

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 Main Modifications



February 2017

Amec Foster Wheeler Environment  
& Infrastructure UK Limited



**FINAL**

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### Document revisions

No.	Details	Date
1	Draft for client	January 2017
2	Final	February 2017



# Non-Technical Summary

## Introduction

This Non-Technical Summary (NTS) provides an overview of the 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 Main Modifications to the draft Local Plan. The addendum considered a draft set of Main Modifications that were provided by the Council to Amec Foster Wheeler on 16<sup>th</sup> December 2016. This version of the Main Modifications was screened to assess the significance of the Main Modifications. The final set of Main Modifications that the Council are consulting on was then considered and the results of the previous screening exercise updated.

The following sections of this NTS:

- ▶ provide an overview of the Canterbury District Local Plan and the process to date;
- ▶ describe the approach to identifying the Main Modifications that are considered significant for the purposes of the SA and the approach to the assessment of them and other modifications to the previous SA work;
- ▶ summarise the findings of the SA of the Main Modifications; and
- ▶ sets 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.

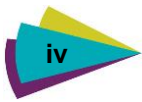
Following consultation on Core Strategy Options in January 2010<sup>1</sup> and the Preferred Option Draft Local Plan<sup>2</sup> in June 2013, the Local Plan Publication Draft was then issued for consultation from 5<sup>th</sup> June 2014 to 18<sup>th</sup> July 2014 prior to its submission to the Planning 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<sup>th</sup> August 2015 with his initial findings and comments. The Inspector asked the Council to increase the housing numbers required for the area and to identify sufficient sites to ensure that the District has a 5 year housing land supply. This required amendments to the draft Local Plan.

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<sup>1</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>2</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].



Consultation on the Canterbury District Local Plan Publication Draft – Proposed Amendments (November 2015) began on the 27<sup>th</sup> November 2015 and ended on 22<sup>nd</sup> January 2016.

Nine omission housing sites were submitted during consultation on the proposed amendments and these were subject to SA.<sup>3</sup>

Stage 2 Hearings of the EiP took place between 19<sup>th</sup> July 2016 and the 21<sup>st</sup> July 2016. Housing supply and housing allocations were considered at these hearings. 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 and these were also subject to SA.<sup>4</sup>

The Council produced a document setting out proposed modifications to the draft Local Plan identified over the course of the Examination and sent those to the inspector on the 25<sup>th</sup> November 2016.<sup>5</sup>

On the 15<sup>th</sup> December 2016 the Inspector wrote to the Council setting out the Main Modifications he considers necessary to make the Local Plan sound.<sup>6</sup>

The purpose of this addendum is to assess the significant likely effects of the Main Modifications in order to update the previous SA as appropriate to ensure that all the likely significant effects of the Local Plan (to be adopted) have been identified, described and evaluated.

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>.

**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 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>7</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>8</sup> and related UK regulations<sup>9</sup> called Strategic Environmental Assessment (SEA).

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<sup>3</sup> Canterbury City Council (June 2016) Addendum to the Sustainability Appraisal of the Canterbury District Local Plan, Omission Housing sites Report [https://www.canterbury.gov.uk/media/1219479/37340-Omission-Housing-Sites-SA-Report\\_JUNE-FINAL.pdf](https://www.canterbury.gov.uk/media/1219479/37340-Omission-Housing-Sites-SA-Report_JUNE-FINAL.pdf)

<sup>4</sup> Canterbury City Council (June 2016) Addendum to the Sustainability Appraisal of the Canterbury District Local Plan, Omission Employment sites Report [https://www.canterbury.gov.uk/media/1219164/FINAL-SA-Report-Additional-Employment-Site-Addendum-290616\\_FINAL.pdf](https://www.canterbury.gov.uk/media/1219164/FINAL-SA-Report-Additional-Employment-Site-Addendum-290616_FINAL.pdf)

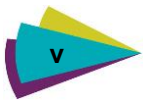
<sup>5</sup> Canterbury City Council (November 2016) *Local Plan Main Modifications* <https://www.canterbury.gov.uk/media/1395258/Local-Plan-Main-Mods-251116.docx>

<sup>6</sup> M J Moore to K Britton, 15<sup>th</sup> December 2016 <https://www.canterbury.gov.uk/media/1395274/letter-to-CCC-from-Inspector-re-MM-15-Dec-16.docx>

<sup>7</sup> The requirement for SA of local plans is set out under section 19(5) of the Planning and Compulsory Purchase Act 2004.

<sup>8</sup> Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.

<sup>9</sup> Environmental Assessment of Plans and Programmes Regulations 2004 (statutory instrument 2004 No. 1633).



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, the nine omission sites have been appraised.

**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.**

## How Have the Main Modifications Been Appraised?

The first step in the process was to decide which of the Main Modifications were significant for the purposes of the SA (with reference to the requirements of the SEA Directive and implementing regulations).

Some of the changes have been made to make policies compliant with planning policy at the national level, which requires policies to be expressed positively, e.g. '*development will be permitted if*', rather than '*development will only be permitted if*.' They were not considered significant for the purposes of the appraisal because the intent of policies that are modified in this way remains the same. As such, any changes made for these reasons were therefore not considered to affect the previous results of the appraisal of the policy against the SA objectives.

Where Main Modifications involve the deletion of a policy, the addition of a policy and/or the introduction of new criteria, such changes were considered significant. For example, the Main Modifications include an increase in the overall dwelling requirement in the Local Plan from 15,600 dwellings to 16,000 dwellings over the period 2011 to 2031 is considered significant, as would be any changes in the sites identified for future development.

**Table 3.1** in the main report provides details of those changes to policy that were considered significant for the purposes of the appraisal. **Appendix A** of this addendum provides details of the review of each Main Modification. **Appendix A** is based on a draft set of the Main Modifications received by Amec Foster Wheeler on the 16.12.16. This version of the Main Modifications was a 'tracked changes' version of the Main Modification schedule sent by the Inspector with his indications as to further changes required. A final version of the Main Modifications has now been produced to take on these recommendations and those within the Inspectors letter of the 15.12.16. To ensure that the SA implications of the published version of the Main Modifications has been considered, the published Main Modifications has also been reviewed (**Appendix B**). In the vast majority of cases there was no change to the previous conclusions but some additional changes to policies were made that were reflected in this addendum, details are provided at **Appendix B**.

Where the Main Modification has been considered significant for the purposes of the SA, this addendum draws on, and updates, earlier SA work to ensure the effects of all significant changes have been identified, described and evaluated. **Table 3.2** and **Appendix C and D** of this addendum provide more details.

To support the appraisal of the Local Plan, a SA Framework was 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 1**.

Table NTS 1 SA Objectives Used to Appraise Sites

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### 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

10. Sustainable Living and Revitalisation: To revitalise town

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**Sustainability Appraisal Objectives**

coastal communities.	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.

Each of the sites identified in the preferred option 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 2**.

Table NTS 2 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 housing sites that make up the preferred alternative.**



## What are the Findings of the Appraisal of the Main Modifications?

### Dwelling requirement

Section 3.2 of this addendum discusses the implications of amending the dwelling requirement from 15,600 dwellings to 16,000 dwellings. Work undertaken in 2015<sup>10</sup> considered the implications of this level of growth.

The previous conclusions of the appraisal of Policy SP2 that includes the revised dwelling requirement have been revisited in light of this proposed modification and are considered to stand.

### Policies

There are about 60 Main Modifications that relate to policies that are considered to be significant and have been included in the revised SA set out in this addendum. These are summarised in **Table 3.1** of this addendum and the updated appraisal matrices for each chapter are provided in **Appendix C**. New text replacing that in the 2014 SA Report is underlined and deleted text indicated by ~~strike through~~.

Whilst the SA has been updated to reflect relevant the significant changes arising from the Main Modifications, there were not considered to be any implications for the following chapters of the Local Plan: Strategy, Economic Development and Employment, Town Centres and Leisure, Tourism and Visitor Economy, Historic Environment, Landscape and Biodiversity, Open Space and Quality of Life.

In relation to the Local Plan chapter on Climate Change, Flooding, Coastal Change and Water Resources - Policy CC1 'Renewable and Low Carbon Energy Development,' as modified, is judged to have a significant positive effect in relation to SA objective on Natural Resources because it protects the best and most versatile agricultural land.

### Appraisal of Sites

The sites that make up the preferred development option are set out in **Table NTS.3** below and the results of the appraisal of these sites is shown in table **NTS.4**. This represents an update to previous work and changes are indicated using ~~strike through~~ for deletions and underlining for new text. Summaries of the appraisal for each site are provided in **Appendix D** of this report.

**Table NTS.3 Configuration of Proposed Sites in the Revised Preferred Development Option including sites in the proposed modifications**

SHLAA/ELR Ref	Site	Housing	Employment ( <u>Site size</u> , ha)*
<b>Canterbury</b>		<b>6,175</b>	<b><u>26.25</u> <del>23.75</del> – <u>26.75</u></b>
SHLAA-206	South Canterbury	4,000	17– 20
SHLAA-220	Ridlands Farm and Langton Fields, Canterbury	310	
SHLAA-228	Howe Barracks	500	
SHLAA-038	St Martin's Hospital	200	
SHLAA-210	Land at and adjacent to Cockering Farm, Thanington	1,150	1.4

<sup>10</sup> Amec Foster Wheeler (2015) *Addendum to the Sustainability Appraisal Report of the Canterbury District Local Plan Publication Draft: Appraisal of Proposed Amendments*

SHLAA/ELR Ref	Site	Housing	Employment ( <u>Site size, ha</u> )*
SHLAA-230	Kingsmead	15	
EL2	Broad Oak Road/ Vauxhall Road, Sturry		1.4
<b>EL3</b>	<del>Canterbury West Station</del>		0.4
EL4	Innovation Centre, University of Kent		3.45
EL27	<del>Office Connection site, St Andrews Close</del>		0.1
<b>Herne Bay</b>		<b>3,242</b>	<b>28.6</b>
SHLAA-129	Land at Hillborough	1,300	9.5
SHLAA-011	Land at Strode Farm	800	4
SHLAA-012	Herne Bay Golf Driving Range	<del>80</del> 40**	
SHLAA-199	Land adjacent to Herne Bay Golf Driving Range	<del>0</del> 40**	
SHLAA-010	Land at Greenhill	300	
SHLAA-208	Herne Bay Golf Club	572***	1 (mixed commercial)
SHLAA-013	Bullockstone Road	190	
EL11	Altira Park		6 (planning permission granted 4 ha of retail)
EL12-EL15	Eddington Lane		7.9
EL17	Metric Site		0.2
<b>Whitstable</b>		<b>700</b>	<b>7 3.6</b>
SHLAA-001	Land North of Thanet Way	400	
SHLAA-130	Land South of Ridgeway (Grasmere Pasture), Chestfield	300	1.1
SR7 (SHLAA-227)	Land South of Joseph Wilson Industrial Estate		2.5
EL20	<del>Land at Wraik Hill</del>		3.4
<b>Larger Villages</b>		<b><del>1,979</del> 1,939</b>	<b>4.2</b>
SHLAA-177	Land between Sturry Hill (A291) and Shalloak Road	1,000	
SHLAA-148	Land North of Hersden	800	1
SHLAA-096	Spires Academy, Hersden	80	
SHLAA-211	Barham Court Farm, Barham	25	
SHLAA-226	Land at Bakers Lane, Chartham	20	
SHLAA-171	Land adjoining Cranmer & Aspinal Close, Bekesbourne	14	
<b>SHLAA-186</b>	<del>Brickfield Farm, Bridge</del>	40	
EL24	Canterbury Business Park (Highland Court)		1



SHLAA/ELR Ref	Site	Housing	Employment (Site size, ha)*
SR6****	Land North West of Sturry Road		2.2
<b>Smaller Villages</b>		<b>28</b>	
SHLAA-078	Land to the Rear of 51 Rough Common Road	28*****	
<b>TOTALS</b>		<b>12,124 12,084</b>	<b>62.65 63.55—66.55 ha</b>

\* The additional work undertaken by the Council regarding refining site areas and employment floorspace has not resulted in a material change to the assessment.

\*\*Note that the combined capacity of sites SHLAA-012 and SHLAA-199 has been calculated as 70-90 dwellings and so the midpoint (a total of 80) has been selected.

\*\*\*Site SHLAA-208 is allocated for 600 dwellings but the figure in the table reflects the permission granted in October 2015.

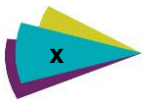
\*\*\*\*Site SR6 (Land North West of Sturry Road) was omitted from the draft SA Report in error but remains an unchanged allocation since 2014.

\*\*\*\*\*SHLAA-078 was previously assessed on the basis of 16 dwellings. It was included in the November 2015 SA Report on Omission Housing Sites as a new allocation for 28 dwellings and has been reassessed on that basis.

The collective performance of the sites that comprise the Council's revised preferred development option has been considered against the 16 SA objectives. This was presented in the 2015 report on omission sites. The updated results of this appraisal having regard to the proposed modifications are presented in **Table NTS.4**.

Table NTS.4 Results of the SA of the Proposed Sites in the Revised 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-001	+	+	?	+	-	-	0/?	?	+	-	?	++	?	--	?	?
SHLAA-010	+	++	?	++	-	0/?	0/?	?	++	-	?	++	?	--	?	?
SHLAA-011	++	++	--	+	-	0/?	--	--	+	--	?	++	?	--	?	?
SHLAA-012*	+	+	0/?	+	-	0	0/?	?	+	+/-	?	+	?	-	?	?
SHLAA-013	+	+	-	0	-	-	0/?	?	+	-	?	++	?	--	?	?
SHLAA-038	+	?	0	++	-	+	0/?	?	+	+	?	++	?	++	?	?
SHLAA-078*	+	+	-	+	--	-	0/?	?	+	-	?	+	?	-	?	?
SHLAA-096	+	+	?	--	++	?	0/?	?	+	--	?	++	?	++	?	?
SHLAA-129	++	++	?	--	--	-	+	?	++	--	?	++	?	--	?	?
SHLAA-130*	++	+	-	+	--	-	--	--	+	+	?	++	?	--	?	?
SHLAA-148*	++	++	0	++	--	-	+	?	++	--	?	++	?	--	?	?
SHLAA-171*	+	+	0	-	--	-	0/?	?	0	-	?	+	?	-	?	?
SHLAA-177	++	++	--	++	--	--	+	?	++	--	?	++	?	--	?	?
SHLAA-186*	+	+	0	++	--	-	0/?	?	++	-	?	+	?	-	?	?
SHLAA-199*	+	+	0	+	-	-	0/?	?	+	+/-	?	+	?	-	?	?
SHLAA-206	++	?	0	--	--	++	++	?	++	--	?	++	?	--	?	?
SHLAA-208	++	++	--	--	--	--	--	--	++	--	?	++	?	--	?	?
SHLAA-210*	++	?	0	--	--	--/?	+	?	++	--	?	++	?	--	?	?
SHLAA-211	0	+	?	+	--	-	-	-	+	--	?	+	?	-	?	?



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-220*	+	?	-	--	--	-	?	?	++/-	-	?	++	?	--	?	?
SHLAA-226	+	+	0/?	+	-	-	0/?	?	+	--	?	+	?	-	?	?
SR7 (SHLAA-227)	++	++	0/?	?	--	0/?	0/?	?	+	0/?	?	0/?	?	-	?	?
SHLAA-228	++	?	--	-	--	--	0/?	?	++/-	+	?	++	?	++	?	?
SHLAA-230	+	?	--	++	-	-	-	-	++	+	?	+	?	-	?	?
EL2	++	?	--	+	-	-	--	--	+	-	?	0	?	-	?	?
EL3	+	?	0	+	+/+	0	0/?	?	+	+	?	0	?	+	?	?
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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)

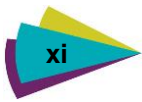
\*\* Site SR6 (Land North West of Sturry Road) was not published in the draft SA Report due to time constraints but remains an unchanged allocation since 2014.

The revised preferred development option would deliver a total of 12,084 dwellings and 62.65 ha of employment land (gross). This has been assessed as having a significant positive effect on the economy (SA Objective 1) and housing (SA Objective 12). With the exception of SHLAA 171, all of the sites that comprise the revised 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 positive effect on rural/coastal communities (SA Objective 2) with 12 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 housing and/or employment land in the rural and coastal parts of the District. Six sites have 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.

The development of St Martin’s Hospital (SHLAA-038), Spires Academy, Hersden (SHLAA-096) and Howe Barracks (SHLAA-228) would involve the reuse of substantial areas of previously developed land and in consequence, these sites have been assessed as having a significant positive effect on land use (SA Objective 14). South Canterbury (SHLAA-206), meanwhile, 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 potential for the provision of local renewable or low carbon energy and/or heat generation schemes, such as CHP.

No further significant positive effects were identified during the appraisal of the revised 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 seven 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 revised preferred development option have been assessed as having a negative effect on geology and biodiversity (SA Objective 6). Land between Sturry Hill (A291) and Shalloak Road (SHLAA-177), Herne Bay Golf Club (SHLAA-208), Land at and adjacent to Cockering Farm (SHLAA-210), Howe Barracks (SHLAA-228) and Eddington Lane (EL12-15) have been assessed as having a significant negative effect on this objective.

No further significant negative effects have been identified during the appraisal of the revised 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)).

### Observations

The following observations arose from the review of the Main Modifications:

- ▶ Policy TCL7 'Wincheap Retail Area': The revised justification for the policy highlights the intention to prepare a development principles document that includes consideration of the needs for any existing occupants that may not wish to remain when redevelopment takes place. The requirement to consider the future needs of existing occupants could also be referenced in the policy;
- ▶ Policy DBE1 'Sustainable Design and Construction' could make reference to the voluntary use of the Home Quality Mark. This would be consistent with national policy but provide the potential to deliver benefits beyond those required by the Building Regulations; and
- ▶ Policy DBE8 'Inclusive Design' could make reference to the voluntary use of the Lifetime Home Standard as there are elements of this that go beyond those required by the Building Regulations.

They are included in this addendum as observations that could be taken forward as minor modifications to improve the plan.

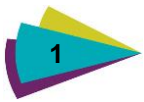
### Next Steps

This addendum to the SA report is a supporting document to the Local Plan Main Modifications.

Following the consultation, the Inspector will complete his report, recommending any changes that he considers necessary to the Local Plan.

After adoption of the Local Plan, a Post Adoption SA Statement will be completed.





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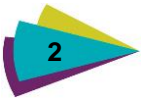
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# 1. Introduction

## 1.1 Background

Canterbury City Council (the Council) submitted the Canterbury District Local Plan Publication Draft (June 2014)<sup>11</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>12</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>13</sup> presenting the findings of this assessment was submitted alongside the draft Local Plan to the Planning Inspectorate.

## 1.2 The Canterbury District Local Plan

### Requirement to Prepare a Local Plan

The National Planning Policy Framework (NPPF) (March, 2012)<sup>14</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>15</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*".

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<sup>11</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>12</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>13</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>14</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].



## 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>16</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>17</sup> prepared by Amec Foster Wheeler which considered the sustainability strengths and weaknesses of the plan options.

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>18</sup> and Strategic Housing Land Availability Assessment (SHLAA)<sup>19</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>20</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>21</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.

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<sup>15</sup> Department for Communities and Local Government (2014) *Planning Practice Guidance*. Available from <http://planningguidance.planningportal.gov.uk/> [Accessed June 2015].

<sup>16</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>17</sup> Entec (2010) *Sustainability Appraisal of the Core Strategy Development Options*, January 2010.

<sup>18</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>19</sup> Available from <https://www.canterbury.gov.uk/planning/planning-policy/examination-documents/> [Accessed November 2015].

<sup>20</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>21</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].

## Examination in Public

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>22</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. In his additional note to the Council, accompany this letter with regard to SA he concluded that '*the SA is a reliable part of the evidence base*'. 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.

As part of the Council's response to the Inspector's request, it reviewed the existing housing allocations contained in the draft Local Plan to take account of new information and, as a result, additional site allocations were also been identified. These revisions were set out in the Canterbury District Local Plan Publication Draft: Proposed Amendments (November 2015) (the proposed amendments to the draft Local Plan). Consultation on the proposed amendments to the draft Local Plan began on the 27<sup>th</sup> November 2015 and ended on 22<sup>nd</sup> January 2016.

Nine omission housing sites were submitted during consultation on the proposed amendments and these were subject to SA.<sup>23</sup>

Stage 2 Hearings of the EiP took place between 19<sup>th</sup> July 2016 and the 21<sup>st</sup> July 2016. Housing supply and housing allocations were considered at these hearings. 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 and these were also subject to SA.<sup>24</sup>

The Council produced a document setting out proposed modifications to the draft Local Plan identified over the course of the Examination and sent those to the inspector on the 25<sup>th</sup> November 2016.<sup>25</sup>

On the 15<sup>th</sup> December 2016 the Inspector wrote to the Council setting out the Main Modifications he considered necessary to make the Local Plan sound.<sup>26</sup>

## 1.3 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

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<sup>22</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].

<sup>23</sup> Canterbury City Council (June 2016) Addendum to the Sustainability Appraisal of the Canterbury District Local Plan, Omission Housing sites Report [https://www.canterbury.gov.uk/media/1219479/37340-Omission-Housing-Sites-SA-Report\\_JUNE-FINAL.pdf](https://www.canterbury.gov.uk/media/1219479/37340-Omission-Housing-Sites-SA-Report_JUNE-FINAL.pdf)

<sup>24</sup> Canterbury City Council (June 2016) Addendum to the Sustainability Appraisal of the Canterbury District Local Plan, Omission Employment sites Report [https://www.canterbury.gov.uk/media/1219164/FINAL-SA-Report-Additional-Employment-Site-Addendum-290616\\_FINAL.pdf](https://www.canterbury.gov.uk/media/1219164/FINAL-SA-Report-Additional-Employment-Site-Addendum-290616_FINAL.pdf)

<sup>25</sup> Canterbury City Council (November 2016) *Local Plan Main Modifications* <https://www.canterbury.gov.uk/media/1395258/Local-Plan-Main-Mods-251116.docx>

<sup>26</sup> M J Moore to K Britton, 15<sup>th</sup> December 2016 <https://www.canterbury.gov.uk/media/1395274/letter-to-CCC-from-Inspector-re-MM-15-Dec-16.docx>

assessment of the effects of certain plans and programmes on the environment, referred to as the SEA Directive<sup>27</sup>, and its transposing regulations the Environmental Assessment of Plans and Programmes Regulations 2004<sup>28</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:

- ▶ Core Strategy Options Report (2010)<sup>29</sup>;
- ▶ Development Requirements Study (2012)<sup>30</sup>;
- ▶ SHLAA (2012)<sup>31</sup>;
- ▶ Preferred Option Draft Local Plan (2013)<sup>32</sup>;
- ▶ Publication Draft Local Plan (2014)<sup>33</sup>; and

<sup>27</sup> Available from <http://eur-lex.europa.eu/legal-content/EN/TXT/HTML/?uri=CELEX:32001L0042&from=EN> [Accessed November 2015].

<sup>28</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].

<sup>29</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>30</sup> AMEC (2012) *Sustainability Appraisal of Development Scenarios, Technical Note, June 2012*.

<sup>31</sup> AMEC (2012) *Sustainability Appraisal of Strategic Housing Land Availability Assessment: Technical Note*.

<sup>32</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>33</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].



- ▶ Canterbury District Local Plan Publication Draft Proposed Amendments (November 2015)<sup>34</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>35</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, appraisal of the omission housing and employment sites as detailed in Section 1.2 has previously been undertaken.

## 1.4 Purpose of this Report

This document is the February 2017 addendum to the Canterbury District Local Plan Publication Draft: Sustainability Appraisal Report. The purpose of this addendum is to assess the significant likely effects of the Main Modifications in order to update the previous SA as appropriate to ensure that all the likely significant effects of the Local Plan (to be adopted) have been identified, described and evaluated.

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>.

## 1.5 Structure of this Addendum

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

- ▶ **Section 2: Approach to the Sustainability Appraisal** - describes the approach to identifying those Main Modifications that are considered significant for the purposes of the SA and the approach to their assessment. **Appendix A** provides a record of the review of each Main Modification and details whether or not it is considered to be significant based on a draft set of Main Modifications that were provided by the Council to Amec Foster Wheeler for the purposes of the screening exercise. **Appendix B** provides an update to that exercise based on the final set of Main Modifications that the Council are now consulting on;
- ▶ **Section 3: Appraisal of Effects** – summarises the findings of the SA of the Main Modifications and **Appendix C** provides updates to the matrices for each policy chapter; **Appendix D** provides a summary of the SA of preferred sites; and

<sup>34</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>35</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 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 Main Modifications to the draft Local Plan and sets out the objectives against which those modifications that are considered to be significant 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>36</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 Determining the Significance for the SA of the Main Modifications

This section sets out the approach to determining the significance of the Main Modifications. National Planning Practice Guidance states (Paragraph: 023 Reference ID: 11-023-20140306: Revision date: 06 03 2014):

*“It is up to the local planning authority to decide whether the sustainability appraisal report should be amended following proposed changes to an emerging plan. A local planning authority can ask the Inspector to recommend changes to the submission Local Plan to make it sound or they can propose their own changes.”*

*“If the local planning authority assesses that necessary changes are significant, and were not previously subject to sustainability appraisal, then further sustainability appraisal may be required and the sustainability appraisal report should be updated and amended accordingly.”*

A Draft version of the Main Modifications to the Local Plan was provided by the Council to Amec Foster Wheeler on 16<sup>th</sup> December 2016. These were reviewed to determine whether or not they were significant and the need for any consequential changes to the previous appraisal work. This draft version of the Main Modifications is provided at **Appendix A** to this addendum.

There is no detailed guidance on how to determine significance in this context. The following text sets out how screening of modifications was undertaken in the context of the proposed modifications to the draft Local Plan.

The NPPF requires that Local Plans are positively prepared. This means that policies must be positively worded, for example:

*‘planning permission will be granted provided that’ and*

*‘development will be encouraged where it’*

rather than:

*‘The City Council will not allow development unless’.*

A number of Main Modifications to the Draft Local Plan are changes of this nature. They were not considered significant for the purposes of the appraisal because they involve re-wording the policy to ensure that it complies with national policy. The intent of policies that are modified in this way remains the same but they are cast in a positive manner as outlined above. Such changes were therefore not considered to affect the previous results of the appraisal of the policy against the SA objectives and **were not considered to be significant**.

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<sup>36</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.



Similarly a number of Main Modifications are proposed to make the wording and/or intent of policies clearer, for example the term 'major developments' is now defined. These **were not considered to be significant** for the purposes of the appraisal, **unless** they also introduced a new criterion or topic that has not been previously appraised.

