and to promote sustainable living</b>		
<ul style="list-style-type: none"> <li>The closest A&amp;E services are in Margate and Ashford. Kent and Canterbury Hospital does not have Accident and Emergency services.</li> <li>Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.</li> </ul>	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
	10.2 Will it encourage more people to live in town centres?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	<i>Not applicable</i>
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	<i>Uncertain</i>
<b>Discussion and Assumptions: &gt; 5km from town centre.</b>		
<b>11. High Quality Design and Sustainability To encourage sustainable design and practice</b>		
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	<i>Uncertain</i>
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	<i>Uncertain</i>
	11.3 Will it affect light and noise pollution?	<i>Uncertain</i>
	<b>Discussion and Assumptions:</b>	
<b>12. Housing To make suitable housing available and affordable to everyone</b>		
<ul style="list-style-type: none"> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.1 Will it encourage more access to affordable housing?	Not applicable [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	12.2 Will it encourage access to decent housing?	Not applicable [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]
	12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?	<i>Uncertain</i>
	12.4 Will it reduce the number of unfit and empty homes?	<i>Not applicable</i>
	12.5 Will it reduce the number of empty homes?	<i>Not applicable</i>
	12.6 Will it reduce the level of homelessness in the District?	<i>Uncertain</i>
	<b>Discussion and Assumptions:</b>	
<b>13. Quality of Life To improve the quality of life for those living and working in the District</b>		
<ul style="list-style-type: none"> <li>For 2010/11, the number of notifiable offences in Canterbury recorded by the police for violence against a person</li> </ul>	13.1 Will it reduce actual levels of crime?	<i>Uncertain</i>
	13.2 Will it reduce the fear of crime?	<i>Uncertain</i>

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<p>was 1,572. For robbery offences and theft of a motor vehicle, the number recorded was 92 and 165 respectively.</p> <ul style="list-style-type: none"> <li>Life expectancy for females in Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectancy at birth was 78.5 years which was also marginally lower than the South East (79.4).</li> <li>The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.</li> </ul>	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	<i>Uncertain</i>
	13.4 Will it promote healthy lifestyles?	<i>Uncertain</i>
	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	<i>Uncertain</i>
	13.6 Will it promote sport and physical activity?	<i>Uncertain</i>
	<b>Discussion and Assumptions:</b>	
<b>14. Use of Land To deliver more sustainable use of land in more sustainable location patterns</b>		
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative [PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	Not applicable [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	<b>Discussion and Assumptions: The site is greenfield.</b>	
<b>15. Natural Resources To ensure the prudent use of natural resources and the sustainable management of existing resources</b>		
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	<i>Uncertain</i>
	15.2 Will it promote the use of local resources?	<i>Uncertain</i>
	15.3 Will it reduce minerals extracted and imported?	<i>Uncertain</i>
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	<i>Uncertain</i>
	15.5 Will it minimise the use of water and increase efficiency in water use?	<i>Uncertain</i>

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	15.6 Will it protect water resources?	<i>Uncertain</i>
	15.7 Will it encourage farming practices sensitive to the character of the countryside?	<i>Not applicable</i>
	<b>Discussion and Assumptions:</b>	
<b>16. Waste To reduce generation and disposal of waste, and achieve sustainable management of waste</b>		
<ul style="list-style-type: none"> <li>In 2009/10 Canterbury produced 61,726 tonnes of municipal waste and 55,834 of household waste.</li> <li>In 2009/10 residents produced 479kg of household waste per household, 45.3% of which was recycled, reused or composted.</li> <li>Total of 63 recycling sites across Canterbury district. Of these 27 are in Canterbury, 16 in Whitstable, 8 in Herne Bay with the remaining 12 in the villages around the district.</li> <li>KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.</li> </ul>	16.1 Will it reduce the amount of waste generated?	<i>Uncertain</i>
	16.2 Will it encourage the recycling of waste?	<i>Uncertain</i>
	16.3 Will it increase the demand for recycled materials?	<i>Uncertain</i>
	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	<i>Uncertain</i>
	<b>Discussion and Assumptions:</b>	