Main Modifications to supporting text clarify how policies will be implemented and/or provide justification for them, such proposed modifications **were not considered to be significant**.

A number of policies also reflect changes in national policy relating to design standards for housing. Following the Housing Standards Review the Government announced that it was withdrawing the Code for Sustainable Homes and incorporated two elements relating to energy and water use into the Building Regulations. The Ministerial Statement also indicated that planning authorities should only use the standards emerging from the review process, including space standards for dwellings. This includes removing a requirement for a proportion of housing to achieve Lifetime Home Standard. Amendments to policy that involve deletion of references to the Code for Sustainable Homes, Lifetime Home Standard and replacement with references to the Building Regulations and nationally described space standards **were not considered significant** in themselves, i.e. they do not affect the outcome of the appraisal but the appraisal of policies has been amended to remove references to the Code for Sustainable Homes. A recommendation arising from this appraisal of the proposed modifications however is that the Local Plan could highlight the potential for the voluntary use of the Home Quality Mark, which has been designed by the Building Research Establishment as a replacement to the Code for Sustainable Homes.

Where Main Modifications involve the deletion of policies / sites these are acknowledged in the appraisal and the appraisal has been revised accordingly, e.g. references to the policy removed and the appraisal of the policy removed from the relevant matrix and associated text. Such changes **were not considered to be significant** (so the deletion of the policy has not been assessed). This is on the grounds that the Inspector considers the deletion necessary to make the plan sound.

Where Main Modifications involve the introduction of a new policy or site these have been treated as **significant** and have been appraised.

Where a Main Modification to a policy introduces an additional criterion, a judgement is made as to whether or not the modification would affect the previous appraisal and/or should be acknowledged in the appraisal. In such instances **significance was determined on a case by case basis** and a comment made on whether or not the previous appraisal has been amended and which SA objectives are affected.

There are some instances where the review of the modifications has suggested the opportunity for further suggested changes to optimise the performance of policies and these have also been included in the SA Report and are therefore considered **significant**.

**Appendix A** presents an analysis of the draft Main Modifications (received from the Council on the 16.12.16). The final column of the table indicates, for each modification, whether or not it was considered significant for the purposes of SA and why.

The Council has then provided Amec Foster Wheeler with a final version of the Main Modifications that it is consulting on. The screening exercise has been updated to reflect this. In the vast majority of cases the Main Modifications are the same as those provided in the draft version but there are some changes. In order to provide transparency and a full audit trail for the process that has been undertaken, **Appendix B** updates the work reported at **Appendix A** based on the final version of Main Modifications that the Council is now consulting on.

Main Modifications that are considered to be significant are summarised in **Section 3** of this report, together with an indication of why they are considered to be significant and implications for the SA. Full details of the proposed Main Modifications that the Council are consulting on are provided in **Appendix B** and consequential revisions to the matrices from the 2014 report are presented in **Appendix C**. Where the revision to matrices requires the removal of text this is indicated using ~~strikethrough~~, where new text has been added this is underlined. Similarly where the score has been amended on a matrix this is also indicated using ~~strikethrough~~ for the previous score and underlining for the new score.



## 2.3 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 Proposed modifications that are considered to be significant 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? 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?	Material assets
<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? 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?	N/A
<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	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	Landscape, Cultural Heritage Including Architectural and Archaeological Heritage, Soil

SA Objective	Key questions/guidance	SEA Dir. Topic
historic).	<p>archaeological and architectural interest?</p> <p>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?</p> <p>5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?</p>	
<p><b>6. Geology and Biodiversity</b> To avoid damage to geological sites and improve biodiversity.</p>	<p>6.1 Will it avoid damage to and enhance species and habitats?</p> <p>6.2 Will it minimise habitat fragmentation?</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>6.4 Will it ensure the sustainable management of natural habitats?</p> <p>6.5 Will it avoid damage to and protect geologically important sites?</p>	Biodiversity, Flora & Fauna
<p><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.</p>	<p>7.1 Will it reduce vulnerability to climate change?</p> <p>7.2 Will it reduce or minimise greenhouse gas emissions?</p> <p>7.3 Will it maintain and improve local air quality?</p> <p>7.4 Will it minimise the need for energy?</p> <p>7.5 Will it increase efficiency in the use of energy?</p> <p>7.6 Will it help to increase the share of energy generated from renewable sources?</p>	Air, Climatic factors
<p><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.</p>	<p>8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?</p> <p>8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?</p> <p>8.3 Will it help to manage and reduce the risks associated with coastal erosion?</p> <p>8.4 Will it reduce vulnerability to flooding and coastal erosion?</p>	Climatic factors, Water
<p><b>Just society that promotes social inclusion, sustainable communities and personal wellbeing</b></p>		
<p><b>9. Access to Services</b> Share access to services and benefits to prosperity fairly.</p>	<p>9.1 Will it improve social and environmental conditions in the most deprived areas?</p> <p>9.2 Will it increase economic activity?</p> <p>9.3 Will it improve access to skills and training for raising employment potential?</p> <p>9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?</p>	Human health, Population
<p><b>10. Sustainable Living and Revitalisation</b> To revitalise town and rural centres and to promote sustainable living.</p>	<p>10.1 Will it improve townscapes/rural centres and physical assets?</p> <p>10.2 Will it encourage more people to live in town centres?</p> <p>10.3 Will it improve provision of shops or services within town centre?</p> <p>10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?</p> <p>10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?</p>	Population, Human health, material assets
<p><b>11. High Quality Design and Sustainability</b> To encourage sustainable design and practice.</p>	<p>11.1 Will it use architectural design to enhance the local distinctiveness of development?</p> <p>11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?</p> <p>11.3 Will it minimise light and noise pollution?</p>	Material assets, Landscape, Cultural heritage
<p><b>12. Housing</b> To make suitable housing available and affordable to everyone.</p>	<p>12.1 Will it encourage more access to affordable housing?</p> <p>12.2 Will it encourage access to decent housing?</p> <p>12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?</p> <p>12.4 Will it reduce the number of unfit and empty homes?</p> <p>12.5 Will it reduce the number of empty homes?</p> <p>12.6 Will it reduce the level of homelessness in the District?</p>	Population, Human health

SA Objective	Key questions/guidance	SEA Dir. Topic
<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

SA Objective	SEA Directive Topic
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.

## 2.4 Appraisal of Policies

Where policies have been amended or deleted the implications for the previous SA are presented. **Appendix C** includes the appraisal of all policies

## 2.5 Appraisal of Sites

The SA of sites has considered four sites that are proposed to be added to the Local Plan. These sites have previously been assessed in the SA of omission housing sites (2016)<sup>37</sup> along with other sites but are considered in this report along with the other proposed allocations that make up the preferred development option so that the potential cumulative effects associated with the sites can also be assessed.

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>38</sup>), the same tailored SA matrix has been used to support the appraisal of the 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;
- ▶ 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**.

<sup>37</sup> Amec Foster Wheeler (June 2016) *Addendum to the Sustainability Appraisal Report of the Canterbury District Local Plan Publication Draft: Appraisal of Omission Housing Sites*

<sup>38</sup> AMEC (2012) *Sustainability Appraisal of Strategic Housing Land Availability Assessment: Technical Note*.

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.	?

An appraisal summary has been provided for each site (**Appendix D**). 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 as proposed to be modified.

## 2.6 When the SA was Undertaken and by Whom

This SA of the proposed modifications to the draft Local Plan was undertaken by Amec Foster Wheeler in January 2017 and February 2017, informed by the input of Council officers.

## 2.7 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

- ▶ 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>39</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; and

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.

The decision as to whether or not a proposed modification is significant or not for the purposes of the SA is set out in Section 2.2 of this report, with the results summarised in **Table 3.1** and an initial screening exercise based on a draft set of Main Modifications is presented in **Appendix A** of this report. Professional judgement was used to determine whether or not a proposed modification should be considered significant and consultation on this report provides an opportunity for consultees to provide their opinions on such judgements. An update to the screening exercise, based on the Main Modifications that the Council are consulting on is set out at **Appendix B**.

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<sup>39</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 Proposed modifications are consistent with this overall strategy.

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 Main Modifications that have not previously been subject to a SA to ensure that decisions with regards to amendments to policy and 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 modifications to the housing target (**Section 3.2**), policies that are considered significant (**Section 3.3**), sites that are proposed to be included in the Local Plan and proposed deletions (**Section 3.4**) before presenting the appraisal of the preferred configuration of housing site allocations which would form the preferred development option for the Local Plan (**Section 3.5**). **Section 3.6** then concludes with an update to the recommendations in the SA Report, including observations that have arisen from this latest iteration of the SA.

### 3.2 Appraisal of Revised Housing Target

The Main Modifications increase the overall housing requirement from 15,600 dwellings to 16,000 dwellings to be provided between 2011 and 2031. This section considers the implications of amending the requirement in this way. The dwelling requirement is set out in Policy SP2 and the appraisal of that policy is set out in **Appendix I** of the 2014 SA Report and significant effects are described in section 3.4.1 of the 2014 SA Report. An update to the appraisal of strategic policies is set out in **Appendix C** of this report. The proposed increase in dwellings represents an increase of around 400 dwellings, which is equivalent to an increase of 2.6%. This increase is not considered significant for the purposes of the SA. No adjustments to the previous appraisal of SP2 are considered necessary and the text in Section 3.4.1 of the 2014 SA Report does not require adjustment.



The proposed increase in dwellings lies within the envelope of dwelling numbers that have previously been assessed. The background to the previous work is set out in Section 3.3 of the 2014 SA Report. This includes a review of work undertaken in 2010 that considered 9 broad spatial options and work in 2011 that considered ten development scenarios, including economic and demographic led scenarios. The results of that work are summarised in the 2014 SA Report. Furthermore work undertaken in 2015<sup>40</sup> considered the implications of this revised dwelling requirement.

It is not considered necessary or appropriate to repeat this work again at this stage, i.e. to appraise the 16,000 dwelling requirement alongside higher or lower dwelling requirements because the Inspector considers a requirement of 16,000 dwellings necessary to make the Local Plan sound. The previous conclusions of the appraisal of SP2 have been revisited in light of this proposed modification and are considered to stand.

### 3.3 Appraisal of Policy Main Modifications

From the review of Main Modifications, set out in **Appendix A and B**, a number of modifications to policy that are considered to be significant have been identified. Relevant modifications and any consequential changes to the previous SA work are summarised in **Table 3.1** below. Changes to the detailed matrices contained in the 2014 SA Report are presented in **Appendix C** of this addendum.

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<sup>40</sup> Amec Foster Wheeler (2015) *Addendum to the Sustainability Appraisal Report of the Canterbury District Local Plan Publication Draft: Appraisal of Proposed Amendments*

Table 3.1: Main Modifications to Policies that are considered significant for the purposes of the SA

Local Plan page number	Summary of Main Modification	Why this change is considered significant for the SA
<b>Chapter 1: Strategy</b>		
23	Policy SP2 'Development Requirements' – revised dwelling requirement.	The revised housing figure is within the range considered by the scenarios (from 3,000 to 22,978 homes) previously appraised as part of the SA of the Development Requirements Study (CDLP 1.8 SA Technical note on development scenarios 2012 AMEC). However, to ensure that final development requirement figure has been appraised, the proposed revision is appraised in this addendum.
32	Delete Policy SP5	The deletion of the policy is reflected in the SA with the text and matrices amended accordingly to ensure that the final MM, any significant changes and resulting suite of policies has been appraised.
36	Amend Policy SP7	The modification clarifies the intention of the policy, e.g. by identifying the relevant European sites, rather than referring to 'sensitive international wildlife sites.' The extent of the Zone of Influences within which mitigation measures are required is also set out in the policy. The June 2014 SA identified the potential for a significant positive impact in relation to this policy and SA Objective 6 in relation to Geology and Biodiversity, the amendments do not affect the results of the previous appraisal in relation to this and other SA objectives but the SA has been updated to acknowledge the content of the policy.
<b>Chapter 2: Housing Development</b>		
44	Amendment to Table H1 relating to housing land supply.	See comments above in relation to MM23.
46	Policy HD1 'Housing Allocations' – list of allocations updated.	The sites have previously been assessed in earlier iterations of the SA. The results for these sites are presented in this addendum.
48	Proposed modification to the supporting text re the introduction of starter homes and potential impact on the mix of affordable housing.	This modification is necessary to ensure that the plan reflects national policy, however it also highlights uncertainties around the proportion of rented and intermediate tenure housing that might be provided. This uncertainty has been reflected in the appraisal of Policy HD2.
50	Policy HD2 Affordable Housing – amendment to the threshold at which affordable housing will be sought.	The SA has been updated to reflect this change in the threshold. The supporting text also references Starter Homes as part of the portfolio of affordable housing and this has been acknowledged in the appraisal.

Local Plan page number	Summary of Main Modification	Why this change is considered significant for the SA
56	Policy HD5 Conversion of Rural Buildings – period for continual marketing adjusted from 2 years to 1 year.	The change in the period required for marketing (from two years to one year) is acknowledged in the SA Report but having reviewed the previous assessment no changes to the previous appraisal are considered necessary.
60	Policy HD7 Purpose Built Student Accommodation – includes the Council's intention to support proposals on campus.	Policy appraisal updated to reflect the intention to support proposals on campus.
64	Policy HD10 (untitled) but relates to provision of sites for Gypsies and Travellers.	The modifications amend the criteria, including the introduction of an environmental management plan where appropriate. The appraisal of the policy is included in the addendum at Appendix B.
<b>Chapter 3: Economic Development and Employment</b>		
80	Policy EMP7 'University of Kent' – transport added as a material consideration.	<p>The modifications are in part required to make the policy compliant with the NPPF. Transport is identified as a consideration in relation to future development.</p> <p>It is noted that the SA of the Draft Local Plan (CDLP 10.6 Sustainability Appraisal CDLP Publication Draft June 2014 Amec) contains the previous SA of the policy, and it is considered that the modest nature of the changes to the policy do not affect the findings of the earlier SA. The appraisal of the policy is included in the addendum at Section 3.3.</p>
82	Policy EMP12 'Agricultural Land' – clarifies that sites should be sought within the urban area or on poorer quality agricultural land.	<p>The modification clarifies the intent of the policy and seeks to prioritise development with urban areas or on poorer quality agricultural land.</p> <p>It is noted that the SA of the Draft Local Plan (CDLP 10.6 Sustainability Appraisal CDLP Publication Draft June 2014 Amec) contains the previous SA of the policy, and it is considered that the modest nature of the changes to the policy do not affect the findings of the earlier SA. The appraisal of the policy is included in the addendum at Section 3.3.</p>
<b>Chapter 4: Town Centres and Leisure</b>		
90	TCL(A) 'Retail hierarchy' – new policy	New policy requiring appraisal.
94	TCL3 'Mixed shopping frontages' – additional criteria proposed relating to promoting a mix of A1 to A5 uses and a	Whilst the overall conclusions of the previous appraisal of this policy against the SA Objectives stand (see CDLP 10.6 Sustainability Appraisal CDLP Publication Draft June 2014 Amec) references to mixed shopping frontages in the appraisal matrices have been removed.

Local Plan page number	Summary of Main Modification	Why this change is considered significant for the SA
	diverse retail offer.	
99	Policy TCL6: 'Main Town Centre Uses' – additional criteria proposed relating to connectivity with the town centre and the need for impact assessment.	<p>The modification to the policy (for example the implications of the amendment to criterion c) has been assessed and it is considered that the original appraisal of the policy against the SA Objectives stands and no further changes to the appraisal are required as a result of the proposed modifications. The appraisal of the policy is included in the addendum at Section 3.3. .</p> <p>The change in relation to the threshold for impact assessments reflects guidance at the national level and is not therefore considered significant for the purposes of the appraisal.</p>
101	Policy TCL7 Wincheap Retail Area – new criteria proposed, including a commitment to prepare an overall masterplan for the area.	<p>The modification is not considered significant for the purposes of the appraisal. The changes are to achieve clarity and to cross reference other relevant policies. However the revised justification for the policy highlights the intention to prepare a development principles document that includes consideration of the needs for any existing occupants that may not wish to remain when redevelopment takes place. Arguably the requirement to consider the future needs of existing occupants could also be referenced in the policy as it will have greater weight. This SA Report recommends that approach.</p>
<b>Chapter 5: Transport Infrastructure</b>		
121	Policy T8 'Whitstable Park and Ride' – additional commitment to avoid or mitigate potential harm to scientific or nature conservation interests.	<p>The SA has been amended to acknowledge the commitment to avoidance and mitigation measures in the policy and the relevance to SA Objective 6 'Geology and Biodiversity'.</p>
<b>Chapter 6: Tourism and Visitor Economy</b>		
136	Policy TV3 'Visitor Accommodation' – modify marketing requirement from 2 to 1 year.	<p>The change in the period required for marketing (from two years to one year) should be acknowledged in the SA Report but having reviewed the previous assessment no changes to the previous appraisal are considered necessary.</p>
138	Policy TV5 'Marina Provision' – masterplan or design brief required for new proposals.	<p>The previous appraisal took criteria a) on design into account so the appraisal needs to be updated. The policy now encourages the use of a Masterplan or development brief to inform development, rather than reliance on more general policies and this is reflected in the revised appraisal for the policy included in the addendum, although the overall score is not affected (minor positive).</p>
<b>Chapter 7: Climate Change, Flooding, Coastal Change and Water Resources</b>		

Local Plan page number	Summary of Main Modification	Why this change is considered significant for the SA
146	Policy CC1 'Renewable and Low Carbon Energy Production Development (apart from wind energy development).' The proposed modification includes a new criteria relating to the protection of best and most versatile agricultural land.	The modification includes a provision to protect best and most versatile agricultural land and clarifies that, until suitable sites are allocated for wind energy development, applications should be assessed in accordance with the Written Ministerial Statement and briefing paper referred to. The SA of the policy has been amended and is included in this addendum.
148	Policy CC2 'Reducing Carbon Emissions From New Development' – modifications to reflect changes in national policy and opportunities to use landform etc. to minimise energy consumption, e.g. through passive solar gain.	The references to allowable solutions in the previous appraisal need to be deleted.
149	Policy CC3 'Local/District Renewable and Low Carbon Energy and Heat Production Schemes' (note proposed change to policy title) as well as criteria relating to local renewable energy/district heating.	The modification broadens the range of developments where local renewable energy schemes should be provided and puts the onus on developers to demonstrate that local schemes are not viable or feasible. These amendments are acknowledged in the addendum even if there is no impact on previous scoring against the SA objectives.
156	Policy CC10 'Coastal Protection Zones' – planning permission for new development will <u>normally</u> be refused.	The change to the wording is acknowledged in the appraisal where it refers to CC10 and the restriction of development in the Coastal Protection Zone but having reviewed the previous assessment no changes to the previous appraisal are considered necessary.
158	Policy CC11 'Sustainable Drainage Systems' – confirms the need for all developments to make provision for drainage and the use of sustainable drainage systems.	The modification highlights the wider role that SuDS can play and this should be reflected in the appraisal of the policy. A revised appraisal is included in this addendum.
161	Policy CC13 'Water Resources' – proposed modification requires housing and commercial development to incorporate suitable arrangements for the disposal of foul water into a sewerage system, at the nearest point of adequate	Appraisal amended to reflect references to the Building Regulations, rather than the Code for Sustainable Homes.

Local Plan page number	Summary of Main Modification	Why this change is considered significant for the SA
	<p>capacity, in consultation with the service provider.</p> <p>Policy also amended to reflect references to the Building Regulations, rather than the Code for Sustainable Homes</p>	
165	<p>Paragraph 8.8 of supporting text deleted as it referred to the Code for Sustainable Homes and Lifetime Home standard – to reflect changes in policy at the national level.</p>	<p>References to the Code for Sustainable Homes, which was withdrawn by Central Government has been removed from the SA Report.</p> <p>In light of changes in government policy the Local Plan could highlight the use of the Home Quality Mark on a voluntary basis.</p>
<b>Chapter 8: Design and the Built Environment</b>		
166	<p>Policy DBE1 'Sustainable Design and Construction' proposed modification clarifies the need for sustainable statements and evidence of how development proposals have responded to guidance adopted by the City Council.</p>	<p>Whilst the changes to the policy and associated tables reflect national policy the results of the previous appraisal have been revisited to reflect these changes.</p> <p>The policy could be amended to reference the voluntary use of the Home Quality Mark or similar standards.</p>
166/167	<p>Table D1: Sustainable Design and Construction Measures Checklist – modification to table, e.g. in relation to energy reduction measures.</p>	<p>Review scoring for DBE1 in relation to relevant objectives. Amendments to Table D1 and D2 have been acknowledged in the appraisal.</p> <p>References to Lifetime Homes in the SA should be removed.</p>
169	<p>Policy DBE2 'Renewable Energy' - the proposed modification introduces reference to the Written Ministerial Statement (HCWS42) and the briefing paper Planning for Onshore Wind (House of Commons, June 2015) and their role in determining planning applications, until such time as local policies are developed.</p>	<p>Reflect the transition measures in the appraisal of Policy DBE2.</p>

Local Plan page number	Summary of Main Modification	Why this change is considered significant for the SA
172/173	Policy DBE3 'Principles of Design' - introduces a range of new criteria that contribute to design.	The first amendment is required to make the policy compliant with the NPPF and are not therefore significant for the purposes of the appraisal.  The change at criterion k) and l) has been acknowledged in the SA report and will impact positively on the assessment of DBE3, e.g. in relation to objective 4 Transport.
173	Policy DBE4 'Modern Design' – delete policy	The SA has been amended to acknowledge that the policy has been deleted.
173/174	Paragraph 8.26 - this is a proposed amendment to the supporting text explaining the role of design and access statements and the types of application that will need to prepare them.	The modification has been acknowledged in the appraisal of policies relating to design and the built environment.
175	Policy DBE5 'Design and Access Statements' – delete policy	The SA has been amended to acknowledge that the policy has been deleted.
175	Table D2 Energy Statements - deleted	The SA has been amended to acknowledge that the table has been deleted.
176	Policy DBE6 'Sustainability Statements' – delete policy	The SA has been amended to acknowledge that the policy has been deleted.
179	Policy DBE7 'Residential Space Standards' – amended to reflect changes in national policy.	The deletion of references to the Lifetime Home Standards has been reflected in the SA.
181	Paragraph 8.48 – reference to Lifetime Home Standard deleted.	The deletion of references to the Lifetime Home Standards has been reflected in the SA.
182	Policy DBE8 'Inclusive Design' – reference added to Building Regulations to reflect changes in national policy.	The SA has been amended to reflect the modifications to the policy.
183	Policy DBE9 'Residential Intensification' – delete policy	The SA has been amended to acknowledge that the policy has been deleted.



Local Plan page number	Summary of Main Modification	Why this change is considered significant for the SA
188	Policy DBE10 'Alterations and Extensions' – additional criteria proposed, e.g. size, bulk, mass and height.	The modifications are consistent with the NPPF and should result in a significant positive effect in relation to SA Objective 11. In the previous SA a minor positive effect was identified.
191	Policy DBE12 'Public Open Space' – additional criteria added, including the creation of opportunities for wildlife habitats and corridors.	The modification in relation to the new criterion e) has been acknowledged in the revised appraisal against SA objective 6 'Geology and Biodiversity.'
<b>Chapter 9: Historic Environment</b>		
200	Policy HE1 'Historic Environment and Heritage Assets' – proposed modification to criteria in the policy.	The modification is considered significant and has been acknowledged in the revised appraisal.
<b>Chapter 10: Landscape and Biodiversity</b>		
227	Policy LB1 'Kent Downs Area of Outstanding Natural Beauty' – criteria added relating to reflect national policy and the potential for major developments and proposals to be permitted in exceptional circumstances.	The potential for major developments and proposals to be permitted in exceptional circumstances has been acknowledged in the appraisal for LB1.
229	Policy LB2 'Areas of High Landscape Value' modifications in relation to heritage as a material consideration.	The SA for LB2 has been revised to acknowledge the reference to heritage as a factor in relation to SA objective 5 'Countryside and Historic Environment.
234	Modification to supporting text confirming the arrangements that are in place to manage access to the Thanet Coast and Sandwich Bay SPA/Ramsar (Thanet Coast SAC) and is linked to the revisions of SP7.	This modification has been acknowledged in the addendum to the Sustainability Appraisal.
235	This proposed modification updates the Draft Local Plan to confirm that there was	This update to the baseline is acknowledged in the addendum to the Sustainability Appraisal.

Local Plan page number	Summary of Main Modification	Why this change is considered significant for the SA
	unlikely to be a significant impact on the Blean SAC resulting from air pollution from increased housing.	
236	Policy LB6 'Sites of Special Scientific Interest' - the proposed modification clarifies that Policy LB6 applies to Marine Conservation Zones	Acknowledged in the appraisal of the policy against SA Objective 3 'Water Quality.'
246	Policy LB10 'Trees, Hedgerows and Woodland' - the proposed modification introduces new criteria relating to decision making and mitigation/compensation where existing trees, hedgerows, woodland or other features of landscape importance would be lost.	Acknowledged in the appraisal of the policy against relevant SA objectives.
<b>Chapter 11: Open Space</b>		
255	Policy OS1 'Local Green Space' – two sites (rather than three) now proposed to be designated as Local Green Space.	Appraisal of Policy OS1 updated to reflect the proposed change.
268	Table on open space standards replaced.	The amended requirements set out in the appraisal of Policies relating to Open Space have been amended.
<b>Chapter 12: Quality of Life</b>		
283	Policy QL11 'Air Quality' – proposed modification introduces the need to offset or mitigate potential impacts on air quality. Text relating to the restriction of sensitive development in Air Quality Management Areas proposed to be deleted. The need to take account of cumulative effects is included in the Main Modification.	The modifications to the policy have been reflected in the appraisal matrix, which previously interpreted QL11 as restricting development (see <b>Appendix B</b> of this report). The need to take account of cumulative effects included in the Main Modification has been acknowledged in the appraisal.



<b>Local Plan page number</b>	<b>Summary of Main Modification</b>	<b>Why this change is considered significant for the SA</b>
285	Policy QL13 'Waste Management and Recycling' – delete policy	The SA has been amended to acknowledge that the policy has been deleted.

Section 3.4 of the 2014 SA Report includes a commentary on the performance of each chapter. A commentary is provided below on whether or not it is necessary to update the text and updated text is provided in those instances where it is.

### Strategy

The modifications to this Chapter of the Local Plan are summarised in **Table 3.1** above. Section 3.4.1 of the 2014 SA Report describes the significant effects associated with this Chapter. Having reviewed the modifications against that text, it is concluded that no changes are required to section 3.4.1 in the 2014 SA Report.

### Housing Development

The modifications to this Chapter of the Local Plan are summarised in **Table 3.1** above. In light of the modifications, section 3.4.2 of the 2014 SA Report should be amended as follows (new text is underlined and deleted text indicated by ~~strike through~~):

The policies in the housing chapter would have significant positive effects against the Housing, Rural/Coastal Communities and Economy and Employment SA objectives. With regard to the Housing SA objective, policies HD1 and HD2 would assist in the delivery of large scale housing development which will help meet demand for housing in the District and also ensure that there is a supply of affordable homes. Significant positive effects would occur on the Economy and Employment SA objective as policies in this chapter would not only result in investment in the construction industry, but also ensure that there is a supply of housing, including affordable housing, for workers in the District. Some uncertainty is identified in the longer term in relation to the significant positive effects identified in relation to the Housing and Economy and Employment SA objectives because the Main Modifications include a reference to Starter Homes as a form of affordable housing. This modification is necessary to make the Local Plan compliant with national policy but the supporting text to the policy (page 48), recognises that the target of affordable housing tenure of 70% rented and 30% suitable intermediate tenure may have to be compromised in order to deliver the overall target of affordable units. This could impact on the diversity of the workforce that is able to obtain a new home in the City, particularly in the long term and the range of affordable housing that is available. A significant positive effect is still identified but with some uncertainty in the longer term.

However, there would be significant negative effects against four of the SA objectives, namely: Transport; Natural Resources; Waste; and Climate Change. Policy HD1 would be expected to result in significant negative effects on the Transport SA objective in the medium and long term. This is due to the fact that the scale of development proposed under this policy would significantly increase the need to travel by unsustainable forms of transport and contribute to road traffic and congestion. Policy HD1 is also likely to result in significant negative effects on the Use of Land SA objective as there would be significant development on greenfield land. However, there is potential for policies outside this chapter (which provide the quantum of growth and their overall location) to include reference to the preferential use of previously developed land and/or to minimise the development of best and most versatile land (consistent with paragraphs 111 and 112 of the NPPF) which may, to some limited extent, mitigate the effect on greenfield land take.

A significant negative effect is predicted against the Waste SA objective as the new housing proposed in Policy HD1 in particular would substantially increase the volume of municipal waste arising. Significant negative effects are also expected against the Natural Resources SA objective as the construction and operational usage of the housing proposed would increase the demand for materials, energy and water in the District. This additional housing would also result in an increase in greenhouse gas emissions in the District, and therefore a significant negative effect is predicted against Policy HD1. The effects of the proposed development outlined in these policies could be mitigated by the application of other draft Local Plan policies (see policies DBE1, DB3, DBE6, CC12 for example); however, the scale of development would still result in overall negative effects for these appraisal objectives.

There is an uncertain/ negative effect against the Geology and Biodiversity SA objective. The major sites allocated for housing (under Policy HD1) are not within statutory biodiversity designations and most sites are likely to be of low biodiversity quality. However, the scale of development may affect some protected species through habitat loss, disturbance or recreational pressure.

### Economic Development and Employment

The modifications to this Chapter of the Local Plan are summarised in **Table 3.1** above. Section 3.4.3 of the 2014 SA Report describes the significant effects associated with this Chapter. Having reviewed the modifications against that text, it is concluded that no changes are required to section 3.4.3 in the 2014 SA Report.

### Town Centres and Leisure

The modifications to this Chapter of the Local Plan are summarised in **Table 3.1** above. Section 3.4.4 of the 2014 SA Report describes the significant effects associated with this Chapter. Having reviewed the modifications against that text, it is concluded that no changes are required to section 3.4.4 in the 2014 SA Report.

### Transport Infrastructure

The modifications to this Chapter of the Local Plan are summarised in **Table 3.1** above. In light of the modifications, section 3.4.5 of the 2014 SA Report should be amended as follows (any new text is underlined and deleted text indicated by ~~strike through~~):

Modelling suggests that an increasing population will lead to a rise in traffic within the District, however, measures proposed in the draft Local Plan should reduce congestion through improvements to the transport network in key locations and the promotion of alternative modes of transport. In this context, policies T1-T4 are expected to have a significant positive effect on the Transport SA objective through promoting sustainable transport and offering alternatives to the car. Policies T9 and T10, meanwhile, will have a significant positive effect on this objective through controlling car parking. Policies T4-T8 will contribute towards both offering more sustainable options for travel and controlling parking through increasing capacity in park and ride sites. Policies T11 and T15 provide infrastructure to help manage the network and mitigate against increased congestion expected from increased population in developments. Policy T17 also seeks to provide infrastructure when required and measures to reduce demand for travel.

The impact of policies T1-T8 on promoting more sustainable travel, and policies T9 and T10 in implementing parking restrictions, would be expected to have a significant positive effect on the Climate Change SA objective. This is further supported through policies T11-T15 which aim to reduce current and forecast congestion by providing new roads. However, the construction and completion of the network improvements may (over the long term) accommodate or possibly contribute to the generation of further traffic. The net effect is likely to be localised improvement in air quality; however, overall, there may be an increase in vehicle emissions from increased movements, associated with these policies.

The provision of transport infrastructure under policies T11-T15 is expected to have a significantly positive effect on the Access to Services and Economy and Employment SA objectives through improving transport connections and reducing the congestion expected from increased population associated with new developments. As a result, cumulatively the transport policies are expected to have a significant positive effect on these objectives.

Policies T16 and T10 drive the significant positive cumulative effects of transport policies on the Countryside and Historic Environment SA objective through protecting rural landscape along rural lanes and the historic character of the city centre.

Policy T8 as amended has a significant positive effect in relation to the SA objective on Geology and Biodiversity as it seeks to ensure that any negative effects on biodiversity as a result of Park and Ride scheme at Whitstable are avoided, mitigated or compensated.

The policies contained in this chapter are likely to generate a number of potentially minor negative effects on air quality, land use, natural resources, water quality and waste, contingent on location, phasing and design.

The policies of this chapter have no clear relationships with the SA objectives related to the following areas: Flood Risk and Coastal Erosion; Natural Resources; and Waste.

## Tourism and Visitor Economy

The modifications to this Chapter of the Local Plan are summarised in **Table 3.1** above. Section 3.4.6 of the 2014 SA Report describes the significant effects associated with this Chapter. Having reviewed the modifications against that text, it is concluded that no changes are required to the text in the 2014 SA Report. The SA of the modification to Policy TV3 recommends that the policy is amended so that evidence is provided of businesses being actively marketed continuously for one year, this would be consistent with the approach in Policy HD5 which relates to the marketing of rural buildings.

## Climate Change, Flooding, Coastal Change and Water Resources

The modifications to this Chapter of the Local Plan are summarised in **Table 3.1** above. Section 3.4.7 of the 2014 SA Report describes the significant effects associated with this Chapter. In light of the proposed modifications, section 3.4.2 of the 2014 SA Report should be amended as follows (new text is underlined and deleted text indicated by ~~strike through~~):

The policies contained in this chapter would have a significant positive effect on the Design SA objective. This reflects the scale of new developments proposed into which the outlined sustainability measures (policies CC2, CC3, CC11) would be incorporated. These measures include requirements for development to secure reduced carbon emissions zero carbon homes, low carbon energy and/or heat generation schemes such as Combined Heat and Power (CHP) and SuDS. The effects of policies CC2 and CC3 on the SA objective of Climate Change are also anticipated to be significantly positive.

Policies CC5 and CC6 restrict development within Flood Zones 2 and 3 and in the case of CC5 'no development will be permitted unless it satisfies the requirements of the Sequential Test and, where required, the Exceptions Test. ~~exceptional justification can be given~~'. Policy CC7, meanwhile, restricts development within the overtopping hazard zone, unless exceptional justification can be given'. Furthermore, Policy CC8 restricts all development (with some exceptions regarding extensions) outside the urban boundary of Faversham Road, Seasalter as this area is at risk from erosion and flooding. This has been assessed as having a cumulative positive effect on the Flood Risk and Coastal Erosion SA objective.

Policy CC1 as proposed to be modified is judged to have a significant positive effect in relation to SA objective on Natural Resources because it protects the best and most versatile agricultural land.

Positive effects on the SA objectives relating to the following areas are also noted: Economy and Employment; Geology and Biodiversity; Water Quality; and Natural Resources.

## Design and the Built Environment

The modifications to this Chapter of the Local Plan are summarised in **Table 3.1** above. Section 3.4.8 of the 2014 SA Report describes the significant effects associated with this Chapter. In light of the modifications, section 3.4.8 of the 2014 SA Report should be amended as follows (new text is underlined and deleted text indicated by ~~strike through~~):

The policies of the Design and Built Environment chapter as proposed to be modified are anticipated to have significant positive effects on the following SA objectives: Transport; Countryside and Historic Environment; Access to Services; Design; Quality of Life; and Natural Resources. In combination with design measures to maximise energy efficiency and minimise carbon emissions, policies DBE1, DBE3, ~~DBE6~~, DBE7 and DBE12 are anticipated to have significant positive cumulative effects on the Climate Change SA objective.

Minor positive effects are predicted on the Water Quality, Geology and Biodiversity, Use of Land, Sustainable Living and Waste appraisal objectives.

Changes in policy at the national have resulted in the withdrawal of the Code for Sustainable Homes and also placed restrictions on the ability of local authorities to set standards around sustainable design and construction in the context of new housing. It is suggested that Policy DBE1 could encourage the voluntary use of the Home Quality Mark (which has been developed by the Building Research Establishment as a replacement for the Code for Sustainable Homes. Policy DBE7 could also encourage voluntary use of the Lifetime Home Standard, which sets higher standards than Building Regulations in some instances.

Policy DBE10 as modified sets out a range of factors that will help ensure that alterations and extensions to existing buildings are compatible with the character of the original building and wider locality and a significant positive effect is anticipated against the SA Objective 11 'High Quality Design and Sustainability'.

### Historic Environment

The modifications to this Chapter of the Local Plan are summarised in **Table 3.1** above. Section 3.4.9 of the 2014 SA Report describes the significant effects associated with this Chapter. Having reviewed the proposed modifications against that text, it is concluded that no changes are required to section 3.4.9 in the 2014 SA Report.

### Landscape and Biodiversity

The modifications to this Chapter of the Local Plan are summarised in **Table 3.1** above. Section 3.4.10 of the 2014 SA Report describes the significant effects associated with this Chapter. Having reviewed the proposed modifications against that text, it is concluded that no changes are required to section 3.4.10 in the 2014 SA Report.

### Open Space

The modifications to this Chapter of the Local Plan are summarised in **Table 3.1** above. Section 3.4.11 of the 2014 SA Report describes the significant effects associated with this Chapter. Having reviewed the proposed modifications against that text, it is concluded that no changes are required to section 3.4.11 in the 2014 SA Report.

### Quality of Life

The modifications to this Chapter of the Local Plan are summarised in **Table 3.1** above. Section 3.4.12 of the 2014 SA Report describes the significant effects associated with this Chapter. Having reviewed the proposed modifications against that text, it is concluded that no changes are required to section 3.4.12 in the 2014 SA Report.

## 3.4 Cumulative Effects

Potential cumulative effects of the draft Local Plan policies are considered in Section 3.5 and Table 3.15 of the 2014 SA Report. Having reviewed the modifications, it is concluded that no changes to those elements of the 2014 SA Report are required.

## 3.5 Site Appraisal

The June 2016 Omission Housing Sites Addendum to the SA included the appraisal of the preferred development option. The appraisal is included in this Addendum below.

The modifications relating to sites are summarised in **Table 3.2** below and summaries of the appraisals for relevant sites are presented **Appendix D**.



Table 3.2: Main Modifications relating to sites and the significance for the SA

Local Plan page number	Summary of modification	Why this change is considered significant for the SA
27	Policy SP3 'Strategic Site Allocations Site 8' capacity of site amended from 500 to 800 dwellings.	The appraisal has been updated to acknowledge the revised capacity that is proposed for this site. The June 2016 Omission Housing Sites Addendum to the SA included the appraisal of this revised housing number as part of the appraisal of the preferred development sites. The appraisal is included in this Addendum.
28	Policy SP3 'Strategic Site Allocations Site 10' capacity of site amended from 810 to 310 dwellings.	The appraisal has been updated to acknowledge the revised capacity that is proposed for this site. The June 2016 Omission Housing Sites Addendum to the SA included the appraisal of this revised housing number as part of the appraisal of the preferred development sites. The appraisal is included in this Addendum.
28	Policy SP3 'Strategic Site Allocations Site 11' – Include site in Local Plan with capacity for 1,150 dwellings.	The site has been previously assessed (most recently included in the sites included in the preferred development option appraised in the Addendum to the Sustainability Appraisal Report of the Canterbury District Local Plan Publication Draft: Appraisal of Omission Housing Sites (June 2016)). The appraisal is included in this Addendum.
28	Policy SP3 'Strategic Site Allocations Site 12' – Include site in Local Plan with capacity for 300 dwellings.	The site has been previously assessed (most recently included in the sites included in the preferred development option appraised in the Addendum to the Sustainability Appraisal Report of the Canterbury District Local Plan Publication Draft: Appraisal of Omission Housing Sites (June 2016)). The appraisal is included in this Addendum.
72	Policy EMP1 – updates sites, including deletion of some sites and amendments to the capacities of others.	The sites have previously been assessed (CDLP 10.15 Addendum to the Sustainability Appraisal Report of the Canterbury District Local Plan Publication Draft: Appraisal of Omission Employment Sites, June 2016) and the appraisal of each site and potential for cumulative effects is presented in the addendum.

The composition of the revised preferred development option is detailed in **Table 3.3** and includes (for completeness) the remaining existing allocations identified in the draft Local Plan that are unchanged since 2014 (including dedicated employment sites allocated under Policy EMP1 of the draft Local Plan and identified in the Canterbury District Employment Land Review (ELR) (2012). This was originally included in the 2015 work on omission sites and has been updated to reflect the proposed modifications in Policy EMP1.

**Table 3.3 Configuration of Proposed Sites in the Revised Preferred Development Option including sites in the proposed modifications**

SHLAA/ELR Ref	Site	Housing	Employment ( <u>Site size, ha</u> )*
<b>Canterbury</b>		<b>6,175</b>	<b><u>26.25</u> <del>23.75</del> – <del>26.75</del></b>
SHLAA-206	South Canterbury	4,000	17- 20
SHLAA-220	Ridlands Farm and Langton Fields, Canterbury	310	
SHLAA-228	Howe Barracks	500	
SHLAA-038	St Martin's Hospital	200	
SHLAA-210	Land at and adjacent to Cockerling Farm, Thanington	1,150	1.4
SHLAA-230	Kingsmead	15	
EL2	Broad Oak Road/ Vauxhall Road, Sturry		1.4
<b>EL3</b>	<b>Canterbury West Station</b>		<b>0.4</b>
EL4	Innovation Centre, University of Kent		3.45
EL27	Office Connection site, St Andrews Close		0.1
<b>Herne Bay</b>		<b>3,242</b>	<b>28.6</b>
SHLAA-129	Land at Hillborough	1,300	9.5
SHLAA-011	Land at Strode Farm	800	4
SHLAA-012	Herne Bay Golf Driving Range	<del>80</del> <u>40</u> **	
SHLAA-199	Land adjacent to Herne Bay Golf Driving Range	<del>0</del> <u>40</u> **	
SHLAA-010	Land at Greenhill	300	
SHLAA-208	Herne Bay Golf Club	<u>572</u> ***	1 (mixed commercial)
SHLAA-013	Bullockstone Road	190	
EL11	Altira Park		6 (planning permission granted 4 ha of retail)
EL12-EL15	Eddington Lane		7.9
EL17	Metric Site		0.2
<b>Whitstable</b>		<b>700</b>	<b>7 3.6</b>
SHLAA-001	Land North of Thanet Way	400	
SHLAA-130	Land South of Ridgeway (Grasmere Pasture), Chestfield	300	1.1

SHLAA/ELR Ref	Site	Housing	Employment ( <u>Site size, ha</u> )*
SR7 (SHLAA-227)	Land South of Joseph Wilson Industrial Estate		2.5
EL20	Land at Wraik Hill		3.4
<b>Larger Villages</b>		<b>1,979 1,939</b>	<b>4.2</b>
SHLAA-177	Land between Sturry Hill (A291) and Shalloak Road	1,000	
SHLAA-148	Land North of Hersden	800	1
SHLAA-096	Spires Academy, Hersden	80	
SHLAA-211	Barham Court Farm, Barham	25	
SHLAA-226	Land at Bakers Lane, Chartham	20	
SHLAA-171	Land adjoining Cranmer & Aspinal Close, Bekesbourne	14	
<del>SHLAA-186</del>	<del>Brickfield Farm, Bridge</del>	40	
EL24	Canterbury Business Park (Highland Court)		1
SR6****_	Land North West of Sturry Road		2.2
<b>Smaller Villages</b>		<b>28</b>	
SHLAA-078	Land to the Rear of 51 Rough Common Road	28*****	
<b>TOTALS</b>		<b>12,124 12,084</b>	<b>62.65 63.55 – 66.55 ha</b>

\*The additional work undertaken by the Council regarding refining site areas and employment floorspace has not resulted in a material change to the assessment.

\*\*Note that the combined capacity of sites SHLAA-012 and SHLAA-199 has been calculated as a range, between 70 - 90 dwellings and so the midpoint (a total of 80) has been selected.

\*\*\*Site SHLAA-208 is allocated for 600 dwellings but the figure in the table reflects the permission granted in October 2015.

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

\*\*\*\*\*SHLAA-078 was previously assessed on the basis of 16 dwellings. It was included in the November 2015 SA Report on Omission Housing Sites as a new allocation for 28 dwellings and has been reassessed on that basis.

The collective performance of the sites that comprise the Council's revised preferred development option has been considered against the 16 SA objectives. This was presented in the 2015 report on omission sites. The updated results of this appraisal having regard to the proposed modifications are presented in **Table 3.4**.

Table 3.4 Results of the SA of the Proposed Sites in the Revised 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-001	+	+	?	+	-	-	0/?	?	+	-	?	++	?	--	?	?
SHLAA-010	+	++	?	++	-	0/?	0/?	?	++	-	?	++	?	--	?	?
SHLAA-011	++	++	--	+	-	0/?	--	--	+	--	?	++	?	--	?	?

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-012*	+	+	0/?	+	-	0	0/?	?	+	+/-	?	+	?	-	?	?
SHLAA-013	+	+	-	0	-	-	0/?	?	+	-	?	++	?	--	?	?
SHLAA-038	+	?	0	++	-	+	0/?	?	+	+	?	++	?	++	?	?
SHLAA-078*	+	+	-	+	--	-	0/?	?	+	-	?	+	?	-	?	?
SHLAA-096	+	+	?	--	++	?	0/?	?	+	--	?	++	?	++	?	?
SHLAA-129	++	++	?	--	--	-	+	?	++	--	?	++	?	--	?	?
SHLAA-130*	++	+	-	+	--	-	--	--	+	+	?	++	?	--	?	?
SHLAA-148*	++	++	0	++	--	-	+	?	++	--	?	++	?	--	?	?
SHLAA-171*	+	+	0	-	--	-	0/?	?	0	-	?	+	?	-	?	?
SHLAA-177	++	++	--	++	--	--	+	?	++	--	?	++	?	--	?	?
SHLAA-186*	+	+	0	++	--	-	0/?	?	++	-	?	+	?	-	?	?
SHLAA-199*	+	+	0	+	-	-	0/?	?	+	+/-	?	+	?	-	?	?
SHLAA-206	++	?	0	--	--	++	++	?	++	--	?	++	?	--	?	?
SHLAA-208	++	++	--	--	--	--	--	--	++	--	?	++	?	--	?	?
SHLAA-210*	++	?	0	--	--	-/?	+	?	++	--	?	++	?	--	?	?
SHLAA-211	0	+	?	+	--	-	-	-	+	--	?	+	?	-	?	?
SHLAA-220*	+	?	-	--	--	-	?	?	++/-	-	?	++	?	--	?	?
SHLAA-226	+	+	0/?	+	-	-	0/?	?	+	--	?	+	?	-	?	?
SR7 (SHLAA-227)	++	++	0/?	?	--	0/?	0/?	?	+	0/?	?	0/?	?	-	?	?
SHLAA-228	++	?	--	-	--	--	0/?	?	++/-	+	?	++	?	++	?	?
SHLAA-230	+	?	--	++	-	-	-	-	++	+	?	+	?	-	?	?
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 revised preferred development option would deliver a total of 12,084 dwellings and 62.65 ha of employment land (gross). This has been assessed as having a significant positive effect on the economy

(SA Objective 1) and housing (SA Objective 12). With the exception of SHLAA 171, all of the sites that comprise the revised 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 positive effect on rural/coastal communities (SA Objective 2) with 12 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 housing and/or employment land in the rural and coastal parts of the District. Six sites have 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.

The development of St Martin's Hospital (SHLAA-038), Spires Academy, Hersden (SHLAA-096) and Howe Barracks (SHLAA-228) would involve the reuse of substantial areas of previously developed land and in consequence, these sites have been assessed as having a significant positive effect on land use (SA Objective 14). South Canterbury (SHLAA-206), meanwhile, 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 potential for a local renewable/low carbon or district heating scheme, proposed delivery of a combined heat and power (CHP) facility on-site.

No further significant positive effects were identified during the appraisal of the revised 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 seven 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 revised preferred development option have been assessed as having a negative effect on geology and biodiversity (SA Objective 6). Land between Sturry Hill (A291) and Shalloak Road (SHLAA-177), Herne Bay Golf Club (SHLAA-208), Land at and adjacent to Cockerling Farm (SHLAA-210), Howe Barracks (SHLAA-228) and Eddington Lane (EL12-15) have been assessed as having a significant negative effect on this objective. In the case of the SHLAA-177, 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. Howe Barracks, meanwhile, is in close proximity (circa 250m) of a SSSI.

No further significant negative effects have been identified during the appraisal of the revised 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)).

### 3.6 Recommendations

The 2014 SA Report included a set of recommendations and these are set out below in **Table 3.5** with an update in light of the proposed modifications in the third column. Additional observations that have arisen from this appraisal of the proposed modifications are presented at the end of the table. They are included in this addendum as observations that could be taken forward as minor modifications to improve the plan.

Table 3.5: Recommendations (Replacing Table 3.14 of the 2014 SA Report)

Preferred Option Draft Local Plan SA Recommendations	Council Response or Amendment <sup>41</sup>	Update in light of Proposed Modifications
<p>The strategy for sustainable development referenced in policy SP1 is not defined. Whilst the accompanying text in the preamble to the policy identifies the key elements of a local definition of sustainable development and then goes on to say that the policies and proposals in the Local Plan provide a robust response to aiding the achievement of sustainable development, there is no sustainable development strategy identified (although an Environmental Strategy is referenced earlier in the chapter). It is suggested that if the intention was to ensure that all readers of the plan considered the policies together (and so did not read individual policies in isolation) the wording is amended in the policy to achieve this; however, if the intent was to refer to a sustainable development strategy, further substantiation is needed.</p>	<p>Policy SP1 includes the following: “Where the Council considers that a proposal would directly undermine the strategy for sustainable development set out in this plan, such proposals will not be approved”.</p> <p>The strategy for sustainable development referred to in policy SP1, is the entirety of the Local Plan.</p>	<p>The text that the Council referred to in its response is proposed to be deleted. The recommendation is withdrawn as the policy reflects the approach in the NPPF.</p>
<p>Preferential use of previously develop land/minimising loss of best and most versatile land appears to be missing from Local Plan policies. It is suggested that the Council consider the inclusion of text that addresses NPPF paragraph 111 which states 'Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. Local planning authorities may continue to consider the case for setting a locally appropriate target for the use of brownfield land' and paragraph 112 'Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality'. This could be addressed under either modification to SP4 (part 5 and replacing the currently unidentified cross reference given to policy EMP**) or to DBE1 (given introduction text (5.7) which begins 'Land is a finite resource...').</p>	<p>Additional text has been inserted after paragraph 1.53 of the draft Local Plan:</p> <p><i>“The NPPF says that planning should “encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value”. The Council was very successful in the previous Local Plan in directing development to previously-developed land, achieving up to 80% development on brownfield land in recent years.</i></p> <p><i>The draft Local Plan, despite needing to allocate land on greenfield sites, still allocates approximately 30% of housing development on previously-developed land. Beyond the sites allocated in the draft Local Plan, the Council will encourage developers to consider whether there is previously developed land available in suitable locations for new development, rather than locating development on fresh land”.</i></p>	<p>Recommendation addressed.</p>
<p>Need to ensure effects of development on existing waste management infrastructure are considered in development (particularly for sites of scale listed in SP3).</p>	<p>Whilst no changes have been made to Policy SP3 itself, the amendment to DB6, in which the sustainability statement is now applied to all strategic sites identified in SP3 will mean</p>	<p>Recommendation addressed. Policy DB6 is proposed to be deleted. The proposed modification to Policy SP3 requires a comprehensive masterplan for strategic site</p>

<sup>41</sup> Canterbury City Council Report to Overview Committee ‘Canterbury District Local Plan – response to “Preferred Options” consultation comments (Regulation 18); publication of pre-Submission Draft Plan (Regulation 19); and submission of draft Plan for Examination (Regulation 22)’, 2nd April