<b>OVERALL COMMENTS.</b>
<b>Discussion and Assumptions:</b>

**STAGE 3: SUSTAINABILITY APPRAISAL**  
**SR10: Land at Milton Manor Farm**

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<b>1. Economy and Employment To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone</b>		
<ul style="list-style-type: none"> <li>The economic performance of Canterbury is below the England and Wales average and notably below the South East.</li> <li>73.9% of people of working age within Canterbury district were economically active (2011)</li> <li>Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).</li> <li>In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)</li> </ul>	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	<i>uncertain</i>
	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	Significant Positive Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.]
	1.3 Will it increase the number of businesses in the District?	Significant Positive Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.4 Will it help diversify the economy?	<i>Uncertain</i>
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	<i>Uncertain</i>
	1.6 Will it help to foster growth in the knowledge based economy?	<i>Uncertain</i>
	1.7 Will it promote sustainable tourism?	<i>Uncertain</i>
	1.8 Will it help meet the employment needs of local people?	Significant Positive Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Significant Positive Impact [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	<b>Discussion and Assumptions: Potential employment site &gt;1ha and within 30min public transport time of residential area. Take account of existing uses and loss of employment</b>	
<b>2. Rural/Coastal Communities To sustain vibrant rural and coastal communities</b>		
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	<i>Uncertain</i>
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Significant Positive Impact [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Significant Positive Impact [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Significant Positive Impact [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	<b>Discussion and Assumptions: Potential employment site &gt;1ha and in the rural area.</b>	
<b>3. Water Quality To protect and improve the quality of inland and coastal waters</b>		
<ul style="list-style-type: none"> <li>• North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>• Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>• Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>	3.1 Will it minimise the adverse effects on ground and/or surface water quality?	Significant Negative Impact [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	<i>Not applicable</i>

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	3.3 Will it protect and improve ground and surface water quality?	<i>Uncertain</i>
	<b>Discussion and Assumptions: It is adjacent to the River Stour and there is a pond in the landscaped park area.</b>	
<b>4. Transport Reduce road traffic and its impacts, promoting more sustainable modes of transport</b>		
<ul style="list-style-type: none"> <li>Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ring-road</li> <li>Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge on the city)</li> </ul>	4.1 Will it reduce travel demand?	Significant Negative Impact [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.2 Will it improve transport of goods/people by more sustainable means?	<i>Uncertain</i>
	4.3 Will it encourage walking, cycling and use of public transport?	Significant Negative Impact [Sites located within 800m of a bus route or train station (2 services per hour min) <b>and</b> within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?	<i>Uncertain</i>
	4.5 Will it reduce the need to travel?	<i>Uncertain</i>
	<b>Discussion and Assumptions: The site is within 800m walking distance of a bus stop (opposite Howefield Manor); however it is not within 800m of a convenience store, primary school or GP surgery.</b> [Make a particular reference to any particular known transport improvements, such as bus links.]	



Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<b>5. Countryside and Historic Environment To protect and improve landscapes for both people and wildlife and to protect and maintain vulnerable assets (including built and historic)</b>		
<ul style="list-style-type: none"> <li>The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.</li> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II* listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).</li> <li>In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council compendium.</li> </ul>	5.1 Will it improve access to the countryside and open space?	<i>Uncertain</i>
	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Significant Negative Impact [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Significant Positive Impact [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwellings]
	5.4 Will it improve access to urban open space?	Significant Positive Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	Minor Negative [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	<i>Uncertain</i>
	<p><b>Discussion and Assumptions: The site is partly in an AHLV. It is a mixture of greenfield and brownfield land; however it is assumed the majority of the potential developable area is the PDL component. Potential development would be accommodated in a park like public open space setting and strengthen the Stour Valley River Walk from the City Centre. The site includes a Grade 2 listed barn and chapel; however potential</b></p>	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	<p>development is seen by the developer to offer long term protection to these assets (hence minor negative score). Archaeological evaluation may be required.</p>	
<p><b>6. Geology and Biodiversity To avoid damage to geological sites and improve biodiversity</b></p>		
<ul style="list-style-type: none"> <li>• Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit</li> <li>• Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).</li> <li>• Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).</li> <li>• Two National Nature Reserves (Blean Woods and Stodmarsh).</li> <li>• 15 Sites of Special Scientific Interest (SSSI).</li> <li>• 10 Local Nature Reserves (LNR)</li> <li>• 49 Local Wildlife Sites</li> </ul>	<p>6.1 Will it avoid damage to and enhance species and habitats?</p>	<p>Significant Negative Impact [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']</p>
	<p>6.2 Will it minimise habitat fragmentation?</p>	<p>Significant Negative Impact No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']</p>
	<p>6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?</p>	<p>Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it</p>