Preferred Option Draft Local Plan SA Recommendations	Council Response or Amendment <sup>41</sup>	Update in light of Proposed Modifications
	that the effects on waste management infrastructure of new development are considered.	allocations, including consideration of how they relate to their surroundings.
<p>Potential to also ensure opportunities to minimise/reduce waste generation once in use will also require consideration. Could most reasonably be captured in modification to DBE1 and referenced in policy to waste and recycling i.e. 'All development should respond to the objectives of sustainable development and reflect the need to safeguard and improve the quality of life for residents, conserve energy resources and protect and enhance the environment'. Accompanying text to the policy could outline what is included in this broader definition of resources.</p>	<p>Policy DBE1 amended to reflect recommendation as follows:  <i>"All development should respond to the objectives of sustainable development and reflect the need to safeguard and improve the quality of life for residents, conserve energy resources such as energy, and by reducing/minimising waste and protect and enhance the environment"</i>.</p>	<p>The text that the Council referred to is proposed to be deleted. However the first part of the policy includes the requirement to consider the reduction/minimisation of waste. Sustainability Statements will also be required for strategic sites and major development and these will consider waste management. No further action required.</p>
<p>Policy DBE6 requires that Sustainability Statement explaining how a range of sustainability measures in table D1 (which includes SuDS) have been taken into account to accompany the planning application. However, although the statement will be required for all development qualifying under the requirements of the General Development Order 1995, it may be useful for clarity to require that a statement will be required for all sites identified in policy SP3. We note the measures referenced in table D1 and would suggest that the some measures be modified (for example, 'the source of energy used' could be changed to 'preferential use of low carbon energy sources and evidence that on site renewables energy generation explored') and additional measures such as 'avoiding or minimising any emissions or discharges' could be added. Policy DBE6 also identifies that an Energy Statement is required in appropriate circumstances. It would be useful to clarify what would be required in such a statement and what circumstances require a statement to be completed.</p>	<p>Policy DBE6 amended to reflect recommendation as follows:  <i>"Sustainability statements including an energy statement, will also be required in appropriate circumstances, particularly with applications for major development, and should demonstrate how the proposal has responded to the objectives of sustainable development and taken into account the checklist in table D1.</i>   <i>In addition, a Sustainability Statement will be required for all the sites identified in policy SP3"</i>.</p>	<p>Policy DBE6 is proposed to be deleted. Policy SP3 clarifies that all strategic sites will require a sustainability statement. The proposed modifications to Table D1 include clarification of the content of an Energy Statement.             Policy CC3 encourages the use of local / district renewable and low carbon energy schemes for strategic sites and also evidence of why such schemes are not viable or feasible if they are not proposed.             No further action required.</p>
<p>Potential to add reference to Policy CC12 to the Water Framework Directive to address potential to exceed WFD water quality objectives as part of the first sentence 'The Council will require that new development incorporates well designed mitigation measures to ensure that there is no adverse effect on water quality, both during construction and during the lifetime of the development'. This would seek to ensure that any future development is consistent with the overall objectives and targets for water quality under the Water Framework Directive.</p>	<p>Policy CC12 has been amended to reflect additional references to the Water Framework Directive and on water quality:   <i>"The Council will require that new development incorporates well designed mitigation measures to ensure that the water environment does not deteriorate there is no adverse effect on water quality, both during construction and during the lifetime of the development. Furthermore, the Council will seek to ensure that every opportunity is taken to enhance existing aquatic environments and ecosystems. This will include the restoration of natural river features (including riverbanks) and removal of barriers to fish passage when appropriate opportunities arise.</i>   <i>Any new development must not place further pressure on the water environment and compromise Water Framework</i></p>	<p>Recommendation addressed. Note modification proposed to the last paragraph of the text provided by the Council to make it compliant with the NPPF.</p>



Preferred Option Draft Local Plan SA Recommendations	Council Response or Amendment <sup>41</sup>	Update in light of Proposed Modifications
	<i>Directive objectives”.</i>	
<p>Potential to enhance performance of Policy CC13 by including measures for maximising efficiency (reduction of leakage) and reducing water demand. These are mentioned in the context (including Code for Sustainable Homes) and are also consistent with the measures taken by water companies and their inclusion would make the policy stronger.</p>	<p>Policy CC13 has been amended to include measures to maximise water efficiency. The following additional text has been added:</p> <p><i>“Development should minimise water use as far as practicable by incorporating appropriate water efficiency and water recycling measures. In new homes, the Council will seek a required level of 105 litres maximum daily allowable usage per person in accordance with Level 4 of the Code for Sustainable Homes”.</i></p>	<p>Recommendation addressed – note that text amended to reflect changes in national policy but outcome is the same.</p>
<p>Potential to clarify what 'exceptional circumstances' are in Policy HE1, 'Development must conserve and where appropriate enhance, or reveal, the significance of heritage assets and their settings. Other than in exceptional circumstances development will not be permitted where it is likely to cause harm to the significance of heritage assets or their setting'.</p>	<p>Policy HE1 has been amended and the phrase 'exceptional circumstances' has been deleted. This also ensures consistency with the requirements of the NPPF.</p>	<p>Recommendation addressed. Note further changes to HE1 proposed but no impact on this recommendation.</p>
<p>Potential to revise Policy QL12 in a manner that is worded similarly to QL11 so that 'Development that could directly or indirectly result in material additional pollutants other than air and worsening environmental quality within the area surrounding the development site will not be permitted unless measures acceptable and agreed by the appropriate regulator have been taken as part of the proposal'.</p>	<p>No changes have been made to Policy QL12. This policy relies on other policies for the assessment of potential pollution impacts. Policy QL12 relates to the imposition of planning conditions / agreements to ensure that the risk of potential pollution impacts is minimised rather than the assessment of impacts.</p>	<p>No further action required.</p>
<p>We would encourage the Council to review its approach to presenting how it has addressed the requirements of the duty to co-operate and make earlier and clear reference to the many instances of how it has addressed the duty. The current section in the Vision chapter on the duty to co-operate acknowledges the long history of co-operation that the Council has had with the East Kent authorities and the Kent County Council, which informed the contributions to the South East Plan, the Sub-Regional Strategy and the Sustainable Community Strategy. However, it is not evident within this section, how the Council has worked with the range of identified bodies on the development of the current draft Local Plan.</p>	<p>Additional text to explain how the Council has met the duty to co-operate in paragraph 1.24 –1.33 of the draft Local Plan:</p> <p><i>“The Council has had extensive discussions with neighbouring Councils as the draft Plan has developed from the initial futures study. The clear intention is for the different areas of East Kent, with their strengths, to contribute different aspects of economic activity to a sub-regional “mosaic” economy. It is not considered that the provisions of the draft Plan will have a negative impact on the wider East Kent economy and that it may in fact have a positive long-term effect on other local economies in East Kent. The Council has also engaged with a range of other service providers, such as the Clinical Commissioning Group and South East Water, to ensure that the Plan reflects their priorities, consistent with the strategy of the Plan.”</i></p>	<p>Recommendation addressed.</p>

Additional observations arising from this final appraisal of the Main Modifications are summarised below.

- ▶ Policy TCL7 'Wincheap Retail Area': The revised justification for the policy highlights the intention to prepare a development principles document that includes consideration of the needs for any existing occupants that may not wish to remain when redevelopment takes place. The requirement to consider the future needs of existing occupants could also be referenced in the policy;
- ▶ Policy DBE1 'Sustainable Design and Construction' could make reference to the voluntary use of the Home Quality Mark. This would be consistent with national policy but provide the potential to deliver benefits beyond those required by the Building Regulations;<sup>42</sup>
- ▶ Policy DBE8 'Inclusive Design' could make reference to the voluntary use of the Lifetime Home Standard as there are elements of this that go beyond those required by the Building Regulations.

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<sup>42</sup> *Briefing: Accessible Housing Standards 2015 (June 2016)* Habinteg Housing Association



## 4. Conclusions and Next Steps

### 4.1 Conclusions

This addendum has presented the findings of the SA of the Main Modifications to the Canterbury District Local Plan Publication Draft which the Council is now consulting on (as set out at **Appendix B** of this addendum). This was informed by an initial screening exercise undertaken on a draft set of Main Modifications provided by the Council 16.12.16 which are set out at **Appendix A** of this addendum. It has considered the proposed modification to the dwelling requirement to 2031, proposed revisions to policies and sites and in doing so has considered the sustainability performance of the Council's preferred development option.

The appraisal has demonstrated that the preferred option would have a significant positive effect in relation to the economy, housing availability and affordability 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, sustainable living and land use. 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.

Whilst the number of significant positive and negative effects across the SA Objectives is broadly similar between the omission housing sites and those within the preferred development option, the omission housing 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 (including designated sites and protected species) and landscape, land contamination, poor sustainability, need, viability and deliverability.

### 4.2 Next Steps

This addendum to the SA report is a supporting document to the Local Plan Main Modifications.

Following the consultation, the Inspector will complete his report, recommending any changes that he considers necessary to the Local Plan.

After adoption of the Local Plan, a Post Adoption SA Statement will be completed.





**Main Modification – Screening Exercise Based on a Draft Version of the Main Modifications Provided by the Council on 16.12.16**

## Appendix A

# Assessment of the Significance for the SA of the Draft Proposed Main Modifications Provided by the Council on 16.12.16

NOTE THAT THIS SCHEDULE OF MAIN MODIFICATIONS WAS A DRAFT PROVIDED TO AMEC FOSTER WHEELER AND IS NOT THE FINAL VERSION OF THE SCHEDULE THAT THE COUNCIL ARE CONSULTING ON, A COPY OF THAT IS AT APPENDIX B OF THIS REPORT.

**Main Modification – Screening Exercise Based on a Draft Version of the Main Modifications Provided by the Council on 16.12.16**

Reference	Page	Policy/ Paragraph	Main Modification – Screening Exercise Based on a Draft Version of the Main Modifications Provided by the Council on 16.12.16	Are there Implications for the Appraisal arising from the Main Modifications?
<b>Introduction</b>				
MM	100	Intro.	<i>Insert Key Diagram at end of Introduction section</i>	No – insertion of key diagram into main report not considered significant for the purposes of the appraisal.
<b>Chapter 1 : Strategy</b>				
MM	22	SP1	<p><i>Delete policy text</i></p> <p><b>Policy SP1 Sustainable Development</b></p> <p>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.</p> <p>Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved, unless material considerations indicate otherwise.</p> <p><del>Where the Council considers that a proposal would directly undermine the strategy for sustainable development set out in this plan, such proposals will not be approved.</del></p> <p>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:</p> <ul style="list-style-type: none"> <li>• Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy framework taken as a whole; or</li> <li>• Specific policies in that framework indicate that development should be restricted;<del>or</del></li> <li>• <del>The proposals are acceptable in the light of any Appropriate Assessment required under the Habitats Directive and Regulations.</del></li> </ul>	No - The proposed modifications are necessary to make the policy compliant with the NPPF but are not considered significant for the purposes of the appraisal.



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MM	23	Policy SP2 Table	<i>Amend policy table as follows:</i>	Yes - The revised housing figure is within the range considered by the scenarios (from 3,000 to 22,978 homes) previously appraised as part of the SA of the Development Requirements Study (CDLP 1.8 SA Technical note on development scenarios 2012 AMEC). The SA has been updated to reflect the revised housing number (see section 3.2 and Appendix C of this report.																																										
<p><b>Policy SP2 Development Requirements</b></p> <p>Land is allocated to meet the identified development requirements and guidelines, as set out below.</p> <table border="1"> <thead> <tr> <th>Development Type</th> <th>2011-16</th> <th>2016-21</th> <th>2021-26</th> <th>2026-31</th> <th>Total (2011-31)</th> </tr> </thead> <tbody> <tr> <td>Housing (units)*</td> <td><del>3000</del> <u>2,500</u></td> <td><del>4,200</del> <u>4,500</u></td> <td><del>4,200</del> <u>4,500</u></td> <td><del>4,200</del> <u>4,500</u></td> <td><del>15,600</del> <u>16,000</u></td> </tr> <tr> <td>Employment land (B1, B2 and B8) (sqm)</td> <td>25,000</td> <td>25,000</td> <td>23,775</td> <td>23,000</td> <td>96,775</td> </tr> <tr> <td colspan="3">Other employment uses</td> <td colspan="3">To be provided as part of identified employment Sites</td> </tr> <tr> <td>Retail Provision</td> <td colspan="2">Area</td> <td>Convenience</td> <td colspan="2">Comparison</td> </tr> <tr> <td></td> <td colspan="2">Canterbury **</td> <td>0 sqm</td> <td colspan="2">-50,000 sqm</td> </tr> <tr> <td></td> <td colspan="2">Herne Bay ***</td> <td>0 sqm</td> <td colspan="2">-0 sqm</td> </tr> </tbody> </table>					Development Type	2011-16	2016-21	2021-26	2026-31	Total (2011-31)	Housing (units)*	<del>3000</del> <u>2,500</u>	<del>4,200</del> <u>4,500</u>	<del>4,200</del> <u>4,500</u>	<del>4,200</del> <u>4,500</u>	<del>15,600</del> <u>16,000</u>	Employment land (B1, B2 and B8) (sqm)	25,000	25,000	23,775	23,000	96,775	Other employment uses			To be provided as part of identified employment Sites			Retail Provision	Area		Convenience	Comparison			Canterbury **		0 sqm	-50,000 sqm			Herne Bay ***		0 sqm	-0 sqm	
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			Whitstable		3,250 sqm			
			Retail **					
			Comparison Goods	0 sqm	8,564 sqm	11,360 sqm	13,876 sqm	33,800 sqm
			Canterbury***					
			Convenience Goods	0 sqm	0 sqm	266 sqm	2,342 sqm	2,608 sqm
<p>*This is a broad phasing, and a detailed trajectory is set out in Appendix xxx. The mix of housing types and tenures will be expected to meet the proportions set out in the Council’s Housing Strategy</p> <p>**After completion of outstanding permissions</p> <p>***On completion on Central Development Area</p> <p>** The City Council will review the retail capacity of the District approximately every 5 years and any future studies within the plan period will become a material planning consideration</p> <p>*** This relates to Canterbury District, not just the City of Canterbury</p>								
MM	24	1.56	<p>Delete text</p> <p>Draft illustrative layout plans for each of the strategic sites (except sites 6,9 and 10, which are primarily housing sites) can be seen in Appendix 1</p>			No – the plans were illustrative and their deletion is not considered to be significant for the purposes of the appraisal.		

**Main Modification – Screening Exercise Based on a Draft Version of the Main Modifications Provided by the Council on 16.12.16**

Reference	Page	Policy/ Paragraph	Main Modification – Screening Exercise Based on a Draft Version of the Main Modifications Provided by the Council on 16.12.16	Are there Implications for the Appraisal arising from the Main Modifications?																		
MM	24	SP3, Site 1, South Canterbury	<i>Amend policy text – Other – as follows:</i>	No – The proposed modification clarifies the range of facilities that should be provided on the site (or contributed to elsewhere); however, the appraisal of SP3 took account of the potential for the provision of such facilities. The proposed modification is not therefore considered significant for the purposes of the appraisal.																		
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MM	25	SP3, Site 2 Land at Sturry/ Broad Oak	<i>Amend policy text – Other and Infrastructure – as follows:</i>	No – The proposed modification clarifies the range of facilities that should be provided on the site (or contributed to elsewhere); however, the appraisal of SP3 took account of the potential for the provision of such facilities. The proposed modification is not therefore considered significant for the purposes of the appraisal.															
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MM	25	SP3, Site 3 Hillborough site, Herne Bay	<i>Amend policy text – Other and Infrastructure - as follows:</i>	No – The proposed modification clarifies the range of facilities that should be provided on the site (or contributed to elsewhere); however, the appraisal of SP3 took account of the potential for the provision of such facilities. The proposed modification is not therefore considered significant for the purposes of the appraisal.														
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MM	26	SP3, Site 4 Herne Bay Golf Course	<i>Amend policy text – Other and Infrastructure – as follows:</i>	No – The proposed modification clarifies the range of facilities that should be provided on the site (or contributed to elsewhere); however, the appraisal of SP3 took account of the potential for the provision of such facilities. The proposed modification is not therefore considered significant for the purposes of the appraisal.														
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MM	26	SP3, Site 6, Land at Greenhill, Herne Bay	<i>Amend policy text – Other and Infrastructure – as follows:</i>	No – The proposed modification clarifies the range of facilities that should be provided on the site (or contributed to elsewhere); however, the appraisal of SP3 took account of the potential for the provision of such facilities. The proposed modification is not therefore considered significant for the purposes of the appraisal.										
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SITE6	DEVELOPMENT	AMOUNT/TYPE												
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MM	27	SP3, Site 8, Land North of Hersden	<i>Amend policy text – Housing, Other and Infrastructure – as follows:</i>	Yes – the appraisal has been updated to acknowledge the revised capacity that is proposed for this site (See Section 3.5 of this Report). The June 2016 Omission Housing Sites Addendum to the SA included the appraisal of this revised housing number as part of the appraisal of the preferred development sites. The appraisal summary is included in Appendix D of this Addendum.												
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MM	28	SP3, Site 10	<i>Amend policy text and amend Housing, Other and Infrastructure as follows:</i>	Yes – the appraisal has been updated to acknowledge the revised capacity that is proposed for this site (see Section 3.5 of this Report). The June 2016 Omission Housing Sites Addendum to the SA included the appraisal of this revised housing number as part of the appraisal of the preferred development sites. The summary of the appraisal is included in Appendix D of this Addendum.										
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MM	28	SP3, Site 11, Land at and adjacent Cockering Farm, Thanington	<i>Insert new <del>proposed</del> strategic site:</i>	Yes – the site has been previously assessed (most recently included in the sites included in the preferred development option appraised in the Addendum to the Sustainability Appraisal Report of the Canterbury District Local Plan Publication Draft: Appraisal of Omission Housing Sites (June 2016)). However, to ensure that final development option has been appraised, the proposed revision is considered in Section 3.5 of this addendum and the summary of the previous appraisal is include in Appendix D.												
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MM	28	SP3, Site 12, Land South of Ridgeway (John Wilson Business Park), Whitstable	<i>Insert new <del>proposed</del> strategic site:</i>	Yes – the site has been previously assessed (most recently included in the sites included in the preferred development option appraised in the Addendum to the Sustainability Appraisal Report of the Canterbury District Local Plan Publication Draft: Appraisal of Omission Housing Sites (June 2016)). However, to ensure that final development option has been appraised, the proposed revision is considered in Section 3.5 of this addendum and the summary of the previous appraisal is include in Appendix D.												
<table border="1" data-bbox="152 922 1525 1313"> <thead> <tr> <th data-bbox="152 922 398 954">SITE 12</th> <th data-bbox="398 922 685 954">DEVELOPMENT</th> <th data-bbox="685 922 1525 954">AMOUNT/TYPE</th> </tr> </thead> <tbody> <tr> <td data-bbox="152 954 398 1074" rowspan="4"><u>Land South of Ridgeway (John Wilson Business Park), Whitstable</u></td> <td data-bbox="398 954 685 1010"><u>Housing</u></td> <td data-bbox="685 954 1525 1010">300 dwellings</td> </tr> <tr> <td data-bbox="398 1010 685 1074"><u>Employment space</u></td> <td data-bbox="685 1010 1525 1074">1ha</td> </tr> <tr> <td data-bbox="398 1074 685 1225"><u>Other</u></td> <td data-bbox="685 1074 1525 1225"><u>The necessary provision of and contributions to primary school education and the necessary provision of and/or contributions to secondary school education; Community facilities to meet local need; Improved public open space, including play area and multi-use games area; health care provision</u></td> </tr> <tr> <td data-bbox="398 1225 685 1313"><u>Infrastructure</u></td> <td data-bbox="685 1225 1525 1313"><u>Highway improvements, including roundabout at junction of A2990 Thanet Way and Reeves Way, Whitstable</u></td> </tr> </tbody> </table>					SITE 12	DEVELOPMENT	AMOUNT/TYPE	<u>Land South of Ridgeway (John Wilson Business Park), Whitstable</u>	<u>Housing</u>	300 dwellings	<u>Employment space</u>	1ha	<u>Other</u>	<u>The necessary provision of and contributions to primary school education and the necessary provision of and/or contributions to secondary school education; Community facilities to meet local need; Improved public open space, including play area and multi-use games area; health care provision</u>	<u>Infrastructure</u>	<u>Highway improvements, including roundabout at junction of A2990 Thanet Way and Reeves Way, Whitstable</u>
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MM	28	SP3	<p><i>Amend policy text</i></p> <p><del>Detailed development briefs shall be prepared for these sites prior to the granting of planning permission, setting out Planning applications for development of all, or part, of a Strategic Site Allocation, shall be accompanied by a comprehensive masterplan for the whole of the Strategic Site Allocation, having regard to the Statement of Community Involvement, for planning permission. The masterplan shall identify how the Strategic Site Allocation fits into the wider surroundings and shall include the detailed requirements for the site; the anticipated phasing of development, the and physical and social infrastructure through the plan period; and detailed design proposals and other planning requirements for the site, reflecting incorporating “garden city” principles (Appendix 5 1). Development proposals submitted for these sites shall be in accordance with the total requirements of this policy, and the development brief.</del></p> <p><del>Development proposals shall include a schedule for delivery of the total requirements for the site, and shall include an appropriate mechanism to ensure delivery in a timely and co-ordinated manner. Development should and also meet the requirements of other policies in this Local Plan; the provisions of any supplementary planning documents and any other relevant and any other relevant guidance prepared by the Council.</del></p> <p><del>Development proposals for these sites that do not meet these criteria shall will not be permitted.</del></p>	<p>No – the policy as amended seeks to ensure that a consistent and more detailed approach is taken to the development of strategic site allocations, with comprehensive masterplans (rather than development briefs) required to secure this. The proposed changes to wording are not considered significant for the purposes of the appraisal.</p>
MM	30	SP4	<p><i>Amend policy text</i></p> <p>The urban areas of Canterbury, Herne Bay and Whitstable will continue to be the principal focus for development, with a particular focus at Canterbury, together with development at <del>some of the rural service centres and local centres.</del> Policy SP3 identifies the key sites for mixed-use development. <del>Development at these sites will be subject to development briefs or masterplans, setting out the amounts and types of development and their phasing, along with any infrastructure requirements.</del></p> <p>In addition to the development allocations set out in this plan:</p> <ol style="list-style-type: none"> <li>1. In the urban areas of <u>Canterbury, Herne Bay and Whitstable</u>, new housing development will be supported on suitable sites, where this would be acceptable in terms of environmental, transport and other planning factors, and</li> </ol>	<p>No – the proposed modification clarifies the scope of the policy</p>

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			<p>would not result in the loss of sites identified for business and other specific uses;</p> <p>2. <del>Small-scale</del> Provision of new housing that is of a <u>size</u>, design, scale, character and location appropriate to the character and built form of the <u>rural service centres of Sturry and the local centres of Barham, Blean, Bridge, Chartham (including Shalmsford Street), Hersden and Littlebourne and Sturry</u> will be supported provided that such proposals are not in conflict with other local plan policies relating to transport, environmental and flood zone protection and design, and the Kent Downs AONB, where applicable;</p> <p>3. In the <del>identified</del> <u>villages of Adisham, Bekesbourne, Bossingham, Broad Oak, Hoath, Kingston, Petham, Rough Common, Tyler Hill, Upstreet, and Wickhambreaux</u>, priority will be given to protecting the rural character of the district and <del>minor infill</del> <u>development of an amount appropriate to the size of the settlement (or development to meet an identified local need for affordable housing)</u>, in a location appropriate to the form of the settlement and of <u>a design and scale that respects and enhances the character of the village</u>; <del>will be restricted to minor development or infill, or that which is needed to meet an identified local need for affordable housing only;</del></p> <p>4. <del>Development</del> <u>At the identified hamlets of Chartham Hatch, Chislet, Bishopsbourne, Fordwich, Harbledown, Ickham, Lower Hardres, Patribourne, Stodmarsh, Upper Harbledown, Upper Hardres, Waltham, Westbere, Womenswold, Woolage Green, and Woolage Village development</u> will be permitted <del>will be limited to only that</del> which specifically meets an identified local need; and</p> <p>5. In the open countryside, development will be permitted <del>normally be limited to that</del> if required for agriculture and forestry purposes (see Policy EMP13).</p>	
MM	32	1.71	<p><i>Amend text</i></p> <p>The <u>City Council</u> will expect all the allocated strategic sites to include <u>reasonable and proportionate</u> provision for new green infrastructure, <del>and to meet the requirements of the Habitat Regulations for alternative open space to protect international wildlife sites.</del> <u>to meet the recreational needs of the local residents, deliver sustainable development and support health and wellbeing.</u></p>	No - The proposed changes to wording are not considered significant for the purposes of the appraisal.

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MM	32	SP5	<p><i>Delete Policy SP5</i></p> <p><del>Policy SP5 Green infrastructure</del></p> <p><del>In parallel with this Plan, the Council will prepare a Green Infrastructure Strategy, which will set out the overall objectives for future green infrastructure in the district.</del></p> <p><del>In particular, the strategy should:</del></p> <ol style="list-style-type: none"> <li><del>1. Provide measures to protect and enhance biodiversity and meet the requirements of the habitats regulations, and</del></li> <li><del>2. Create and or enhance linkages between natural areas and open spaces and areas of and undesignated countryside, as appropriate;</del></li> <li><del>3. Take into account the provisions of the council’s development contributions spd in relation to open space, and the council’s open space strategy; and</del></li> <li><del>4. Take into account the design, landscape and biodiversity recommendations in the Council’s draft Landscape Character &amp; Biodiversity Appraisal SPD</del></li> </ol>	<p>Yes –The proposed deletion of the policy will need to be reflected in the SA with the text and matrices amended accordingly to ensure that the final MM, any significant changes and resulting suite of policies has been appraised.</p>
MM	34-35	Paragraphs 180-185	<p><i>Amend text</i></p> <p><del>Habitat Regulations matters and mitigation measures. Strategic Access Management and Monitoring (SAMM) Mitigation Measures to address in-combination recreational impacts on the coastal Special Protection Areas (SPA), and Ramsar sites</del></p> <p>1.80 The <u>City</u> Council has taken into account the findings of its Sustainability Appraisal and Habitat Regulations Assessment work and the advice of Natural England, and has agreed <u>a mitigation strategy</u> with Natural England to deal with any <u>potential likely significant effect of resulting from new development in the District, in particular from recreational disturbance on the coastal Special Protection Areas (SPAs) and Ramsars resulting from the strategic sites allocated under SP3.</u> The <u>City</u> Council has <del>also begun</del> <u>undertaken</u> a series of <u>visitor surveys</u> to establish “zones of influence” for the sensitive coastal areas relative to the main areas of settlement, <u>as outlined in the Strategic Access Management and Monitoring Strategies (SAMMs), to be reviewed if monitoring indicates a need.</u></p> <p>1.81</p>	<p>No – this proposed modification relates to supporting text and explains how policy will be implemented.</p>

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			<p>The Mitigation strategies <del>will be developed and implemented for the two coastal sites – Thanet Coast and Sandwich Bay SPA / Ramsar and the Swale SPA / Ramsar, for the strategic sites in the draft Plan. They are likely to presently</del> comprises the following measures:</p> <ol style="list-style-type: none"> <li>(1) Wardening of <del>the sensitive international wildlife sites</del>, together with increased <u>signage and</u> education, to be funded by new development sites in perpetuity, in accordance with guidance to be prepared by the <u>City Council</u>;</li> <li>(2) Ongoing monitoring and surveys <del>of sensitive sites across the District</del>, particularly in relation to visitors and <u>bird numbers</u>, to be funded via the wardening programme <u>(the results of the monitoring will be used to review the ongoing delivery of the mitigation)</u>;</li> <li>(3) Consideration of <u>any other measures shown to be as required or appropriate to mitigate recreational impacts of development</u>, for example: <u>provision of additional natural green space could form part of the mitigation measures on some strategic sites in addition to the access management measures identified.</u><del>access management; and</del></li> <li>4) <del>The provision of open space on strategic development sites, as set out in the Council's Development Contributions SPD, including new habitat areas, which contribute to habitat networks, provide alternative informal recreational opportunities (thereby contributing to quality of life, health benefits, potentially reducing pressure on the more sensitive designated sites and contributing to biodiversity gain), and to seek to create new links to the non-designated countryside. The Green Infrastructure Strategy will provide further guidance.</del></li> </ol> <p>1.82  <del>A</del><del>d</del>Detailed strategies setting out necessary contributions to <del>an</del> in-perpetuity funds and <u>required detailed</u> mitigation measures <del>is</del> <u>are being prepared</u> will be available, and contributions will need to be made <del>in accordance</del> <u>having regard to with that those strategies</u>. <u>As all Housing sites and other new development proposals in the district within the identified Zones of Influence, as identified in the Strategic Access Management and Monitoring Strategies (SAMMs), that are likely to have result in significant recreational effects alone or in combination on the international coastal wildlife sites, it is anticipated that contributions will take the form of a flat rate tariff to address all the measures across the district. will be expected to contribute to a tariff to deliver the measures required to mitigate their effects.</u></p> <p>1.83  The <u>City Council</u> will <del>also</del> continue to work with the other north Kent and east Kent authorities to ensure that there is a joint approach to the consideration of cross-boundary effects, <u>implementation of mitigation and monitoring strategies</u>, <del>and</del> to the long-term development <u>and management</u> of green infrastructure in the area <u>to provide sustainable recreational areas for residents and, where shown to be appropriate, provision of additional natural green spaces.</u><del>Part</del></p>	



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			<p><del>of the contribution to wardening and other measures will be towards the funding of the North Kent marshes management arrangements</del></p> <p>1.84            On this basis, Natural England and the City Council are of the view that an Appropriate Assessment of the draft Canterbury District Local Plan under the Habitat Regulations is not required. <u>Development that contributes to the appropriate SAMM or other approved strategic measures will mitigate its impact and will not require Appropriate Assessment for recreational effects on that SPA or Ramsar.</u></p> <p>1.85  <del>However, there may be</del> Other development proposals <u>may arise</u> during the lifetime of the Plan, which <del>might</del> <u>may</u> have a likely significant effect on the international wildlife sites <u>within or adjacent to the district and these proposals</u> will also need to be <u>assessed under the Habitats Regulations in line with Policy LB5 subject to the same provisions.</u> <del>The following Policy is therefore applicable to all the allocated sites (particularly the strategic sites) in the Plan. It should be noted that the current mitigation measures outlined in the coastal SAMMs have been designed to mitigate recreational impacts from the housing numbers proposed in the Local Plan. Any significant changes in housing numbers would require the reassessment of these measures and their ability to mitigate further impacts and may require additional measures. Policy LB5 is also applicable to all new development proposals.</del></p>	
MM	36	SP7	<p><i>Amend policy text</i></p> <p><del>SP7 Habitat regulations mitigations measures</del>  <u>SP7 Strategic Access Management and Monitoring (SAMM) Mitigation Measures for the coastal Special Protection Areas and Ramsar sites</u></p> <p>No development will be permitted, which may have an adverse effect on the integrity of <del>an</del> <u>the coastal sites being the Thanet Coast and Sandwich Bay SAC, SPA and Ramsar Site and Swale SPA and Ramsar, alone, or in combination with other plans or projects, through an increase in recreational disturbance on the over-wintering bird populations for which these sites are designated, and where it cannot be demonstrated that there would be no adverse effect on the integrity of the sites. As such, the strategic development sites identified in the Plan and any other developments within the identified Zone of Influence, as shown on the District Proposals Maps (Thanet Coast and Sandwich Bay SPA 7.2km and the Swale SPA 6km), which would lead to an increase in recreational disturbance, are would therefore be required to fund, in-perpetuity, the following mitigation measures, access management and monitoring measures to mitigate these impacts, including:</u></p>	<p>Yes - The proposed modification clarifies the intention of the policy, e.g. by identifying the relevant European sites, rather than referring to 'sensitive international wildlife sites.' The extent of the Zone of Influences within which mitigation measures are required is also set out in the policy. The June 2014 SA identified the potential for a significant positive impact in relation to this policy and SA Objective 6 in relation to Geology and Biodiversity, the amendments do not affect the results of the previous appraisal in relation to this and other SA objectives but the SA has been updated to</p>

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			<p>(1) Wardening of <del>sensitive international wildlife sites</del> <u>the coastal SPA and Ramsar sites, signage and interpretation</u> , and increased education, <del>to be funded by the development in perpetuity; and,</del></p> <p>(2) Ongoing monitoring and surveys of <u>the sensitive sites in the district to, particularly with regard to visitors and bird numbers, which will be linked to funded via the wardening programmes; and,</u></p> <p>(3) <del>Consideration of Any</del> <u>other measures as shown to be required or appropriate to mitigate the effects of development; for example,- provision of additional natural green space could form part of the mitigation in addition to any contributions made,- access management; and</u></p> <p><del>(4) The provision of open space on new sites, as set out in the Council’s Development Contributions SPD.</del></p> <p>(4) Contributions will be made <del>in accordance with</del> <u>having regard to</u> the guidance prepared by the <u>City Council. Any tariff will comprise a one off payment incorporating a levy for annual expenditure to operate the mitigation strategy and a portion for capital investment to fund wardening and mitigation measures in-perpetuity.</u></p>	<p>acknowledge the content of the policy.</p>
MM	36	Plan Monitoring and Review	<p><i>Amend text</i></p> <p>1.86 The Council will establish a full monitoring programme and will identify key areas for future monitoring, to seek to ensure that the overall Plan strategy is being delivered. It will also establish monitoring targets. Monitoring is likely to include the following:</p> <ul style="list-style-type: none"> <li>• a particular focus on the long–term objective to strengthen and diversify the local economy;</li> <li>• the delivery of housing (including affordable housing), employment and retail floorspace;</li> <li>• the delivery of key physical and social infrastructure;</li> <li>• environmental standards and design quality in new development; and</li> <li>• condition of environmental resources.</li> </ul> <p>1.87 The Council will undertake monitoring on an annual basis, and the results of this monitoring will be reported via an Annual Monitoring Report.</p> <p><del>1.88 it is the intention to undertake a review of the Local Plan every 4-5 years as a matter of course. The Council will also use the monitoring programme to identify whether there are areas where the Local Plan strategy is not being delivered, and needs more immediate review. However, the Council recognises that it is embarking on what will inevitably be a long-term strategy, and it will not undertake short-term formal reviews of the Plan unless it is clear from its monitoring that key elements of the Strategy are not being delivered. The formal proposals for monitoring and review will be provided at submission stage.</del></p> <p><u>1.88 In addition to the ongoing monitoring of the delivery of the Plan strategy, the Council will also have regard to demographic projections that from time to time will be issued by Government, and the implications these may have for</u></p>	<p>The proposed modification relates to arrangements for monitoring and review and the change is not considered significant for the purposes of the appraisal.</p>

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			<p><u>housing need in Canterbury District’s Housing Market Area. In the context of the Department for Communities and Local Government’s 2014-based sub national household projections, the Council will within one year of the Plan being adopted, undertake and publish an assessment of the current evidence on demographic change, how it relates to assumptions around student populations, and any impact on the overall housing need for which the Local Plan makes provision. If the Council’s assessment indicates an early partial review of the Plan is necessary, this will commence two years from the date of adoption of the Plan</u></p>													
<b>Chapter 2 : Housing Development</b>																
MM	43	2.23	<i>Delete text and table as follows:</i>	See below.												
<p><del>2.23</del> The City Council has phased the housing land requirement of 15,600 into 5 year bands as set out in Table H1.</p> <p><b>Table H1: Phased Housing Land Requirement</b></p> <table border="1"> <thead> <tr> <th>Development type</th> <th>2011-16</th> <th>2016-21</th> <th>2021-26</th> <th>2026-31</th> <th>Total (2011-31)</th> </tr> </thead> <tbody> <tr> <td>Housing</td> <td>3,000</td> <td>4,200</td> <td>4,200</td> <td>4,200</td> <td>15,600</td> </tr> </tbody> </table>				Development type	2011-16	2016-21	2021-26	2026-31	Total (2011-31)	Housing	3,000	4,200	4,200	4,200	15,600	
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MM	43	2.24 / Table H2	<i>Delete text and table as follows:</i>																													
<p><b>2.24</b> In order to meet this requirement the City Council has made a number of strategic allocations which are set out below            Table H2:- Strategic Allocations</p> <table border="1"> <thead> <tr> <th colspan="2"><b>Canterbury Sites</b></th> </tr> </thead> <tbody> <tr> <td>Land at South Canterbury</td> <td>4,000</td> </tr> <tr> <td>Ridlands Farm/ Hospital site</td> <td>810</td> </tr> <tr> <td>Howe Barracks</td> <td>400</td> </tr> <tr> <th colspan="2"><b>Herne Bay Sites</b></th> </tr> <tr> <td>Strode Farm, Herne Bay</td> <td>800</td> </tr> <tr> <td>Land at Greenhill, Herne Bay</td> <td>300</td> </tr> <tr> <td>Land at Herne Bay Golf Club, Herne Bay</td> <td>600</td> </tr> <tr> <td>Land at Hillborough, Herne Bay</td> <td>1300</td> </tr> <tr> <th colspan="2"><b>Whitstable Sites</b></th> </tr> <tr> <td>North of Thanet Way, Whitstable</td> <td>400</td> </tr> <tr> <th colspan="2"><b>Rural Sites</b></th> </tr> <tr> <td>Land at Sturry/Broad Oak</td> <td>1000</td> </tr> <tr> <td>Land North of Hersden</td> <td>500</td> </tr> </tbody> </table>				<b>Canterbury Sites</b>		Land at South Canterbury	4,000	Ridlands Farm/ Hospital site	810	Howe Barracks	400	<b>Herne Bay Sites</b>		Strode Farm, Herne Bay	800	Land at Greenhill, Herne Bay	300	Land at Herne Bay Golf Club, Herne Bay	600	Land at Hillborough, Herne Bay	1300	<b>Whitstable Sites</b>		North of Thanet Way, Whitstable	400	<b>Rural Sites</b>		Land at Sturry/Broad Oak	1000	Land North of Hersden	500	
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MM	44	2.25 / Table H3	<i>Delete text and table as follows:</i>	See below												
<p><del>2.25</del> — Other new housing allocations are set out below and will be subject to an approved development brief or principles setting out the other infrastructure requirements.</p> <p><del>Table H3: Other Housing Allocations</del></p> <table border="1" data-bbox="150 683 1357 1080"> <tbody> <tr> <td data-bbox="150 683 1008 746">St Martin's Hospital, Canterbury</td> <td data-bbox="1008 683 1357 746">200</td> </tr> <tr> <td data-bbox="150 746 1008 810">Kingsmead Field, Canterbury</td> <td data-bbox="1008 746 1357 810">15</td> </tr> <tr> <td data-bbox="150 810 1008 874">Land at Bullockstone Road, Herne Bay</td> <td data-bbox="1008 810 1357 874">190</td> </tr> <tr> <td data-bbox="150 874 1008 938">Land at Spires, Bredlands Lane, Hersden</td> <td data-bbox="1008 874 1357 938">81</td> </tr> <tr> <td data-bbox="150 938 1008 1002">Barham Court Farm, Church Lane, Barham</td> <td data-bbox="1008 938 1357 1002">25</td> </tr> <tr> <td data-bbox="150 1002 1008 1080">Land at Baker's Lane, Chartham</td> <td data-bbox="1008 1002 1357 1080">20</td> </tr> </tbody> </table>				St Martin's Hospital, Canterbury	200	Kingsmead Field, Canterbury	15	Land at Bullockstone Road, Herne Bay	190	Land at Spires, Bredlands Lane, Hersden	81	Barham Court Farm, Church Lane, Barham	25	Land at Baker's Lane, Chartham	20	
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MM	45	2.28/ Table H4	<i>Delete text and table as follows:</i>																															
<p>2.28 — The table below sets out the residual requirement based on the sites included in the Housing Information Audit (HIA) 2013, and shows the City Council’s position in meeting this requirement.</p> <p><b>Table H4: Housing Land Supply</b></p> <table border="1"> <thead> <tr> <th>Housing Land Supply Component</th> <th>No. of Units</th> <th>Residual Requirement</th> </tr> </thead> <tbody> <tr> <td><del>Strategic requirement 2011-2031</del></td> <td><del>15,600</del></td> <td><del>15,600</del></td> </tr> <tr> <td><del>NPPF 5% buffer (780 x 5% x 5 years)</del></td> <td><del>195</del></td> <td><del>15,795</del></td> </tr> <tr> <td><del>Completions 2011/12</del></td> <td><del>624</del></td> <td><del>15,171</del></td> </tr> <tr> <td><del>2012/13</del></td> <td><del>524</del></td> <td><del>14,647</del></td> </tr> <tr> <td><del>Existing unimplemented 2006 local plan allocations (revised)</del></td> <td><del>947</del></td> <td><del>13,700</del></td> </tr> <tr> <td><del>Existing sites with planning permission in the supply (2011/12 survey)</del></td> <td><del>967</del></td> <td><del>12,733</del></td> </tr> <tr> <td><del>Small sites contribution 138pa x 18 years remaining</del></td> <td><del>2,484</del></td> <td><del>10,249</del></td> </tr> <tr> <td><del>New Allocations: Strategic allocations</del></td> <td><del>10,110</del></td> <td><del>139</del></td> </tr> <tr> <td><del>Other site allocations</del></td> <td><del>531</del></td> <td><del>+392 surplus</del></td> </tr> </tbody> </table>				Housing Land Supply Component	No. of Units	Residual Requirement	<del>Strategic requirement 2011-2031</del>	<del>15,600</del>	<del>15,600</del>	<del>NPPF 5% buffer (780 x 5% x 5 years)</del>	<del>195</del>	<del>15,795</del>	<del>Completions 2011/12</del>	<del>624</del>	<del>15,171</del>	<del>2012/13</del>	<del>524</del>	<del>14,647</del>	<del>Existing unimplemented 2006 local plan allocations (revised)</del>	<del>947</del>	<del>13,700</del>	<del>Existing sites with planning permission in the supply (2011/12 survey)</del>	<del>967</del>	<del>12,733</del>	<del>Small sites contribution 138pa x 18 years remaining</del>	<del>2,484</del>	<del>10,249</del>	<del>New Allocations: Strategic allocations</del>	<del>10,110</del>	<del>139</del>	<del>Other site allocations</del>	<del>531</del>	<del>+392 surplus</del>	
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MM	44	2.28	<p><i>Insert a new table and amend text</i></p> <p>The table below sets out the residual requirement based on the sites included in the Housing Information Audit (HIA) <del>2013</del> housing land supply over the plan period 2011-2031 and shows the City Council’s position in meeting the <del>overall</del> housing requirement. This updates the January 2016 Housing Land Supply Revised Position and April 2016 revision <del>This is drawn from the Housing Land Supply Revised Position report (January 2016)</del> providing a position based on information from the HIA 2015. The shortfall in meeting the housing requirement in the early part of the plan period is recovered over the remainder of the period to 2031. As at April 2016, a 5% buffer has been applied to the calculation.</p> <p>Table H1: Housing Land Supply</p> <table border="1" data-bbox="445 722 1180 1406"> <thead> <tr> <th colspan="2">5 Year Supply Position 2015/16-2019/20</th> </tr> <tr> <th colspan="2">Requirement</th> </tr> </thead> <tbody> <tr> <td>Local Plan requirement 2011-2031 (800dpa)</td> <td>16,000</td> </tr> <tr> <td>Completions 01/04/11 to 31/03/15</td> <td>1,908</td> </tr> <tr> <td>Residual requirement</td> <td>14,092</td> </tr> <tr> <td>Number of units required 2015-2031 (remaining 16 years) p.a.</td> <td>881</td> </tr> <tr> <td>Five Year requirement</td> <td>4,404</td> </tr> <tr> <td>5% buffer</td> <td>220</td> </tr> <tr> <td><b>5 Year requirement with 5% buffer</b></td> <td><b>4,624</b></td> </tr> <tr> <td>Annual requirement</td> <td>925</td> </tr> <tr> <th colspan="2">Supply</th> </tr> <tr> <td>Strategic and other new allocations</td> <td>3,281</td> </tr> <tr> <td>Existing allocations</td> <td>298</td> </tr> <tr> <td>Planning permissions (as at 31/03/15)</td> <td>1,126</td> </tr> <tr> <td>Windfall Allowance</td> <td>276</td> </tr> </tbody> </table>	5 Year Supply Position 2015/16-2019/20		Requirement		Local Plan requirement 2011-2031 (800dpa)	16,000	Completions 01/04/11 to 31/03/15	1,908	Residual requirement	14,092	Number of units required 2015-2031 (remaining 16 years) p.a.	881	Five Year requirement	4,404	5% buffer	220	<b>5 Year requirement with 5% buffer</b>	<b>4,624</b>	Annual requirement	925	Supply		Strategic and other new allocations	3,281	Existing allocations	298	Planning permissions (as at 31/03/15)	1,126	Windfall Allowance	276	<p>Yes - The requirement for 16,000 dwellings is within the range considered by the scenarios (from 3,000 to 22,978 homes) previously appraised as part of the SA of the Development Requirements Study (CDLP 1.8 SA Technical note on development scenarios 2012 AMEC). However, to ensure that final development requirement figure has been appraised, the proposed revision is considered in Section 3.2 of this addendum.</p>
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MM	46	HD1	<p><i>Amend policy text/table</i></p> <p>Policy HD1 Housing Allocations  <del>In addition to Policy SP3, Development will be permitted at the</del> housing allocations in the District as set out below:</p> <table border="1"> <tr> <td colspan="2"><b>Canterbury Sites</b></td> </tr> <tr> <td><u>St Martins Hospital, Canterbury</u></td> <td><u>200</u></td> </tr> <tr> <td><u>Kingsmead Field, Canterbury</u></td> <td><u>15</u></td> </tr> <tr> <td colspan="2"><b>Herne Bay Sites</b></td> </tr> <tr> <td><u>Land at Bullockstone Road, Herne Bay</u></td> <td><u>190</u></td> </tr> <tr> <td colspan="2"><b>Rural Sites</b></td> </tr> <tr> <td><u>Land at Spires, Bredlands Lane, Hersden</u></td> <td><u>80</u></td> </tr> <tr> <td><u>Barham Court Farm, Church Lane, Barham</u></td> <td><u>25</u></td> </tr> <tr> <td><u>Land at Baker’s Lane, Chartham</u></td> <td><u>20</u></td> </tr> <tr> <td><u>Land adjacent to Cranmer and Aspinall Close, Bekesbourne</u></td> <td><u>14</u></td> </tr> <tr> <td><u>Land to rear of 51 Rough Common Road, Rough Common</u></td> <td><u>28</u></td> </tr> </table>	<b>Canterbury Sites</b>		<u>St Martins Hospital, Canterbury</u>	<u>200</u>	<u>Kingsmead Field, Canterbury</u>	<u>15</u>	<b>Herne Bay Sites</b>		<u>Land at Bullockstone Road, Herne Bay</u>	<u>190</u>	<b>Rural Sites</b>		<u>Land at Spires, Bredlands Lane, Hersden</u>	<u>80</u>	<u>Barham Court Farm, Church Lane, Barham</u>	<u>25</u>	<u>Land at Baker’s Lane, Chartham</u>	<u>20</u>	<u>Land adjacent to Cranmer and Aspinall Close, Bekesbourne</u>	<u>14</u>	<u>Land to rear of 51 Rough Common Road, Rough Common</u>	<u>28</u>	<p>Yes – the sites have previously been assessed in earlier iterations of the SA. The results for these sites are presented in this addendum.</p>
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			<p>The City Council will safeguard <del>those sites identified</del> allocations carried forward from the 2006 Local Plan as indicated on the proposals map and listed in <del>table H2 Appendix 2</del> for housing and or for mixed use development where there is an element of residential development.  <del>Development on allocated housing sites for other non-residential uses including purpose-built student accommodation will not normally be permitted.</del>                      Land is also identified on the proposals map (<u>Inset 1</u>) at Chaucer Road, <u>Canterbury</u> as an opportunity site <u>in the longer term</u> for new housing during the Local Plan period.</p>	
MM	46	2.36	<p><i>Amend text</i></p> <p>The mix of tenures, sizes and types of homes provided on any particular development will be required to reflect local needs. This should also encourage social cohesion and the creation of balanced and higher density communities. Different tenures and creative quality design are therefore necessary, in particular in areas of higher density such as town centres and around good public transport interchanges in the urban areas, to provide for the range of accommodation needed and to promote social mix. <u>Home Ownership has become unaffordable to many people in the district and the City Council seeks to encourage the development and delivery of starter homes, as defined by the Housing and Planning Act 2016. Starter homes on mixed sites will be treated as any other form of affordable housing in that they should represent a mixture of types and sizes of property that is reflective of the overall development. Starter home exception sites are also encouraged where appropriate land is available but the development should reflect the housing needs of the district. In addition, on suitable sites, the City Council will be supportive of provision of self-build plots and custom build housing.</u></p>	<p>No – the proposed modification relates to supporting text and as such is not considered significant for the purposes of the appraisal.</p>

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MM	47	2.40	<p><i>Amend text</i></p> <p>In 2012 the City Council appointed Adams Integra to undertake an Economic Viability Assessment of the Future Development in the Canterbury District, in particular an assessment of affordable housing viability. This report recommended that given the current economic climate and to maintain the viability of sites, the City Council should consider a 30% affordable housing requirement on sites of 7 or more units across the District. This is a lower percentage than that recommended in the SHMA, however, it now applies a lower threshold of 7 or more units, and therefore recognises the current economic difficulties. The threshold for affordable housing has also been lowered in response to evidence suggesting that in the past the capacity of some sites has been artificially reduced to fall below the affordable housing threshold. The affordable housing requirement will apply to all types of housing developments including sheltered housing schemes. Where proposals are submitted below the 30% affordable requirement threshold, the City Council will require a viability assessment to provide justification. <del>It should be noted that the Government is currently consulting on a new national threshold and the City Council's approach may need to be reviewed in light of this. Canterbury City Council are aware that Government has previously sought to impose a threshold excluding developments of 10 units or fewer from a requirement to contribute to affordable housing provision, albeit this is not currently in place. Any national policy which supersedes the locally applied threshold will be used if, and when, it is implemented and applicable.</del></p>	<p>No – the proposed modification relates to supporting text and as such is not considered significant for the purposes of the appraisal.</p>
MM	47	2.41	<p><i>Amend text</i></p> <p>The report also recommended that for sites below 7 units, development will be expected to make either on-site provision or a financial contribution in lieu of on-site provision where there is a viability issue. This will only apply to new additional units, including those in conversions of existing buildings and will not apply to replacements. The City Council's preference is for on-site provision and a case needs to be made as to why this cannot be achieved. A viability statement may be required and may be assessed by an independent assessor of the Council's choice at the applicant's expense. <u>A vacant building credit will be applied where it can be demonstrated that qualifying buildings are genuinely vacant.</u> <del>Where a financial contribution is deemed more appropriate, the City Council will apply the formula set out in paragraph 2.49.</del> As this is a 20 year plan, the City Council will keep all viability issues and the affordable housing percentage under review.</p>	<p>No - The reference to vacant building credits is necessary to ensure that the plan reflects national policy, in addition this is an amendment to supporting text and as such it is not considered to be significant for the purposes of the appraisal.</p>
MM	48	2.42	<p><i>Amend text</i></p> <p>The Adams Integra report suggests a target of affordable housing tenure of 70% rented and 30% suitable intermediate tenure. The City Council will negotiate the exact tenure and type of the units to reflect local needs and the requirements of the Canterbury District Housing Strategy, on each site through pre-application discussions. <u>The addition of starter homes to the affordable housing portfolio and the likelihood of a government set target for Starter Homes, as well as changes to funding arrangements and finances of registered providers, means that in some circumstances, the City Council may have to prioritise delivering the overall target of affordable units, rather than the 70/30 split.</u></p>	<p>Yes – this proposed modification is necessary to ensure that the plan reflects national policy, however it also highlights uncertainties around the proportion of rented and intermediate tenure housing that might be provided. This uncertainty has been reflected in the appraisal of Policy HD2.</p>

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MM	50	2.49	<p><i>Amend text</i></p> <p>Calculating Commuted Sums for Affordable Housing</p> <p>The City Council will prepare guidance or a supplementary planning document setting out how commuted sums will be arrived at.</p> <p><del>The City Council will apply the formula set out below for financial contributions.</del></p> <p>The financial contribution is arrived at by the following steps:</p> <ul style="list-style-type: none"> <li>● <del>Step 1: Open Market Value (OMV) of the housing units on-site (A)</del></li> <li>● <del>Step 2: Multiply (A) by the residual land value percentage of 20% (B)</del></li> <li>● <del>Step 3: Add 15% of the result of (A) X (B) to reflect site acquisition and servicing costs. This gives the per unit sum.</del></li> <li>● <del>Step 4: Apply to the relevant site number and proportion (in this case 30% affordable housing contribution)</del></li> </ul>	<p>No - The proposed modification sets out the intention to prepare guidance or a supplementary planning document on the calculation of commuted sums and this statement of intent is not considered to be significant for the purposes of the appraisal. In addition this is a modification to supporting text.</p>
MM	50	HD2	<p><i>Amend policy text</i></p> <p>Policy HD2 Affordable Housing</p> <p><del>In order to address the need for affordable housing in the District, t</del>The City Council will require all types of residential development to make provision for affordable housing. <del>A requirement of seek provision of 30% is to be provided on-site, for schemes of affordable housing on all residential developments consisting of 7 or more units. For schemes of 2 to 6 units either an on-site provision or a financial contribution will be sought using the formula in paragraph 2.49.</del></p> <p><u>The City Council's preferred option is for affordable housing to be provided on-site. Where it can be demonstrated that on-site provision is not suitable, a financial contribution will be sought.</u></p> <p><u>A vacant building credit will be applied where it can be demonstrated that qualifying buildings are genuinely vacant. Whether a qualifying building is genuinely vacant will be determined on a site by site basis, having regard to the vacant building credit policy intention to incentivise brownfield development. The vacant building credit applies where the building has not been abandoned, has not been made vacant for the sole purposes of re-development and is not covered by an extant or recently expired planning permission for the same or substantially the same development.</u></p>	<p>Yes – Whilst the proposed modifications clarify the approach to the provision of affordable housing, they also include a proposed amendment to the threshold for affordable housing provision to comply with national planning policy (the Inspectors letter dated 15<sup>th</sup> December 2016 refers). The SA has been updated to reflect this proposed change in the threshold. The supporting text also references Starter Homes as part of the portfolio of affordable housing and this should be acknowledged in the appraisal.</p>

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			<p><u>Where the proposed provision of affordable houses is below the requirements set out above, the City Council will require applicants to provide evidence by way of a financial appraisal to justify a reduced provision.</u></p> <p><del>Permission will be refused where the size of the development is artificially reduced to fall below the threshold requiring provision of affordable housing and where the affordable housing element is not comparable in size and design with the rest of the development</del></p>	
MM	51	2.56	<p><i>Amend text</i></p> <p>The City Council will make any planning permission subject to a legal agreement to ensure that the affordable homes remain affordable in perpetuity. <del>Only</del> Non-standard shared ownership leases will be accepted that <u>preferably</u> limit ownership to 80% of the total value. Those people who are considered to be a priority for new local needs housing will be chosen in a sequential way. This will be done in conjunction with the Parish Council on the basis of the need within the parish, neighbouring parishes and the wider area.</p>	No - This is a proposed modification to supporting text explaining how aspects of HD2 will be implemented and is not considered significant for the purposes of the appraisal.
MM	51	2.57	<p><i>Amend text</i></p> <p>Assuming there are no other overriding planning objections, the City Council may reach agreement with an applicant and grant planning permission for the development on the basis that it is an exception to normal planning policy justified by an identified local need. The planning permission restricts the development of affordable housing, <u>where their localised need can be evidenced to the satisfaction of the City Council</u>, which will always be below prevailing market value and available only to meet local needs. <del>The provision of starter homes will not be permitted on rural exception sites in accordance with the powers established under the Housing and Planning Act 2016 Section 5(2).</del></p>	No - This is a proposed modification to supporting text explaining how aspects of HD2 will be implemented and is not considered significant for the purposes of the appraisal.
MM	52	2.59	<p><i>Amend text</i></p> <p>Low cost home ownership, i.e. where the home is sold but an equity share is retained by the developer, may be an alternative to shared ownership. In the case of low cost houses for sale it is important to ensure that the purpose of the scheme is maintained, <del>in perpetuity, and that the dwellings are not sold on by the first occupants at full market value. To do this the occupier should be prevented from being able to own the dwelling outright. This is achieved through shared equity and for this reason the scheme will normally be managed by a Registered Provider.</del></p>	No - This is a proposed modification to supporting text explaining how aspects of HD2 will be implemented and is not considered significant for the purposes of the appraisal.