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		is scored minor positive]
	6.4 Will it ensure the sustainable management of natural habitats?	<i>Not applicable</i>
	6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is designated]
<b>Discussion and Assumptions: The site is within 250m of a SSSI (Larkey Valley Wood); and is adjacent to a Local Wildlife Site (River Stour).</b>		
<b>7. Climate Change, Energy and Air Quality To reduce the causes and impacts of climate change, improve air quality and promote energy efficiency</b>		
<ul style="list-style-type: none"> <li>Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.</li> <li>Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.</li> <li>Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases</li> <li>One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.</li> <li>Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.</li> </ul>	7.1 Will it reduce vulnerability to climate change?	Significant Negative Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
	7.2 Will it reduce or minimise greenhouse gas emissions?	<i>Uncertain</i>
	7.3 Will it maintain and improve local air quality?	<i>Uncertain</i>
	7.4 Will it minimise the need for energy?	<i>Uncertain</i>
	7.5 Will it increase efficiency in the use of energy?	<i>Uncertain</i>
	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]
<b>Discussion and Assumptions: The site is partly in a Flood Risk Zone 2 &amp; 3.</b>		
<b>8. Flood Risk and Coastal Erosion To reduce the risk of flooding and coastal erosion which would be detrimental to the public well-being, the economy and the environment</b>		
<ul style="list-style-type: none"> <li>Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.</li> <li>Inland sections of the district which are</li> </ul>	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Significant Negative Impact [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	<i>Not applicable</i>

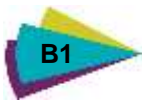
Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	<i>Not applicable</i>
	8.4 Will it reduce vulnerability to flooding and coastal erosion?	<i>Uncertain</i>
	<b>Discussion and Assumptions: The site is partly in a Flood Risk Zone 2 &amp; 3</b>	
<b>9. Access to Services Share access to services and benefits of prosperity fairly and improve wellbeing of everyone</b>		
<ul style="list-style-type: none"> <li>Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England</li> <li>37 primary schools, seventeen secondary schools, two pupil referral units and two special schools</li> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 2017, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring districts).</li> <li>Some schools such as Herne Bay high school over subscribed and others currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both have campuses in Canterbury.</li> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>	9.1 Will it improve social and environmental conditions in the most deprived areas?	Significant Positive Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
	9.2 Will it increase economic activity?	Significant Positive Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score]
	9.3 Will it improve access to skills and training for raising employment potential?	<i>Uncertain</i>
	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	Uncertain [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
	<b>Discussion and Assumptions: The majority of the site is in Wincheap ward. Potential employment site is &gt;1ha. The site is not within 800m walking distance of a convenience store, primary school or GP Surgery.</b>	
<b>10. Sustainable Living and Revitalisation To revitalise town and rural centres and to promote sustainable living</b>		
<ul style="list-style-type: none"> <li>The closest A&amp;E services are in Margate and Ashford. Kent and Canterbury Hospital does not have Accident and Emergency services.</li> <li>Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.</li> </ul>	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
	10.2 Will it encourage more people to live in town centres?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	10.3 Will location encourage increased use of shops or services within town centre?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	<i>Not applicable</i>
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	<i>Uncertain</i>
	<b>Discussion and Assumptions: Assessed as being out of town. However, this may become an urban fringe site in the future considering the adjacent Strategic Site Allocation 11 (Thanington) for 1150 dwellings.</b>	
<b>11. High Quality Design and Sustainability To encourage sustainable design and practice</b>		
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	<i>Uncertain</i>
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	<i>Uncertain</i>
	11.3 Will it affect light and noise pollution?	<i>Uncertain</i>
	<b>Discussion and Assumptions:</b>	
<b>12. Housing To make suitable housing available and affordable to everyone</b>		
<ul style="list-style-type: none"> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.1 Will it encourage more access to affordable housing?	Not applicable [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	12.2 Will it encourage access to decent housing?	Not applicable [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]
	12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?	<i>Uncertain</i>
	12.4 Will it reduce the number of unfit and empty homes?	<i>Not applicable</i>
	12.5 Will it reduce the number of empty homes?	<i>Not applicable</i>
	12.6 Will it reduce the level of homelessness in the District?	<i>Uncertain</i>