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MM	53	HD3	<p><i>Amend policy text</i></p> <p>Policy HD3 Rural Exception Sites The City Council will <del>only</del> permit <del>small scale</del> affordable housing to meet local needs on rural exception sites that is, unallocated land outside the boundary of the urban areas and/or built confines of villages, subject to the following criteria:</p> <p>a. The applicant and the parish council or local community in conjunction with the City Council, must demonstrate the existence of a local need which cannot be accommodated in any other way, i.e. no other sites are available within the village;</p> <p>b. The development must be of a scale not in excess of the identified local need;</p> <p>c. The City Council must be satisfied that the long term occupancy of the dwellings can be controlled to ensure that the housing will continue to be available for a local need at an affordable price <del>in perpetuity</del> and this will be defined by a legal agreement. Proposals to construct dwellings offering a discounted initial purchase price only will not be acceptable. The City Council will seek to control occupancy through agreements as appropriate to meet local needs;</p> <p>d. The development must be capable of proper management by a registered provider, village trust, <u>parish council</u> or a similar organisation;</p> <p>e. There is no conflict with environmental protection policies;</p> <p>f. Any site must be well related to the village and existing facilities; and</p> <p>g. Market housing will <del>only</del> be acceptable as an <del>minor</del> element of the scheme <del>in exceptional circumstances, for example,</del> to enable the financial viability of the scheme <del>and/or</del> to meet an identified local market need. A financial viability statement will need to be submitted with any application and may be validated by an independent assessor <u>at the expense of the applicant</u>. The market housing element will amount to no more than 30% of the scheme. Any permitted market housing must be comparable in scale and design to the affordable housing element. <u>Starter homes will not be permitted on rural exceptions sites.</u></p>	<p>No – deletion of the term ‘in perpetuity’ and other changes reflect changes in policy at the national level and are not considered significant for the purposes of the appraisal.</p>
MM	54	HD4	<p>Insert headings and amend and re-order policy text</p> <p>Policy HD4 New Dwellings in the Countryside</p> <p>Planning permission for new dwellings in the countryside will <del>only</del> be granted in the following circumstances:</p> <p><u>a. For Rural Workers Dwellings where:</u></p> <ul style="list-style-type: none"> <li><del>Where</del> There is an essential need for a rural worker to live permanently at or near their place of work in the countryside, for example, to meet the needs of agriculture or forestry. In such circumstances the City Council will require the applicant to produce an independent report demonstrating the need for the dwelling and the financial viability of the business.</li> </ul>	<p>No - The proposed modifications clarify the types of development to which the criteria will be applied. The changes are not considered significant for the purposes of the appraisal.</p>

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			<ul style="list-style-type: none"> <li>Where <del>e</del> Existing dwellings serving or closely connected with the holding do not provide sufficient accommodation for essential rural workers.</li> </ul> <p>Where a need is proven, the City Council will normally require the new agricultural dwelling to be sited in association with existing groups of farm buildings; or</p> <p><u>b. For the re-use of heritage assets where :</u></p> <ul style="list-style-type: none"> <li>The proposed development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; <del>or</del> <u>or</u></li> </ul> <p><u>c. For the re-use of existing buildings where</u> <del>d.</del> <u>the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or</u></p> <p><u>d. For a new dwelling where</u> <del>e.</del> <u>the design of the development is of an exceptional quality or innovative nature. of the design</u></p>	
MM	56	HD5	<p><i>Amend policy text</i></p> <p>Policy HD5 Conversion of Rural Buildings</p> <p>Where planning permission is required for the conversion of an existing agricultural or other rural building in the open countryside to a residential use, it will <del>only</del> be granted if the following criteria are satisfied:</p> <ol style="list-style-type: none"> <li>It has been demonstrated by means of a supporting statement to the satisfaction of the City Council that the building has been <u>continuously</u> actively marketed for <del>2</del> <u>a</u> years, for suitable preferred or alternative re-uses, such as business, tourism or community; or</li> <li>The residential conversion is a subordinate part of a scheme for a business, tourism or community re-use, which will have a positive benefit on the local economy and community; or</li> <li>The residential conversion meets an identified local housing need; and</li> <li>The form bulk and design of the building is sympathetic to the rural surroundings and it respects local styles and materials; and</li> <li>The building is capable of conversion without major reconstruction or extension and any alterations can be achieved without a detrimental impact on its character and appearance; and</li> <li>The building is capable of conversion and reuse without requiring substantial additional outbuildings or a significant change in the setting of the building; <del>and</del></li> <li>There is no overriding conflict with other policies in the Local Plan.</li> </ol>	<p>Yes – the proposed change in the period required for marketing (from two years to one year) should be acknowledged in the SA Report but having reviewed the previous assessment no changes to the previous appraisal are considered necessary. It is not considered necessary to assess the options (1 year or 2 years) because the Inspector does not consider 2 years to be justified, it does not therefore constitute a reasonable alternative for the purposes of the appraisal.</p>

**Main Modification – Screening Exercise Based on a Draft Version of the Main Modifications Provided by the Council on 16.12.16**

Reference	Page	Policy/ Paragraph	Main Modification – Screening Exercise Based on a Draft Version of the Main Modifications Provided by the Council on 16.12.16	Are there Implications for the Appraisal arising from the Main Modifications?
MM	57	2.75	<p><del>Amend text</del></p> <p>The wording “exceptionally high” is used in policy HD6 to allow for flexibility for particular local circumstances where the impact of additional HMOs would be particularly acute. The Housing in Multiple Occupation (HMO) Article 4 Direction came into effect on the 25<sup>th</sup> of February 2016. This means that planning permission is required for changes of use from residential (C3) to small HMO (C4) uses, in the aforementioned wards. This covers the wards (or parts of wards) Barton; Bleas Forest; Chartham and Stone Street; Northgate; St Stephens; Sturry; Westgate and Wincheap. A plan showing the area can be found in Appendix 3. The City Council will keep this issue under review to see if there are other areas which need to be subject to this policy and the Article 4 Direction. Any future changes will be subject to public consultation. <del>In order to address these three issues – housing need; community cohesion and residential amenity – the Council considers that the proportion of HMOs in any given area in a 100m radius should comprise of no more than 10% of the total number of properties. The Council believes that Policy HD6 set out below is a reasonable response to the issues.</del></p> <p>For the purposes of policy HD6, the designated area includes the area within the urban boundary of Canterbury and the wards of Sturry North, Sturry South, Barton, Wincheap and Bleas Forest. It also includes the parish of Harbledown and that part of the Lower Hardres Parish north of the A2.</p> <p>A plan showing the area can be found in Appendix 3.</p>	<p>No – the proposed modification to the supporting text to HD6 clarifies the role of the Article 4 Direction and is not considered significant for the purposes of the appraisal.</p>
MM	58	HD6	<p><del>Amend policy text</del></p> <p>Policy HD6 Housing in Multiple Occupation (HMO)</p> <p>In order to maintain an appropriate housing mix <del>within the designated area</del>, and to safeguard the character of local communities, the proportion of <del>multiple occupancies</del> HMOs within the areas subject to Article 4 Directions should not exceed 10% of the total number of dwellings within a 100m radius of any application property. The City Council will not permit changes of use to HMOs, or extensions to existing HMOs, where that proportion would be exceeded. <u>However</u>, in areas where there is already an exceptionally high proportion of HMOs, for example, in any particular block of properties, consideration will be given to permitting further conversions.</p> <p>In all cases regard will also be had to the following factors:</p> <ol style="list-style-type: none"> <li>whether the proposals would lead to a level of car-parking that would exceed the capacity of the street;</li> <li>whether the proposals could provide acceptable arrangements for bin storage and other shared facilities; and</li> <li>whether the design of any extension would be appropriate in terms of the property itself or the character of the area.</li> </ol>	<p>No – the proposed modifications clarify the extent of the area that Policy HD6 applies to but are not considered significant for the purposes of the appraisal.</p>

**Main Modification – Screening Exercise Based on a Draft Version of the Main Modifications Provided by the Council on 16.12.16**

Reference	Page	Policy/ Paragraph	Main Modification – Screening Exercise Based on a Draft Version of the Main Modifications Provided by the Council on 16.12.16	Are there Implications for the Appraisal arising from the Main Modifications?
MM	60	HD7	<p><i>Amend policy text</i></p> <p>Policy HD7 Purpose Built Student Accommodation All future increases in academic or administrative floorspace resulting in increased student numbers by the universities, <del>must be</del> matched by a corresponding increase in purpose-built student accommodation. Proposals for purpose-built managed student accommodation will <del>only</del> be granted if:</p> <ol style="list-style-type: none"> <li>It is the acceptable redevelopment of a non-residential site, where there is no longer a proven need for the existing use;</li> <li>The site is not already allocated for general housing;</li> <li>The proposal would not lead to a concentration of students in an otherwise residential area and therefore conflict with the <u>purpose of HMO</u> policy HD6;</li> <li>The site is well served by pedestrian and cycle routes and public transport and, if applicable will have adequate transport links to the establishment’s existing educational facilities;</li> <li>Parking requirements on site are kept to the operational minimum, and must include servicing and drop-off facilities;</li> <li>The proposal would not lead to an unacceptable level of car parking on the surrounding street;</li> <li>The development is to be a car free development;</li> <li>The proposal respects the character of the surrounding area and satisfies the criteria in policies DBE3 and DBE4;</li> <li>Provision is made for cycle storage;</li> </ol> <p><u>The City Council will support proposals on campus, subject to other relevant plan policies.</u></p>	<p>Yes - The proposed modifications clarify the intent of the policy and make it compliant with the NPPF. It also sets out the Council’s intent to support proposals on campus, subject to other relevant policies.</p> <p>It is noted that the SA of the Draft Local Plan (CDLP 10.6 Sustainability Appraisal Publication Draft June 2014 Amec) contains the previous SA of the policy, and it is considered that the modest nature of the changes to the policy do not affect the findings of the earlier SA. The appraisal of the policy is included in the addendum at Section 3.3 and Appendix C.</p>
MM	62	2.87	<p><i>Amend text</i></p> <p>With an ageing population there is a need for flexibility in new residential accommodation and the Council is seeking to achieve 20% of housing <del>to be built to Part M4(2) of the Building Regulations (see Policy DBE8), to lifetimes homes standard (policy DBE7).</del> However, there is also a need for specialist elderly accommodation which can range from sheltered housing, extra care housing to residential care homes. For the purposes of planning policy proposals for retirement homes or villages and extra care housing where the accommodation is self-contained and there is an element of independent living, will be regarded as residential dwellings (Use Class Order C3) and subject to the normal housing policies in this Local Plan. For nursing homes or other high dependency accommodation where there is a high degree of on-site care and where facilities are communal, these will be regarded as care homes and Use Class Order C2.</p>	<p>No – the proposed modification to the supporting text clarifies the regulatory context for Policy DBE8 and is not considered significant for the purposes of the appraisal.</p>



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MM	64	HD10	<p><i>Amend policy text</i></p> <p>In considering applications for seasonal, temporary or permanent use of land by Gypsies and Travellers, planning permission will <del>only</del> be permitted if the following criteria are met:</p> <ul style="list-style-type: none"> <li>a. The Council is satisfied that there is a clearly established need for the site and the number of pitches involved cannot be met by an existing site;</li> <li>b. The site should be well related to and within a reasonable distance of local services and facilities - shops, public transport, schools, medical and social services, <u>and would not place undue pressure on these services; particularly where it is outside an existing settlement;</u></li> <li>c. The site is capable of being provided with on-site services such as water supply, sewage disposal and power supply;</li> <li>d. <del>Where the site is on the outskirts of a built up area, care is taken to avoid encroachment on the open countryside.</del> <u>The site is within the built up area of a settlement or on the outskirts of a settlement and is of a scale which respects, and does not dominate, the settled community;</u></li> <li>e) <del>If location outside an existing settlement is unavoidable, t</del>The form and extent of the accommodation does not adversely affect the visual or other essential qualities of an AONB, SSSI, national or local nature reserve, or other area of landscape significance designated in the development plan, or conservation area.</li> <li>f. The use of the site should not have an adverse impact on residential amenity or existing buildings or uses, either by the <u>design</u>, close proximity, activities or operations on the site which would be detrimental to the surrounding area;</li> <li>g. Access to the site should not be detrimental to highway safety for vehicles and pedestrians, and should not conflict with other transportation policies or objectives.</li> <li>h. Proposals should incorporate a landscape strategy <u>and/or an environmental management plan</u> where appropriate.</li> </ul>	<p>Yes – The proposed modifications amend the criteria, including the introduction of an environmental management plan where appropriate. It is noted that the SA of the Draft Local Plan (CDLP 10.6 Sustainability Appraisal CDLP Publication Draft June 2014 Amec) contains the previous SA of the policy, and it is considered that the modest nature of the changes to the policy do not affect the findings of the earlier SA. The appraisal of the policy is included in the addendum at Section 3.3 and Appendix C.</p>

Main Modification – Screening Exercise Based on a Draft Version of the Main Modifications Provided by the Council on 16.12.16

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<b>Chapter 3 : Economic Development</b>																															
MM	72	EMP1	<p><i>Amend policy text and sites</i></p> <p>The following sites are identified and protected for business purposes, under use classes B1 and B8 (except where otherwise specified):</p> <table border="1" data-bbox="450 627 1368 1233"> <thead> <tr> <th>Area</th> <th>Site</th> <th>Site Area</th> </tr> </thead> <tbody> <tr> <td rowspan="4">Canterbury</td> <td>Innovation Centre, University of Kent*</td> <td>3.45ha</td> </tr> <tr> <td>Broad Oak Road/ Vauxhall Road</td> <td><del>1.4</del> 1.6ha</td> </tr> <tr> <td>Land at Sturry Road**</td> <td>2.2ha</td> </tr> <tr> <td><del>Office Connection site, St. Andrews Close</del></td> <td>0.2ha</td> </tr> <tr> <td rowspan="3">Herne Bay</td> <td>Eddington Lane (3 sites)</td> <td>7.9ha</td> </tr> <tr> <td>Altira Park</td> <td><del>7</del> 10ha</td> </tr> <tr> <td>Metric Site</td> <td><del>0.2</del> 0.5ha</td> </tr> <tr> <td rowspan="2">Whitstable</td> <td><del>Land at Wraik Hill</del></td> <td><del>3.4</del> ha</td> </tr> <tr> <td>Land at Joseph Wilson Business Park</td> <td>2.5ha</td> </tr> <tr> <td>Rural areas</td> <td>Canterbury Business Park (Highland Court)</td> <td><del>1</del> 3ha</td> </tr> </tbody> </table> <p>On these sites, a <u>small</u> proportion of non-Class B uses will be permitted, <u>provided need is proven and the majority of the site is still utilised for Class B1 and B8 uses. not more than 10% of completed floorspace on each site. Business Non Class B1 and B8 uses will be permitted if they are not</u> that are provided for elsewhere in the <u>Plan of and will not</u> which could compromise the primary business use of these sites (e.g.: retail; residential homes) <u>will not be permitted.</u></p>	Area	Site	Site Area	Canterbury	Innovation Centre, University of Kent*	3.45ha	Broad Oak Road/ Vauxhall Road	<del>1.4</del> 1.6ha	Land at Sturry Road**	2.2ha	<del>Office Connection site, St. Andrews Close</del>	0.2ha	Herne Bay	Eddington Lane (3 sites)	7.9ha	Altira Park	<del>7</del> 10ha	Metric Site	<del>0.2</del> 0.5ha	Whitstable	<del>Land at Wraik Hill</del>	<del>3.4</del> ha	Land at Joseph Wilson Business Park	2.5ha	Rural areas	Canterbury Business Park (Highland Court)	<del>1</del> 3ha	<p>Yes – the sites have previously been assessed (CDLP 10.15 Addendum to the Sustainability Appraisal Report of the Canterbury District Local Plan Publication Draft: Appraisal of Omission Employment Sites, June 2016) and the appraisal of each site and potential for cumulative effects is presented in the addendum.</p>
Area	Site	Site Area																													
Canterbury	Innovation Centre, University of Kent*	3.45ha																													
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			<p>*Class B1 only            **Allocated for Use Classes B1 (business), B8 (storage &amp; distribution) <u>including trade counters</u>, D1 (non-residential institutions) and D2 (assembly and leisure) and certain “sui generis” uses, such as car showrooms, where the anticipated nature and level of traffic generation would not undermine the wider transport objectives in this area. Subject to the same caveat, a mix of these uses or an element of A3/A4 uses might also be acceptable.</p>	
MM	75	3.46	<p><i>Amend text</i></p> <p>Since May 2013, the conversion of office space to residential use has been “permitted development” <u>and the conversion of storage or distribution centre to residential use is permitted development until 15<sup>th</sup> April 2018</u>. The Council recognises that this limits <del>the effectiveness in the short term of</del> Policy EMP4, <del>which will in relation</del> <u>not apply to conversion to residential use in many instances</u>. However, it remains the Council’s preferred approach, supported by the conclusions of the Development Requirements Study and the Employment Land Review, and will be applied to other proposals <u>not covered by policies in the plan or the General Permitted Development Order. This policy would also apply if an article 4 direction was to be applied to any of the employment areas within Canterbury District</u>. If the <del>temporary</del> permitted development rights are discontinued, this Policy will be applied <u>to all applications within the areas identified on the proposals maps. residential uses as well</u>.</p>	<p>No – The proposed modification relates to the supporting text to EMP4 and explains the legislative background. It is not considered significant for the purposes of the appraisal.</p>
MM	76	EMP4	<p><i>Amend policy text</i></p> <p>To support the wider economic strategy for the District, the Council:</p> <p>(a) will <u>only not</u> permit the loss of existing or allocated employment sites, as identified on the Proposals Map, <del>except</del> where:</p> <ul style="list-style-type: none"> <li>• It would be in compliance with the non-Class B provisions of Policy EMP1;</li> <li>• Part redevelopment for other uses would trigger the development of one of the district’s other key employment sites identified in the Plan;</li> <li>• It would secure the reinvestment of an existing significant employer within the district; or</li> <li>• It would meet identified community needs where no alternative provision is made in this plan.</li> </ul> <p>(b) will support the in-situ expansion and extension of existing businesses onto adjoining land, unless there is a significant</p>	<p>No – the proposed modifications are necessary to make the policy compliant with the NPPF and are not considered significant for the purposes of the appraisal.</p>

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			<p>environmental, amenity, landscape, transport or other planning reason why the expansion should not be supported.</p> <p>(c) will <del>not normally</del> permit the <del>loss</del> <u>change of use</u> of office accommodation in the district to other uses, <del>except</del> in the following circumstances:</p> <ul style="list-style-type: none"> <li>• The building is to be used for other business purposes in accordance with the Council’s wider economic strategy, such as for higher education purposes needing office space. Where planning consent is granted for higher education purposes, planning conditions will be applied to control future uses; or</li> <li>• The property is a listed building or is of significant architectural or historic merit and the proposal will ensure the long term retention of the building; or</li> <li>• The change of use would enable an existing business to invest and expand by relocating to a more appropriate site elsewhere in the District; and</li> <li>• The accommodation needs of the existing occupiers have been met directly through the provision of appropriate floorspace in new development elsewhere in the District.</li> </ul>	
	79	3.62	<p><i>Amend text</i></p> <p>The <u>City</u> Council <del>therefore</del> supports the preparation of long-term strategies for the University sites, and will work with the Universities to facilitate their preparation. <u>The boundary of the campus of the University of Kent is shown on the Proposals Map. However, it is recognised that should the current masterplan process identify a need to include proposals beyond the campus boundary, this could be dealt with through the planning process and the boundary may also be reconsidered when the Local Plan is reviewed.</u> The <u>City</u> Council will also support and work to promote links between the Universities and local businesses, and <del>also</del> the development of new business ideas emerging from the Universities. Policy HD7 requires all future increases in academic or administrative floorspace resulting in an increase in student numbers to be matched by a corresponding increase in purpose-built accommodation.</p>	<p>No – the modification relates to supporting text and is not therefore considered significant for the purposes of the appraisal.</p>

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MM	80	EMP7	<p><i>Amend policy text</i></p> <p>Within the campus of the University of Kent, identified on the proposals map, the <u>City Council</u> will support development of educational buildings for teaching and office space; student accommodation; business accommodation (compatible with the University’s role in research and development and business innovation); sports facilities and other facilities directly related to the University’s core business.</p> <p>The <u>City Council</u> will expect a masterplan to be prepared for the whole identified campus site, prior to any significant development within the site. Such a masterplan should maintain the campus character of the university; respect the setting of the site in the wider countryside; identify the key uses and their disposition within the site and any relocation of uses within the wider campus area. It should also set out a landscape and biodiversity strategy for the whole site.</p> <p>Significant development proposals at the University will <del>also</del> be subject to updating of the University’s Transport Impact Assessment, and a review of the University Travel Plan.</p> <p>The <u>City Council</u> will <del>also</del> grant planning permission for educational and ancillary uses <del>on those sites identified</del> within the campus boundary; subject to design, siting, <u>transport</u> and access considerations.</p>	<p>Yes – the proposed modifications are in part required to make the policy compliant with the NPPF. Transport is identified as a consideration in relation to future development.</p> <p>It is noted that the SA of the Draft Local Plan (CDLP 10.6 Sustainability Appraisal CDLP Publication Draft June 2014 Amec) contains the previous SA of the policy, and it is considered that the modest nature of the changes to the policy do not affect the findings of the earlier SA. The appraisal of the policy is included in the addendum at Section 3.3 and Appendix C.</p>
MM	81	EMP9	<p><i>Amend policy text</i></p> <p>The City Council will work with the Education Authority and other school <u>and education</u> providers to ensure that provision is made for educational needs, <u>including those</u> arising from new development, <del>and that appropriate mechanisms are secured through legal agreements to deliver this provision.</del> <u>Provision may be secured through legal agreements.</u></p>	<p>No – the proposed modifications clarify the scope of the policy but are not considered significant for the purposes of the appraisal.</p>
MM	82	EMP11	<p><i>Amend policy text</i></p> <p>Developments within the Whitstable Harbour area as shown on the proposals map <del>will be granted planning permission if they conform should have regard</del> to the Whitstable Harbour Strategic Plan, to sustain a working harbour with an appropriate balance of operational <del>uses</del> and non-operational uses that are compatible with the maintenance of the operational capability of the harbour, subject to appropriate design and access considerations. Proposals that <del>would undermine support</del> this broad strategy will <del>not</del> normally be permitted. Proposals will <u>also</u> need to be considered against <del>Policies SP7 and Policy</del> <u>Policy</u> TCL10.</p>	<p>No – the proposed modifications clarify the scope of the policy but are not considered significant for the purposes of the appraisal.</p>

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MM	82	EMP12	<p><i>Amend policy text</i></p> <p><del>Subject to the development allocations set out in this Plan, the</del> <u>The City Council will seek to protect the best and most versatile farmland for the longer term. Where significant development of unallocated agricultural land is demonstrated to be necessary to meet a housing, business or community need, planning permission consent will normally only be granted on best and most versatile land if a suitable site <u>within the urban area or</u> on poorer quality land cannot be identified.</u></p>	<p>Yes – the proposed modification clarifies the intent of the policy and seeks to prioritise development with urban areas or on poorer quality agricultural land. It is noted that the SA of the Draft Local Plan (CDLP 10.6 Sustainability Appraisal CDLP Publication Draft June 2014 Amec) contains the previous SA of the policy, and it is considered that the modest nature of the changes to the policy do not affect the findings of the earlier SA. The appraisal of the policy is included in the addendum at Section 3.3 and Appendix C.</p>
MM	85	EMP14	<p><i>Amend policy text</i></p> <p>The <u>City Council</u> will grant planning permission for the conversion of existing rural buildings, and well-designed new buildings and premises, that support the development and expansion of <u>rural</u> business in suitable locations in the rural areas, as follows:</p> <ul style="list-style-type: none"> <li>a) Preferably, in or on the edges of existing settlements;</li> <li>b) Conversions of existing buildings for business or tourism uses, including accommodation;</li> <li>c) Particular care should be exercised in the design of buildings and premises, where permitted within the <del>North Kent Downs</del> <u>Area of Outstanding Natural Beauty</u>, or where it involves the conversion of an historic building;</li> <li>d) Access and parking provisions are acceptable and the use does not significantly increase traffic to the detriment of the area or highway safety;</li> <li>e) There is no detrimental impact on landscape interests, protected species, sites or features of nature conservation</li> </ul>	<p>No – the proposed modifications are required to make the policy compliant with the NPPF but are not considered significant for the purposes of the appraisal.</p>

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			<p>interest or on sites of architectural or historic importance, or their settings where appropriate; and</p> <p>f) There is no detrimental impact on residential amenity.</p> <p>The <u>City Council</u> will <del>not normally</del> support proposals that would <u>not</u> result in the loss of existing business premises that provide essential services to the rural areas.</p>	
<b>Chapter 4: Town Centres and Leisure</b>				
MM	90	4.6	<p><i>Amend text</i></p> <p><u>Retail Hierarchy and Network</u></p> <p><del>Canterbury City eCentre acts as a sub-regional centre for retail.</del>  <u>: Retail development should be focused in the city centre to support its role as a shopping, leisure, cultural and tourism destination.</u> The Council believes that <del>the</del> changes in national trends are likely to result in a continued increase in the demand for the City <del>as a retail destination</del>. Canterbury needs to make the most of this opportunity, encourage investment in the centre, attract more of the big retail names, support the independent sector and expand the centre to meet an identified retail need. It is essential that the Council seeks to safeguard its strong retail offer in the Primary Shopping Area and retain its position as an important sub-regional centre for retail and consumer services, providing for the needs of residents, students, workers, tourists and the visitor economy generally.</p>	No – see comments in relation to TCL7 below.
MM	90	4.7	<p><i>Amend text</i></p> <p><del>The district centres (Herne Bay and Whitstable) have a complementary role as part of the established retail hierarchy, serving the local population. They ensure a sustainable focus and pattern for development and their position within the retail hierarchy will continue to ensure they have opportunities to enhance and strengthen their role. The distinctive characteristics of each centre will be promoted, and there is clearly scope within both centres for making improvements to the public realm and shopping environment.</del></p> <p><u>The historic nature of Canterbury City Centre means that it is unable to expand like other centres as there are limited opportunities for growth. Canterbury is therefore supported by a network of other retail locations</u></p>	No – see comments in relation to TCL7 below.