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<b>Discussion and Assumptions:</b>		
<b>13. Quality of Life To improve the quality of life for those living and working in the District</b>		
<ul style="list-style-type: none"> <li>For 2010/11, the number of notifiable offences in Canterbury recorded by the police for violence against a person was 1,572. For robbery offences and theft of a motor vehicle, the number recorded was 92 and 165 respectively.</li> <li>Life expectancy for females in Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectancy at birth was 78.5 years which was also marginally lower than the South East (79.4).</li> <li>The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.</li> </ul>	13.1 Will it reduce actual levels of crime?	<i>Uncertain</i>
	13.2 Will it reduce the fear of crime?	<i>Uncertain</i>
	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	<i>Uncertain</i>
	13.4 Will it promote healthy lifestyles?	<i>Uncertain</i>
	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	<i>Uncertain</i>
	13.6 Will it promote sport and physical activity?	<i>Uncertain</i>
	<b>Discussion and Assumptions:</b>	
<b>14. Use of Land To deliver more sustainable use of land in more sustainable location patterns</b>		
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Significant Positive Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Significant Positive Impact [PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Significant Positive Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	<b>Discussion and Assumptions: The site is a mixture of greenfield and brownfield land.</b>	
<b>15. Natural Resources To ensure the prudent use of natural resources and the sustainable management of existing resources</b>		
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	<i>Uncertain</i>

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	15.2 Will it promote the use of local resources?	<i>Uncertain</i>
	15.3 Will it reduce minerals extracted and imported?	<i>Uncertain</i>
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	<i>Uncertain</i>
	15.5 Will it minimise the use of water and increase efficiency in water use?	<i>Uncertain</i>
	15.6 Will it protect water resources?	<i>Uncertain</i>
	15.7 Will it encourage farming practices sensitive to the character of the countryside?	<i>Not applicable</i>
	<b>Discussion and Assumptions:</b>	
<b>16. Waste To reduce generation and disposal of waste, and achieve sustainable management of waste</b>		
<ul style="list-style-type: none"> <li>In 2009/10 Canterbury produced 61,726 tonnes of municipal waste and 55,834 of household waste.</li> <li>In 2009/10 residents produced 479kg of household waste per household, 45.3% of which was recycled, reused or composted.</li> <li>Total of 63 recycling sites across Canterbury district. Of these 27 are in Canterbury, 16 in Whitstable, 8 in Herne Bay with the remaining 12 in the villages around the district.</li> <li>KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.</li> </ul>	16.1 Will it reduce the amount of waste generated?	<i>Uncertain</i>
	16.2 Will it encourage the recycling of waste?	<i>Uncertain</i>
	16.3 Will it increase the demand for recycled materials?	<i>Uncertain</i>
	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	<i>Uncertain</i>
	<b>Discussion and Assumptions:</b>	

<b>OVERALL COMMENTS.</b>
<b>Discussion and Assumptions:</b>



# Appendix B

## Site Appraisal Summaries

### Legend

**AHLV:** Area of High Landscape Value

**AONB:** Area of Outstanding Natural Beauty

**SLA:** Special Landscape Area

**LWS:** Local Wildlife Site

**SNCI:** Site of Nature Conservation Interest

**PEOS:** Protected Existing Open Space

**SSSI:** Site of Special Scientific Interest

**SPA:** Special Protection Area

**SAC:** Special Area of Conservation

**AAI:** Area of Archaeological Interest

**GCN:** Great Crested Newt

**TPO:** Tree Preservation Order

**PDL:** Previously Developed Land

**ha:** Hectare

### Omission Employment Sites

**EL16:** 2.9ha site in a rural area to the south of Hillbrough which is currently overgrown with scrub and trees. The site sits between the A299 (dual carriageway) on its southern edge and Hawthorn sewerage works and railway line on its northern edge. There is a small residential development on its eastern side and a slip road for the A299 on its western edge as well as a small copse of woodland and farmland. The size of the site is expected to have a significant positive effect on Economy, while the sites location in the rural area of Canterbury can be expected to have a significant positive effect on Rural/Coastal Community. The site's distance from a town or city centre is considered to result in a significant negative effect on Sustainable Living. Potential for significant positive effects in respect of Access to Services and minor negative effects in respect of Countryside & Historic Environment, Geology & Biodiversity and Use of Land.