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MM	90	4.8	<p><i>Amend text</i></p> <p><del>Whitstable, an important district centre for retail, with an unusual and successful retail offer of an independent and eclectic range of shops, needs to be carefully supported in maintaining its retail character.</del></p> <p><u>In order to meet the identified retail need and maintain Canterbury’s position as a sub-regional centre, a comprehensive retail-led scheme will be supported on land at the Wincheap Industrial Estate and Riverside Retail Park, as shown on the Proposals Map (Policy TCL7). It will include a substantial element of new comparison retail floorspace that is complementary to and well connected with the City Centre. Leisure, residential and business uses will also be permitted within the site, complimentary to its primary retail offer.</u></p>	No – see comments in relation to TCL7 below.
MM	90	4.9	<p><i>Amend text</i></p> <p><del>The retail offer of Herne Bay, also dominated by independents, should benefit from regeneration efforts identified in the Herne Bay Area Action Plan, which seeks to improve the retail offer and increase the amount of consumer spending retained in the town.</del></p> <p><u>Whitstable and Herne Bay District Centres: Secondary retail centres that fulfil a complementary role to Canterbury City Centre in the established retail hierarchy. They serve the local population and ensure a sustainable focus and pattern for development and their position within the retail hierarchy will continue to ensure they have opportunities to enhance and strengthen this function. The distinctive characteristics of each centre will be promoted in Policy TCL8, and there is scope within both centres for making improvements to the public realm and shopping environment.</u></p>	No – see comments in relation to TCL7 below.



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MM	90	TCL (A)	<p><i>Insert new policy text</i></p> <p><u>Policy TCL(A) Retail Hierarchy</u></p> <p><u>To ensure the long term viability and viability of the Districts’ town centres, the Council will apply a town centre first approach to proposals for retail, leisure and other town centre uses. Development should take place at a scale appropriate to the size and function of the centre within which it is to be located. The Districts retail is defined as follows:</u></p> <table border="1" data-bbox="450 794 1225 1422"> <thead> <tr> <th colspan="2">Retail Hierarchy</th> </tr> </thead> <tbody> <tr> <td><u>City / Sub-Regional Centre</u></td> <td><u>Canterbury City Centre</u></td> </tr> <tr> <td><u>District Centres</u></td> <td><u>Whitstable</u> <u>Herne Bay</u></td> </tr> <tr> <td><u>Edge of Centre</u></td> <td><u>Wincheap Industrial Estate (proposed</u> <u>Wincheap Retail Area (Policy TCL7))</u></td> </tr> <tr> <td><u>Out of Centre</u></td> <td><u>Riverside Retail Park (Wincheap)</u> <u>Marshwood Industrial Estate</u> <u>Stour and Maybrook Retail Parks (Sturry Road)</u></td> </tr> <tr> <td><u>Local Centres</u></td> <td><u>Wincheap (A28) Canterbury*</u> <u>St. Dunstan’s, Canterbury</u> <u>Tankerton Road, Tankerton</u></td> </tr> </tbody> </table>	Retail Hierarchy		<u>City / Sub-Regional Centre</u>	<u>Canterbury City Centre</u>	<u>District Centres</u>	<u>Whitstable</u> <u>Herne Bay</u>	<u>Edge of Centre</u>	<u>Wincheap Industrial Estate (proposed</u> <u>Wincheap Retail Area (Policy TCL7))</u>	<u>Out of Centre</u>	<u>Riverside Retail Park (Wincheap)</u> <u>Marshwood Industrial Estate</u> <u>Stour and Maybrook Retail Parks (Sturry Road)</u>	<u>Local Centres</u>	<u>Wincheap (A28) Canterbury*</u> <u>St. Dunstan’s, Canterbury</u> <u>Tankerton Road, Tankerton</u>	Yes – new policy requiring appraisal.
Retail Hierarchy																
<u>City / Sub-Regional Centre</u>	<u>Canterbury City Centre</u>															
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			<table border="1"> <tr> <td data-bbox="450 400 779 676"></td> <td data-bbox="779 400 1223 676"> <u>Herne Bay Road / St Johns Road,</u>  <u>Swalecliffe</u>  <u>Sea Street, Herne Bay</u>  <u>Canterbury Road, Herne Bay</u>  <u>Reculver Road, Beltinge</u>  <u>Faversham Road, Seasalter</u> </td> </tr> <tr> <td data-bbox="450 676 779 995"> <u>Larger Villages</u> </td> <td data-bbox="779 676 1223 995"> <u>Barham</u>  <u>Blean</u>  <u>Bridge</u>  <u>Chartham</u>  <u>Hersden</u>  <u>Sturry</u>  <u>Littlebourne</u> </td> </tr> </table> <p data-bbox="450 1059 1568 1129">* This refers to the range of retail and other services located along the A28 at Wincheap, it excludes the Wincheap Industrial Estate, which is subject to Policy TCL7</p>		<u>Herne Bay Road / St Johns Road,</u> <u>Swalecliffe</u> <u>Sea Street, Herne Bay</u> <u>Canterbury Road, Herne Bay</u> <u>Reculver Road, Beltinge</u> <u>Faversham Road, Seasalter</u>	<u>Larger Villages</u>	<u>Barham</u> <u>Blean</u> <u>Bridge</u> <u>Chartham</u> <u>Hersden</u> <u>Sturry</u> <u>Littlebourne</u>	
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MM	91	TCL1	<p><i>Amend policy text</i></p> <p>Policy TCL1 Town Centres</p> <p>Within the designated town centres, planning permission will be granted for development of a range of town centres uses <del>where they respond to changing need and/or contribute that add</del> to the vitality and viability of the town centre, including the experience economy, except where the proposed development is in conflict with other policies or other environmental objectives.</p> <p>The Council will seek to enhance the established character and diversity of town centre uses, and avoid over-concentration of particular uses that would be detrimental to the character and function of an area or to the vitality or viability of a shopping frontage or locality.</p> <p>Development <u>proposals within town centres</u> should be of an appropriate scale in accordance with <u>its function and</u> <del>that</del> <u>centre's</u> position in the <u>retail</u> hierarchy.</p>	<p>No – the proposed modification clarifies the scope and intent of the policy but is not considered significant for the purposes of the appraisal.</p>
MM	92	4.16	<p><i>Amend text</i></p> <p>Primary Shopping Areas <u>Frontages</u></p> <p>The Council has designated Primary Shopping Frontages in Canterbury City, Whitstable and Herne Bay. These areas are intended primarily for A1 (shops) use, to ensure a competitive retail offer and accessible shopping core, which will underpin healthy and thriving town centres. Alternative retail and non-retail uses can in most instances be located in the <del>Mixed</del> <u>Secondary</u> Shopping Frontages or wider town centre and still contribute to vitality and viability. The Council will continue to monitor town centre vacancies. This will be a relevant consideration in the application of Policy TCL2.</p>	<p>No – this proposed modification relates to supporting text and clarifies the scope of Policy TCL2. It is not considered significant for the purposes of the appraisal.</p>

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MM	93	TCL2	<p><i>Amend policy text</i></p> <p>Policy TCL2 Primary Shopping Frontages</p> <p><del>Within the</del> Primary Shopping Frontages <u>are designated at Canterbury, Herne Bay and Whitstable as shown on the Proposals Map.</u></p> <p><u>The Council will strongly encourage proposals that promote A1 uses which strengthen the retail function as well as the appearance and character of the Primary Shopping Frontages.</u></p> <p><del>€</del>The change of use of ground floor premises from Class A1 shops to other uses will <del>only</del> be permitted where:</p> <p>(a) It can be shown that the premises is no longer needed for A1 use and the retention of A1 use at the premises have been fully explored, without success, by way of active marketing at a reasonable rate for a period of at least 12 months in Canterbury or at least 6 months in Herne Bay and Whitstable; and</p> <p>(b) The proposed change of use does not have an unacceptable impact on the retail function of the frontage, <del>on</del> the attractiveness, <u>or on the</u> vitality and viability of the primary shopping frontage, <u>including</u> <del>or on</del> pedestrian circulation <del>to nearby streets.</del></p> <p><del>Alternatively, a</del> An exception may be made where the proposal would clearly be beneficial to the vitality and viability of the primary retail function of the frontage.</p>	<p>No – this proposed modification clarifies the scope and purpose of Policy TCL2. It is not considered significant for the purposes of the appraisal.</p>

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MM	93 - 94	4.23	<p><i>Amend text</i></p> <p><del>Mixed</del> <u>Secondary</u> Shopping Frontages</p> <p>Within the <del>Mixed</del> <u>Secondary</u> Shopping Frontages a mix of uses will be acceptable (including retail, professional and financial services, restaurants, cafes and bars), where this does not harm the vitality, attractiveness and viability of the shopping function of the area. <del>Therefore, within these</del> <u>Mixed</u> <u>Secondary</u> Shopping Frontages, <del>therefore,</del> the Council will encourage an active mix of uses, and resist the loss of retail (A1-A5) uses to residential or other non-retail uses. It is important that active frontages / shopfronts are maintained so that the <del>Mixed</del> <u>Secondary</u> Shopping Frontage remains active and no areas of dead frontage are created, thereby isolating units further away. Care will be taken to avoid excessive concentrations of single uses that could cause amenity issues and affect the main shopping focus.</p>	See comments in relation to TCL3 below.
MM	94	4.25	<p><i>Amend text</i></p> <p>Planning proposals for a change of use <del>from A1 (shops)</del> to A2 (financial and professional services) excluding banks and building societies, A3 (restaurants and cafes), A4 (drinking establishments), or A5 (hot food takeaways) will need to be carefully considered against <del>Policy</del> <u>Policy</u> TCL3. Particular attention should be given to avoiding the clustering of non-A1 uses where this is detrimental to the attractiveness of the centre in accordance with Policy TCL1. Within the <del>Mixed</del> <u>Secondary</u> shopping areas of Canterbury, Whitstable and Herne Bay, the <u>City</u> Council will support measures to protect and promote the charm and convenience of the independent retail sector. The Council will continue to monitor town centre vacancies. This will be a relevant consideration in the application of Policy TCL3. In the case of St Peters Street, additional flexibility is provided through Policy TCL4.</p>	No – this is a proposed modification to the supporting text that clarifies that change of use from A1 (shops) to other uses in the same use class will be considered against TCL1, TCL3 and TCL4. It is not considered significant for the purposes of the appraisal.

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MM	94	TCL3	<p><i>Amend policy text</i></p> <p>Policy TCL3 <del>Mixed</del> <u>Secondary Shopping Frontages</u></p> <p><del>Mixed</del> <u>Secondary Shopping Frontages</u> are designated at Canterbury, Herne Bay and Whitstable as shown on the Proposals Map. <u>The Council will strongly encourage proposals that promote a mix of A1 to A5 uses and that maintain a Secondary Shopping Frontage.</u></p> <p>Changes of use of ground floor premises in these areas between the A use class will be permitted where the proposed use:</p> <ul style="list-style-type: none"> <li>(a) Retains an active shop front and maintains or enhances the vitality, attractiveness and viability of the shopping area;</li> <li>(b) Is complementary to the shopping function of the area and provides a direct service to the public; and</li> <li>(c) Does not result in an over concentration of <del>such like</del> uses in the area <u>and contributes to an appropriate mix and diverse retail offer.</u></li> </ul> <p>Change of use to residential or other non-retail uses will not normally be permitted.</p>	<p>Yes – whilst the overall conclusions of the previous appraisal of this policy against the SA Objectives stand (see CDLP 10.6 Sustainability Appraisal CDLP Publication Draft June 2014 Amec) references to mixed shopping frontages in the appraisal matrices have been removed.</p>
MM	95	4.28	<p><del>Delete text</del></p> <p><del>Any pedestrian enhancements and alterations to traffic flow in the Westgate Towers area should contribute to improving the pedestrian experience and increasing pedestrian footfall at St Peters Street and St Dunstons Street. Any future scheme should be fully evaluated prior to implementation.</del></p>	<p>No – this is a proposed modification to supporting text and as such is not considered significant for the purposes of the appraisal.</p> <p>Note that the Council subsequently confirmed that this is not being taken forward as a main modification but will be taken forward as an additional modification.</p>

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MM	96	TCL5	<p><i>Amend text</i></p> <p>Policy TLC5: Local Centres</p> <p>The Council will protect and improve the provision of retail uses and other uses that meet local needs in the designated local centres and the Canterbury City areas of Wincheap, and St Dunstons. Planning permission will <del>only</del> be granted for a change of use from a retail shop or other community use if:</p> <ol style="list-style-type: none"> <li>The proposed use does not threaten the vitality and viability of the local centre;</li> <li>The proposed use is not detrimental to residential amenity;</li> <li>The proposed use does not jeopardise the <del>balance and</del> variety of services available in the local centre to meet the needs of the local community;</li> <li>There is evidence to demonstrate that there is no demand for the continued use of the premises for retail or community uses; and</li> <li>The use is no longer viable and the property has been actively marketed at a reasonable rate for a period of at least 12 months.</li> </ol> <p>Proposals for new shopping or community provision within or adjacent to local centres will be permitted where the proposals meet a local need, widen the choice, quality or range of shopping or community facilities, and are of a scale appropriate to the function of that particular centre.</p>	No – deletion of the words ‘balance and’ is not considered significant for the purposes of the appraisal.
MM	98	4.41	<p><i>Amend text</i></p> <p>The Council will apply the sequential test to main town centre uses in the following order:</p> <ul style="list-style-type: none"> <li><del>• Primary Shopping Area (or designated retail frontages in coastal towns);</del></li> <li>• Town Centre locations;</li> <li>• Edge of centre locations (within 300m of the <u>Primary Shopping Area in Canterbury and town centre boundary in Herne Bay and Whitstable</u>);</li> <li><del>• Retail Nodes (in Canterbury);</del></li> <li>• Out of Centre locations.</li> </ul>	No – this is an amendment to supporting text confirming how the sequential approach will be applied. It is not considered significant for the purposes of the appraisal.

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MM	98	4.42	<p><i>Amend text</i></p> <p>Proposals at out of centre locations will only be permitted if suitable sites are not sequentially available in <del>Primary Shopping Areas, town centre, or edge of centre locations or designated retail nodes</del>. Preference will be given to accessible sites that are well connected to the town centre.</p>	<p>No – this is an amendment to supporting text confirming how the sequential approach will be applied. It is not considered significant for the purposes of the appraisal.</p>
MM	99	4.45	<p><i>Amend text</i></p> <p>In the case of existing retail warehouses that are effectively limited to bulky goods, the Council will resist pressures to broaden out the range of goods permitted to be sold. This is to protect the vitality and viability of the City centre but it would also help retain the availability of units for bulky goods sales. If proposals come before the Council for relaxing the restrictions on the range of goods to be sold, then they should meet the requirements of policy TCL6 below. <del>929 sqm (10,000 sq ft) has commonly been used as part of conditions in the Canterbury District as the threshold below which bulky goods units should not be subdivided or at which bulky goods conditions have been attached.</del></p>	<p>No – this is an amendment to supporting text confirming how Policy TCL6 will be applied. It is not considered significant for the purposes of the appraisal.</p>
MM	99	TCL6	<p><i>Amend policy text</i></p> <p>Policy TCL6: Main Town Centre Uses</p> <p>Planning permission for main town centre uses outside the <del>defined identified town centre boundaries boundary, or Primary Shopping Area/frontage in the case of retail uses, will not be granted unless where</del> the applicant has successfully demonstrated:</p> <p>(a) That there are no other more suitably located and available sites nearer to the <del>identified town centres or Primary Shopping Area (as relevant for Canterbury City Centre)</del> for the town centre use(s) proposed <del>for A1 retail uses</del>, using a sequential approach to site identification;</p> <p>(b) Flexibility in terms of format and scale;</p> <p>(c) The site is accessible <del>and well connected to the town centre through and convenient to</del> a range of transport modes other than the car, including good local public transport services, <del>and walking and cycling;</del> and</p>	<p>Yes – the proposed modification to the policy has been assessed, for example the implications of the amendment to criterion c) and it is considered that the original appraisal of the policy against the SA Objectives stands and no further changes to the appraisal are required as a result of the proposed modifications. The appraisal of the policy is included in the addendum at Section 3.3 and Appendix C. .</p> <p>The proposed change in relation to the threshold for impact assessments reflects guidance at the national level and is not therefore considered significant for the purposes of the appraisal.</p>



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			<p>(d) The proposed development does not have a significant detrimental effect on the highway network in terms of congestion, road safety and pollution.</p> <p>When assessing applications for <del>retail, leisure and office development</del> <u>main town centre uses</u> outside the identified centre boundaries, which are not in accordance with the adopted Local Plan, and with a floorspace that meets or exceeds <del>920sqm</del> <u>2,500sqm</u>, the Council will also require an impact assessment. <u>Should any retail proposal come forward that exceeds the total identified retail capacity, as outlined in Policy SP2, an impact test will be required on the net additional floorspace. An Impact assessment which will include an assessment of:</u></p> <p>(e) The impact of the development on existing, committed and planned public and private investment (including regeneration schemes) in a centre or centres in the catchment area of the proposal;</p> <p>(f) The impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, <u>up to five years (ten for major schemes) from the time the application is made;</u> <del>and</del></p> <p><del>(g) Effect on the vitality and viability of other town centres and identified local centres within the catchment area of the proposal.</del></p> <p>Development <u>that fails the sequential approach to development or gives rise to significant adverse impacts</u> will be refused.</p>	

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MM	100	4.47	<p><i>Amend text</i></p> <p><del>Diversification of the Retail Offer and The Wincheap Retail Area and Meeting the Retail Need</del></p> <p><del>The comparison (non-food) retail need identified for Canterbury City is significant. In order to maintain Canterbury’s current role and competitive position in the retail hierarchy it follows that the Council should seek to meet this need.</del></p> <p><u>The NPPF states that Local Planning Authorities should: “allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, community services and residential development needed in town centres. It is important that retail and leisure needs are met in full and are not compromised by limited site availability. Local planning authorities should therefore undertake an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites”.</u></p>	<p>No - The proposed amendment to supporting text clarifies the Council’s preferred approach to retail provision and sets this in the context of the NPPF. The changes are not considered significant for the purposes of the appraisal.</p>
MM	100	4.48	<p><i>Amend text</i></p> <p><del>The NPPF states that Local Planning Authorities should: “allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, community services and residential development needed in town centres. It is important that retail and leisure needs are met in full and are not compromised by limited site availability. Local planning authorities should therefore undertake an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites”.</del></p> <p><u>The Canterbury Retail and Leisure Study (2015) prepared by GL Hearn included a quantitative retail capacity assessment which identified capacity across the Canterbury District for 33,800 sqm of net comparison floorspace by 2031. This is a reduction from the 50,000sqm advised by DTZ in 2011.</u></p> <p><u>The 2015 study also indicates that Canterbury’s catchment has been contracting since 2011, indicating a slight diminution in its regional performance. Therefore, the Council has opted to pursue a commercial and defensive approach to its retail strategy that seeks to protect and consolidate Canterbury’s position in the retail hierarchy as a sub-regional centre by meeting the identified need in full.</u></p>	<p>No - The proposed modification to the supporting text justifying the Windcheap Retail Area, as identified in Policy TCL7.</p>

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MM	100	4.49	<p><i>Amend text</i></p> <p><del>Given the historic City is more constrained than most centres, the significant comparison retail capacity identified and the lack of suitable City centre sites to accommodate this need, the council needs to make a significant retail allocation in a suitable location.</del></p> <p><u>The NPPF advocates priority for retail in town centres in the first instance. However, whilst the character and heritage aspects of the City are of major benefit to Canterbury’s economic success as a retail destination, they also act as a constraint on the future development potential of the Primary Shopping Area.</u></p> <p><u>GL Hearn’s Sequential Assessment and Wincheap Capacity Study (2016) estimated that in the order of 8,500 sqm net of the capacity identified could potentially be accommodated through commitments and sequential sites across the District. In accord with the NPPF this leaves approximately 25,000 sqm net of floorspace still to be accommodated.</u></p> <p><del>Advice received from DTZ in the Retail and Leisure Strategy (2011) and supported by the updated guidance by GL Hearn (2015) recommends that the Council should focus on the higher quality and specialist retail and leisure operators within the city centre, providing an holistic offer for resident and visitor markets and identifying opportunities for a satellite retail in an edge or out of centre location. This should be that offers a genuinely complementary function to the Canterbury City eCentre. Whilst it is anticipated that this can be best achieved by catering more for bulky goods and large format/mass market retailers and leisure operators, (conditioned appropriately), ensuring a focus on high quality and specialist retailers in the City centre. The NPPF clearly indicates a priority for retail in town centres in the first instance. the gap analysis by GL Hearn identifies a number of town centre retailers that are present in comparable cathedral cities but not Canterbury. Therefore, in order to maintain its position within the retail hierarchy some additional town centre floorspace / uses may also need to form part of any future proposals provided the requirements of Policy TCL6 can be satisfied.</del></p> <p><u>To maintain Canterbury’s current role and competitive position in the retail hierarchy it follows that the Council should seek to meet this need through Policy TCL7 “The Wincheap Retail Area”. Whilst the Sequential Assessment identified some capacity elsewhere in the District there is no guarantee that these sites would be available, deliverable or that retail would be the sole use. Therefore, Policy TCL7 allows accommodation of up to 33,800 sqm net floorspace to inject a degree of flexibility and certainty in terms of meeting the retail needs of the District as identified in the GL Hearn Retail Study.</u></p>	<p>No - The proposed modification to the supporting text justifying the Windcheap Retail Area, as identified in Policy TCL7. The policy has previously been assessed and the proposed modification is not considered significant for the purposes of the appraisal.</p>

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MM	100	4.50	<p><i>Amend text</i></p> <p><del>The Wincheap Retail Area (currently the Wincheap Industrial Estate and Riverside Retail Park) close to the Park and Ride, and within walking distance of the City centre, is well placed to act as a satellite retail area. It must, however, have a complementary retail function, catering for more mass market and large format retailers. There is already substantial retail floorspace on the estate and a target additional net retail floorspace of 50,000sqm should be provided. Any redevelopment should seek to provide alternative premises for existing occupiers of the estate where possible. Redevelopment should at Wincheap as envisaged in Policy TCL7 would make the best of the advantages of the current industrial estate as a brownfield location, including its position on one of the main entrances into the City, the presence of Canterbury East train station, Park and Ride facilities and major bus routes, its proximity to the new Canterbury - Chartham riverside footpath / cycle path and its close relationship to the historic City; an important sub-regional retail centre.</del></p> <p><u>It is anticipated that the planned redevelopment of the Wincheap Industrial Estate as a retail area will be managed in a phased approach. This would aim to match the delivery of floorspace to the capacity forecasts for each of the five-yearly periods as set out in Policy SP2. The City Council will review the retail capacity of the District approximately every 5 years and any future studies will become a material consideration, ensuring that the scale of development is calibrated to any future update of the capacity assessment. Any retail or leisure application that seeks to provide floorspace over and above the level of provision identified in Policy SP2 for any of the phased period(s) should be accompanied by an Impact Assessment for the additional floorspace. This approach will ensure that no significant adverse impact on Canterbury or other centres should arise as stipulated by the NPPF.</u></p> <p><u>An overarching masterplan for the Wincheap Retail Area will be prepared by Canterbury City Council and/or its appointed agent in order to guide development proposals. In turn it is envisaged that separate Development Principles documents will be prepared preceding each phase. These will consider the relevant policies, material considerations, future floorspace capacity projections and design codes. The Development Principles document will also seek to identify potential alternative premises for existing occupiers not considered complementary to the new development proposals or those who may not wish to remain within a new scheme prior to the commencement of each phase. Until the development proposals are known in detail, it is not possible to do this as it would be highly speculative and subject to change given the Local Plan period and fluidity of the property market.</u></p>	<p>No - The proposed modification to the supporting text is to help outline the process for redevelopment of the Wincheap Retail Area, as identified in Policy TCL7. The policy has previously been assessed and the proposed modification is not considered significant for the purposes of the appraisal.</p>