**SR1:** 1.3ha site in the rural area of Harbledown to the north west of Canterbury which is currently well maintained and in good condition. The site is surrounded by large fields and woodlands, with the Christchurch University buildings on its western edge and the A2050 located to the south. The size of the site is expected to have a significant positive effect on Economy, while the sites location in the rural area of Canterbury can be expected to have a significant positive effect on Rural/Coastal Community. However, the site's distance from a town or city centre is considered to result in a significant negative effect on Sustainable Living. The site is located within an AHLV and the Harbledown Conservation Area which will have a significant negative effect on Countryside & Historic Environment. Potential for significant positive effects in respect of Access to Services and minor negative effects in respect of Geology and Biodiversity and Use of Land.

**SR2:** 2.0ha site in the coastal town of Whitstable which is currently a large grassed field surrounded by trees on three boundaries. The site is bounded by the arterial road of the Old Thanet Way on its eastern side, residential and educational facilities on its west, with open space and residential developments to the north and south of the site with a business park also located to the south of the site. The size of the site is expected to have a significant positive effect on Economy, whilst the sites location in the Gorrell ward can be expected to have a significant positive effect on Rural/Coastal Community and Access to Services. There are a number of ponds within and adjacent to the site which are considered to have a significant negative effect on Water. The sites proximity to an AHLV and designation as a PEOS is expected to have a significant negative effect on Countryside & Historic Environment, whilst the greenfield nature of the site is assessed as having a significant negative effect on Use of Land. Potential for minor positive effects in respect of Sustainable Living and minor negative effects in respect of Geology & Biodiversity.

**SR3:** 24.0ha site in the rural area of Hersden, to the north east of Canterbury, which is currently used for agricultural purposes. The A28 runs along the northern edge of the site, with Lakesview Business Park to the west of the site. To the east are large areas of agricultural land and open fields, with rail lines and the Westbere Marshes SSSI and Ramsar site to the south. The size of the site is expected to have a significant positive effect on Economy, whilst the sites location in the rural area of Canterbury can be expected to have





a significant positive effect on Rural/Coastal Community. However, the site's distance from a town or city centre is considered to result in a significant negative effect on Sustainable Living. The site is adjacent to Stodmarsh SSSI, SAC, SPA and Ramsar site to the south and RIGS to the west which is assessed as having a significant negative effect on Geology & Biodiversity and Countryside & Historic Environment. The greenfield nature of the site is assessed as having a significant negative effect on Use of Land. Potential for minor positive effects in respect of Access to Services and minor negative effects in respect of Water.

**SR9:** 33.0ha site in the rural area of Hersden, to the north east of Canterbury. To the west of the site are a number of small businesses, the A28 borders the site on the north. Directly east of the site are fields with an RSPCA animal rescue centre in the south west corner of the site. The size of the site is expected to have a significant positive effect on Economy, whilst its location in a rural area within the Marshside ward is assessed as having a significant positive effect on Rural/Coastal Community. However, the sites distance from a town or city centre is assessed as having a significant negative effect on Sustainable Living. The site is adjacent to Stodmarsh SSSI, SAC, SPA and Ramsar site to the south and RIGS to the west which is assessed as having a significant negative effect on Geology & Biodiversity and Countryside & Historic Environment. The greenfield nature of the site is considered to have a significant negative effect on Use of Land. Potential for significant positive effects in respect of Access to Services and minor negative effects in respect of Water.

**SR10:** 18h site currently in mixed-use comprising of offices and residential development based around the former Milton Manor Farm range of buildings. The site is located approximately midway between Canterbury to the north and the village of Chartham to the south. The immediate surrounds have a largely rural character especially to the east with open countryside and woodland. To the south is the sewage treatment work. The River Stour and its riverside walk / cycle path, the Canterbury to Ashford Railway; and the Chartham Business Park are to the west. The site has been appraised as having a significant positive effect against SA objectives 1 and 2 on Economy and Rural/coastal community and objective 9 on Access to services. The appraisal against objective 5 Countryside and the Historic Environment and objective 14 Use of land is a mixed significant positive/negative because of the mixed nature of the site. Significant negative effects are also anticipated in relation to Water, Geology and Biodiversity, Climate Change, Flood Risk and Sustainable Living.