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MM	100	4.51	<p><i>Amend text</i></p> <p><del>Any redevelopment proposals for A planned redevelopment of the estate Wincheap Retail Area should incorporate a high quality design and enhanced environment, a traffic management scheme as detailed in Policy T11 that would ensure essential improvements to traffic flow on Wincheap; (including a new off-slip from the A2, and a relief route for Wincheap itself) and a mix of complementary retail, leisure, and business and possibly some residential uses. The Council will encourage a residential element to the scheme where that helps deliver the Council's priorities, and is located and designed in such a way that it is not incompatible with leisure uses.</del></p>	<p>No - this is a proposed modification to the supporting text to Policy TCL 7 and as such is not considered significant for the purposes of the appraisal.</p>
MM	101	4.52	<p><i>Amend text</i></p> <p><del>A master planning exercise will inform the preparation of a development brief for the Wincheap Retail Area. Any development should be sympathetic to the adjacent residential properties whilst on Wincheap should pay regard to the scale of the residential context. Proposals adjacent to the open space on the Great Stour should also pay regard to its wildlife and landscape quality. This area of habitat is designated as a Local Wildlife Site and Area of High Landscape Value and will be safeguarded. The development brief proposals should also respond to flooding risks in the locality.</del></p>	<p>No - this is a proposed modification to the supporting text to Policy TCL 7 and as such is not considered significant for the purposes of the appraisal.</p>
MM	101	4.53	<p><i>Amend text</i></p> <p>The Council <u>as majority landowner</u> will look to promote the improvement of Wincheap itself through the re-development of the existing estate, and highway improvements in particular. <u>Part of the S.106 agreement for planning permission CA/15/01479/OUT includes, amongst other items, the provision of an east bound slip road off the A2. The east bound A2 slip being the major highways infrastructure requirement necessary to support the comprehensive redevelopment of the Wincheap Retail Area.</u> The line of proposed new road infrastructure to relieve Wincheap of the in-bound traffic is safeguarded on the Proposals Map.</p>	<p>No - this is a proposed modification to the supporting text to Policy TCL 7 and as such is not considered significant for the purposes of the appraisal.</p>

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MM	101	TCL7	<p><i>Amend policy text</i></p> <p>Policy TCL7 Wincheap Retail Area</p> <p>The Wincheap Retail Area, as shown on the proposals map, will be <u>regenerated and developed predominantly as a satellite area retail area, complementary to the existing Canterbury City Centre offer, to include larger format focused on retail and leisure provision. The City Council and / or its appointed agent will prepare a Masterplan in accordance with the total requirements of this policy and other relevant Local Plan Policies.</u> The Council will facilitate the implementation of a comprehensive <u>retail-led</u> mixed-use redevelopment. Any scheme <u>proposals</u> will be required to:</p> <p>(a) <u>substantially accommodate up to 33,800sqm (net) of the large format comparison retail and leisure floorspace as identified by the Wincheap Retail Development Brief during the plan period Canterbury Retail and Leisure Study 2015 and phased in accordance with Policy SP2;</u> and</p> <p>(b) <u>form an effective, and functional and retail location that is complementary satellite centre of to the Canterbury City Centre offer and which that complies with the requirements of Policy TCL6;</u> and</p> <p>(c) <u>provide improved, attractive and convenient pedestrian links with Canterbury City Centre;</u> and</p> <p>(d) <u>contribute towards a package of transport improvements as set out in Policy T11.</u></p> <p>Redevelopment of any <u>discrete</u> part of the Wincheap Retail Area must not impede the successful implementation of the <u>overarching comprehensive retail and leisure-led redevelopment aspirations scheme</u> and <u>must also</u> contribute financially to the overall delivery of <u>transport and pedestrian infrastructure as indicated in the Development Brief the Wincheap Traffic Management Scheme.</u></p> <p>The location and design <u>of new of any new business and/or residential development identified as a necessary requirement to ensure the sustainable regeneration of the area, or as essential to the viability of the overall scheme, must be compatible with the primary retail and leisure function of the site.</u></p>	<p>Yes - The proposed modification is not considered significant for the purposes of the appraisal. The changes are to achieve clarity and to cross reference other relevant policies. However the revised justification for the policy highlights the intention to prepare a development principles document that includes consideration of the needs for any existing occupants that may not wish to remain when redevelopment takes place. Arguably the requirement to consider the future needs of existing occupants could also be referenced in the policy as it will have greater weight.</p>

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MM	103	4.60	<p>Amend text</p> <p><del>An attractive and accessible public realm benefits visitor perceptions, assists the safe movement of pedestrians and improves town centre vitality. A strategy will be developed for appropriate schemes that builds on the Council's document titled: "Streets as Destinations: Canterbury City of Imagination Public Realm Strategy" (2008). Options that may be explored include:</del></p> <ul style="list-style-type: none"> <li><del>• Wincheap Roundabout and Castle Street to improve the connection between retail at Wincheap and the City Centre;</del></li> <li><del>• St Georges Roundabout to Canterbury East to ensure high quality development and pedestrian experience at this prominent ring road location;</del></li> <li><del>• St Georges Roundabout and the quality of the pedestrian linkages between the three constituent parts of the World Heritage Site;</del></li> <li><del>• St Georges Street;</del></li> <li><del>• Riverside links from Northgate to the coach park;</del></li> <li><del>• St Dunstons Street, St Peter's and the West Gate;</del></li> <li><del>• Memorial Park, Herne Bay;</del></li> <li><del>• Central Development Area, Herne Bay (through the Area Action Plan 2010)</del></li> <li><del>• Whitstable Harbour.</del></li> </ul>	<p>No – the proposed modification relates to supporting text and is not considered significant for the purposes of the appraisal.</p>
MM	105	TCL10	<p><i>Amend policy text</i></p> <p>TCL10 Mixed Use Development</p> <p>Within (and around) the town centre, new large developments and development within commercial frontages should incorporate a mix of uses (including residential and / or office uses on upper floors where practicable), which will make a more efficient use of land and add to the vitality of the area. Within the Primary Shopping Frontages, a mixed use retail development shall not result in the overall loss of A1 retail floorspace at ground floor level.</p> <p>In addition to new sites coming forward in town centres, the following sites are allocated for mixed use development with an indication of the types of uses that would be appropriate as part of the development. <u>Where retail and/or leisure uses are proposed, these should satisfy the requirements of Policy TCL6.</u></p> <p>Canterbury</p>	<p>No – the proposed modification introduces a cross reference to Policy TCL6 and clarifies the role of any masterplans, development briefs and guidance. The reference to Policy TCL6 is not considered to affect the results of the previous appraisal. The clarification of the role of masterplans etc is not considered significant for the purposes of the appraisal.</p>



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			<p>(a) White Horse Lane: retail, residential, community uses; (b) Roger Britton Carpets, 190 Wincheap: retail and residential; (c) Kingsmead: retail, leisure and business and residential; (d) Peugeot Garage: student housing, office/commercial, leisure and education.</p> <p>Whitstable</p> <p>(e) The Warehouse, Sea Street: residential or offices or hotel, with public open space; (f) Whitstable Harbour: fishing, industrial, office / business, leisure and parking</p> <p>Development of those sites listed above <del>will need to conform to the associated adopted Development Briefs or agreed development principles.</del> <u>shall have regard to any relevant masterplans, development briefs or guidance.</u></p>	



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<b>Chapter 5 : Transport Infrastructure</b>				
MM	113	5.21	<p><i>Amend text</i></p> <p>Planning policies have encouraged a balance of land uses so that people have been encouraged to to minimize journey lengths for employment, shopping, leisure, education and other activities. Development has only been prevented or refused on transport grounds where the residual cumulative impacts of development are severe. When considering providing public car parking and controlling the level of parking the City Council will <u>have regard to</u> <del>refer to</del> the Parking Strategy as set out in the Canterbury Draft Transport Strategy. <u>Over the plan period the City Council propose to dispose of some of the smaller city centre car parks and replace them at other locations including at Park and Ride sites, having regard to the overall supply.</u></p>	<p>No – this proposed modification to the supporting text clarifies the Council’s intention to dispose of smaller city centre car parks and is not considered significant for the purposes of the appraisal.</p>
MM	114	T1	<p><i>Amend policy text</i></p> <p>Policy T1 Transport Strategy</p> <p>In considering the location of new development, or the relocation of existing activities, the Council will always take account of the following principles of the Draft Transport Strategy:</p> <ul style="list-style-type: none"> <li>5. Controlling the level and environmental impact of vehicular traffic including air quality;</li> <li>b. Providing alternative modes of transport to the car by extending provision for pedestrians, cyclists and the use of public transport;</li> <li>c. Reducing cross-town traffic movements in the historic centre of Canterbury;</li> <li>d. Providing public car parking and controlling <del>parking in accordance with</del> <u>having regard to</u> the Parking Strategy;</li> <li>e. Assessing development proposals in the light of transport demands and the scope for choice between transport modes; and</li> <li>f. Seeking the construction of new roads and/or junction improvements which will improve environmental conditions and/or contribute towards the economic well-being of the District.</li> </ul>	<p>No – the proposed modification clarifies the role of the Parking Strategy and is not considered significant for the purposes of the appraisal.</p>

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MM	117	5.29	<p><i>Amend text</i></p> <p>Cycling has much to offer as a means of transport, particularly for local journeys as it has little environmental impact, keeps you fit, is affordable and also takes up less road space than the private car. Canterbury already has a good cycle network and more routes are identified in the Canterbury District Draft Transport Strategy, these are necessary to make cycling a sustainable alternative to the car. All new development will look to provide traffic free segregated cycle routes with residential streets that are safe for cycling through low vehicle speeds.</p> <p>Cycle parking will be provided in all new developments <del>as per having regard</del> to the <u>local standards</u> set out in <u>Appendix 4 of the Canterbury District Local Plan the Kent Medway Structure Plan Supplementary Planning Guidance 4 (SPG4) and Code for Sustainable Homes Technical Guide.</u> New cycling routes are also identified as part of the strategic site allocations and where provided, Kent Downs Area of Outstanding Natural Beauty Rural Streets and Lanes : a Design Handbook (2009) adopted by Kent County Council, should be referred to.</p>	<p>No – the proposed modification relates to the sourcing of local standards for car parking and is not considered significant for the purposes of the appraisal.</p>
MM	121	T8	<p><i>Amend policy text</i></p> <p>The Council will require any future proposals for a park and ride at Whitstable to meet the criteria as set out below :</p> <ol style="list-style-type: none"> <li>Minimise the visual impact in respect of the location, layout and design of the development;</li> <li>Ensure that the development will not have a significant adverse effect on the amenity of local residents;</li> <li>Development which would materially harm scientific or nature conservation interests, either directly, indirectly or cumulatively is mitigated and any impacts can be adequately <u>avoided, mitigated or</u> compensated ;</li> <li>Any proposals will be expected to meet the aims of design policies DBE3 and DBE13.</li> </ol>	<p>Yes – the SA has been amended to acknowledge the commitment to avoidance and mitigation measures in the policy and the relevance to SA Objective 6 ‘Geology and Biodiversity.’</p>
MM	121	5.46	<p><i>Amend text</i></p> <p><del>Kent County Council will apply Kent County Council’s residential parking standard IG N3 or any subsequent guidance. For all other developments the City Council will apply SPG4 and the Code for Sustainable Homes Technical Guidance, convenient, secure, covered and where possible complemented by showering and changing facilities for cyclists.</del> Government Policy no longer requires local authorities to set maximum parking standards. Instead, local authorities are encouraged to develop locally appropriate standards taking into account factors such as the availability of public transport and local car ownership levels. <u>The local parking standards are set out in Appendix 4 of this Local Plan.</u></p>	<p>No – this proposed modification clarifies national policy in relation to parking standards and signposts the local standards, which are referred to in Policy T9. It is not considered significant for the purposes of the appraisal.</p>

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MM	121	T9	<p><i>Amend policy text</i></p> <p><del>The City Council will apply Kent County Council’s residential parking standard IGN3 or any subsequent guidance. For all other developments. The City Council will have regard to the local parking standards as set out in Appendix 5 of this Local Plan SPG4 or subsequent guidance. Cycle parking, where provided, will also be as per the local standards cycle parking should be convenient, secure, covered and where possible complemented by showering and changing facilities, as set out in Appendix 4 SPG4 and the Code for Sustainable Homes Technical Guide convenient, secure, covered and where possible complemented by showering and changing facilities.</del></p>	<p>No – this proposed modification clarifies the role of local parking standards and their source and is not considered significant for the purposes of the appraisal.</p>
MM	124	T13	<p><i>Amend policy text</i></p> <p>The Council will require the provision of an A291 Herne Relief Road as identified on the Proposals Map as an integral part of new development as set out in Policy SP3. Any development proposals that might prejudice this route will be resisted. Contributions to this relief road <del>will</del> <u>may</u> be sought from appropriate developments.</p>	<p>No – this proposed modification clarifies the role of developer contributions and is not considered significant for the purposes of the appraisal.</p>
MM	124	5.54	<p><i>Amend text</i></p> <p>New mixed use development sites have been allocated at Sturry/Broad Oak and Hersden which lie within the A28 corridor. The A28 through Sturry suffers from congestion due the high levels of traffic and the operation of the level crossing at Sturry. Whilst sustainable modes like walking, cycling and public transport will be provided for by these new sites, it is accepted that the new development will still create additional traffic. Any further significant development in this area will be required to improve and mitigate the effects of this additional traffic <u>by provision of/or proportionate contribution to New development sites allocated in Herne Bay, Sturry, Broad Oak and Hersden will be required to fund</u> a Sturry Relief Road that avoids the level crossing <del>by providing</del> with a new road bridge, including a bus lane over the railway line <u>or other associated improvements to the A28 corridor</u>. The City Council will enter into appropriate legal agreements with the relevant site owners/agents to ensure that the Sturry relief road is delivered at an appropriate point with fair and proportionate contributions from all relevant developments.</p>	<p>No – this proposed modification clarifies the role of developer contributions and is not considered significant for the purposes of the appraisal.</p>



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<b>Chapter 6: Tourism and Visitor Economy</b>				
MM	133	TV1	<p><i>Amend policy text</i></p> <p>Policy TV1 Cultural and Arts Facilities</p> <p>Proposals for cultural or arts facilities will be encouraged, particularly where they are located within or close to town centres or public transport nodes or where new public places are created. The Council will encourage and grant planning permission for development that adds diversity to or improves the cultural development or heritage of the District. Such considerations will be subject to relevant design policies and Policy TCL4 and the environmental and traffic management implications.</p> <p>All large development proposals should seek to <del>promote</del> <u>include</u> public art as part of the overall design strategy. <del>directly in the design of new developments and through the payment of a financial contribution secured through a section 106 agreement or another suitable mechanism such as CIL.</del></p>	No – the proposed change is not considered significant for the purposes of the appraisal.
MM	136	TV3	<p><i>Amend criterion b. as follows:</i></p> <p>b. The use is no longer viable and the business has been actively marketed for a minimum <u>of one year</u> <del>2 years</del> with <u>no genuine interest</u>;</p>	Yes – the proposed change in the period required for marketing (from two years to one year) should be acknowledged in the SA Report but having reviewed the previous assessment no changes to the previous appraisal are considered necessary. It is not considered necessary to assess the options (1 year or 2 years) because the Inspector does not consider 2 years to be justified, it does not therefore constitute a reasonable alternative for the purposes of the appraisal.

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MM	138	TV5	<p><i>Amend policy text</i></p> <p>Any proposal for Marina provision and associated facilities will <del>only</del> be permitted if :</p> <ul style="list-style-type: none"> <li><del>a. The relevant design policies are adhered to;</del></li> <li>b. A transport assessment has been carried out in order to assess the transport impact on the local road network and any mitigation or infrastructure measures arising from the transport assessment are completed before the development begins;</li> <li>c. The development would not result in any increased risk of flooding elsewhere, and any mitigation measures are completed in advance of the development;</li> <li>d. A full and detailed Habitats Regulations Assessment has been carried out to establish the impact on the surrounding internationally important sites for wildlife, such as Special Protection Area (SPA), Special Area for Conservation (SAC) and Ramsar;</li> <li>e. Development which would materially harm the scientific or nature conservation interests, either directly, indirectly or cumulatively of the Sites of Special Scientific Interest (SSSI) and areas of known nature conservation interest is mitigated and any impacts can be adequately compensated;</li> <li>f. If the proposals relate to Whitstable Harbour, any development does not undermine the Harbour Strategy to maintain a working harbour.</li> </ul> <p><u>The City Council will expect a Masterplan or Development Brief to be prepared in accordance with the relevant Local Plan Policies.</u></p>	<p>Yes – the previous appraisal took criteria a) on design into account so the appraisal needs to be updated. The policy now encourages the use of a Masterplan or development brief to inform development, rather than reliance on more general policies and this is reflected in the revised appraisal for the policy included in the addendum.</p>
MM	139	TV6	<p><i>Amend policy text</i></p> <p>Policy TV6 Reculver Country Park</p> <p>Proposals to further enhance the attraction of Reculver and develop Reculver Country Park (as shown on the proposals map, Inset 1) as a quality attraction for visitors, in particular open air recreational proposals, will be permitted by the Council. Any proposals would be subject to design, visual and environmental impacts, including meeting habitat regulations requirements and ensuring suitable access arrangements.</p> <p>Any future development at Reculver will need to <del>meet</del> <u>have regard to</u> the aims of the Reculver Masterplan.</p>	<p>No – the proposed modification clarifies the status of the Reculver Masterplan and is not considered significant for the purposes of the appraisal. The change from ‘meet’ to ‘have’ is not considered significant for the purposes of the appraisal and is necessary to reflect the fact that the Local Plan cannot require compliance with other documents.</p>

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<b>Chapter 7: Climate Change, Flooding, Coastal Change and Water Resources</b>				
MM 7.1	144	box	<p><i>Amend text:</i></p> <p>Council responses to Climate change</p> <p>Action to reduce the Canterbury District’s impact on climate change will include:</p> <ul style="list-style-type: none"> <li>• giving priority to development in urban or edge of urban locations that are well served by sustainable forms of transport; and</li> <li>• ensuring development encourages and improves access to these sustainable forms of transport; and</li> <li>• encouraging walking, cycling and the use of public transport; and</li> <li>• promoting developments that generate renewable energy; and</li> <li>• encouraging <del>Combined Heat and Power</del> <u>local renewable and low carbon energy schemes</u> at strategic development sites; <del>and</del></li> <li>• designing development to increase energy efficiency and reduce energy consumption and carbon emissions; <u>and,</u></li> <li>• <u>undertaking an assessment of the District to ascertain, and where appropriate, allocate suitable sites for wind energy development and wind turbines in either a Development Plan Document or a review of the Local Plan.</u></li> </ul> <p>Action to adapt to expected climate change will include:</p> <ul style="list-style-type: none"> <li>• giving preference to development of previously developed land where this is sustainably located;</li> </ul>	<p>No – the proposed modification highlights the need for the Council as the Local Planning Authority to identify areas that are suitable for wind energy development in either a Development Plan Document or a review of the Local Plan. This modification is necessary to reflect policy at the national level. The modification is not considered to be significant for the purposes of the appraisal.</p>

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			<ul style="list-style-type: none"> <li>• encouraging environments that promote biodiversity and a green infrastructure network;</li> <li>• locating and designing development to eliminate unacceptable flood risk;</li> <li>• ensuring that there is no inappropriate development at designated coastal Overtopping Zones and Coastal Protection Zones experiencing erosion;</li> <li>• adopting sustainable drainage systems; and</li> <li>• designing development to ensure water efficiency is an integral part of design.</li> </ul>	
MM	145	7.8	<p><i>Amend text</i></p> <p>The Council <del>will anticipate</del> preparing a Sustainable Construction and Renewable Energy Supplementary Planning Document, which will provide more information on the available opportunities and constraints relating to large scale renewable energy or low carbon energy installations. Proposals for renewable and low carbon energy will be supported where they respond positively to the opportunities identified, especially small-scale community-led initiatives <del>for wind schemes</del>, solar clubs and the use of biomass. Consideration of proposals will include assessments of public health and safety and impacts on landscape, air quality, biodiversity, historic environment and residential amenity.</p> <p><u>The Council will also assess the suitability of areas within the district for wind energy development including single turbines and wind farms. The work done by Kent County Council in Renewable Energy for Kent (2012) will be used as a basis for the study. Where sites are considered suitable the local community will be consulted and where appropriate sites will be allocated, and relevant policies developed, in either: a review of the Local Plan, or, a specific adopted Development Plan Document. Until that time any application for wind energy development will be assessed in accordance with the Written Ministerial Statement (HCWS42) and the briefing paper Planning for Onshore Wind (House of Commons, June 2015). Sites for wind energy development can also be allocated within neighbourhood plans.</u></p>	No – the proposed amendment to the supporting text sets out more detailed background on the intention to identify areas for wind energy and is not considered to be significant for the purposes of the appraisal.

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MM	146	CC1	<p><i>Amend policy text</i></p> <p>Policy CC1 Renewable and Low Carbon Energy <u>Production Development (apart from wind energy development)</u></p> <p>Proposals for the utilisation, distribution and development of renewable and low-carbon sources of energy, including freestanding installations, will be encouraged in appropriate locations. In considering such proposals, the Council will give significant weight to their environmental, community and economic benefits, alongside consideration of public health and safety and impacts on biodiversity, air quality, landscape character, the historic environment, residential amenity of the surrounding area <u>and the protection of the best and most versatile agricultural land. Specific considerations are outlined in Policy DBE2.</u></p> <p>Permission will only be granted for <u>large scale or commercial</u> renewable and low carbon energy installations and associated equipment and buildings if there are commitments to ensure their removal after the use has ceased and land restored to its previous use and, where relevant, productive condition.</p> <p><u>Until suitable sites are allocated for wind energy development any applications for wind farms or wind turbines will be assessed in accordance with the Written Ministerial Statement (HCWS42) and the briefing paper Planning for Onshore Wind (House of Commons, June 2015).</u></p>	<p>Yes - The proposed modification includes a provision to protect best and most versatile agricultural land and clarifies that, until suitable sites are allocated for wind energy development, applications should be assessed in accordance with the Written Ministerial Statement and briefing paper referred to. The SA of the policy has been amended and is included in this addendum.</p>
MM	146 - 147	7.12	<p><i>Amend text</i></p> <p>The final shape of the Government's Zero Carbon Homes Standard <del>will be</del> <u>was due to be</u> determined by the Government for implementation in 2016. <del>It is likely</del> <u>was anticipated</u> to require all carbon dioxide emissions arising from energy use regulated under Building Regulations to be abated from 2016. Regulated energy may derive from sources such as fixed heating, hot water, ventilation and fixed lighting and other fixed building services (but does not include appliances such as white goods). <del>It is</del> <u>was</u> expected that to meet <del>the a</del> Zero Carbon Standard, each home <u>would</u> <del>needs</del> to meet minimum standards for fabric performance (Fabric Energy Efficiency Standard), on site carbon compliance and then achieve zero carbon emissions from regulated energy use (0kg CO<sub>2</sub> per m<sup>2</sup>) which <del>is</del> <u>was</u> expected to be achieved via the use of Allowable Solutions. <del>The Government has now indicated that it does not intend to move forward with the implementation of Allowable Solutions.</del> Irrespective of whether this zero carbon target is brought into force, the Council will expect all development to make carbon savings. When seeking to reduce carbon emissions all development should take account of</p>	<p>No – the proposed modification to supporting text sets out changes in policy at the national level and is not considered significant for the purposes of the appraisal.</p>



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Reference	Page	Policy/ Paragraph	Main Modification – Screening Exercise Based on a Draft Version of the Main Modifications Provided by the Council on 16.12.16	Are there Implications for the Appraisal arising from the Main Modifications?
			<p>the following energy hierarchy:</p> <p><b>Fabric Energy Efficiency:</b> Achieving <del>improvements in the minimum standard</del> for fabric energy efficiency is a key first stage in <del>meeting the Zero Carbon Standard</del>. The fabric energy efficiency of a home is determined by the annual space heating and cooling demand in KWh per m<sup>2</sup>, assessed using the Standard Assessment Procedure (SAP).</p> <p><b>Carbon Compliance:</b> <del>Beyond Once improvements to complying with minimum level of fabric energy efficiency have been made the next step is the Zero Carbon Standard requires a specific reducing the level of on-site CO<sub>2</sub> emissions to be achieved.</del> This is termed carbon compliance and again calculated using SAP. The Dwelling CO<sub>2</sub> Emission Rate includes efficiency of energy supply and the type of fuel used as well as energy requirement in the calculation. This second stage should demonstrate the use of on-site low and zero carbon energy technologies for heat and power. This could include electric power generation from photovoltaics and wind generators, and heat from biomass and wind pumps. It could include micro-generation on individual homes up to development-scale district heat or CHP systems.</p> <p><b>Allowable Solutions:</b> Allowable Solutions is the overarching term for the carbon offsetting process and the various measures which house builders may support to achieve the zero carbon standard from 2016. Where energy efficiency and carbon compliance are unable to achieve the required carbon savings through on-site measures, developers can meet their commitments off-site at a cost no higher than the government's long-term value of carbon. This might include contribution to a carbon offsetting fund to enable investment in high quality low and zero carbon community projects.</p>	
MM	147	7.13	<p><i>Amend text</i></p> <p><del>It may not be possible for new development to achieve zero carbon by energy efficiency measures and carbon compliance alone and the developer will need to look to Allowable Solutions. From 2016 (and specified further as part of the preparation of a Sustainable Construction and Renewable Energy SPD), the Council will accept contributions to a carbon offsetting fund to enable investment in high quality low and zero carbon community projects, which could include programmes to improve the energy efficiency of the existing housing stock. The City Council will focus on Energy Efficiency and Carbon Compliance, adopting the any Government's agreed national standards for Energy Efficiency, and Carbon Compliance, and if implemented and permitting the use of Allowable Solutions to meet the zero carbon target.</del></p>	<p>No – the proposed modification to supporting text reflects changes in policy at the national level and is not considered significant for the purposes of the appraisal.</p>

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Reference	Page	Policy/ Paragraph	Main Modification – Screening Exercise Based on a Draft Version of the Main Modifications Provided by the Council on 16.12.16	Are there Implications for the Appraisal arising from the Main Modifications?
MM	147	7.15	<p><i>Amend text</i></p> <p>An Energy Statement <del>should</del> <u>could</u> be submitted as part of the ‘Sustainability Statement’ required to accompany planning applications by policy <del>DBE1</del> <u>DBE6</u> and <del>its supporting text paragraphs.</del> <u>As part of its Sustainable Construction and Renewable Energy SPD and Community Infrastructure Levy, the Council will establish a Community Renewable Energy Fund to administer and account for carbon credits and other funds generated through Allowable Solutions.</u></p>	<p>No – the proposed modification relates to the supporting text and is not therefore considered significant for the purposes of the appraisal.</p>
MM	148	CC2	<p><i>Amend policy text</i></p> <p>Development in the Canterbury District should include <u>proportionate</u> measures to reduce carbon <del>dioxide and greenhouse gas</del> emissions (as outlined table D1 and Policy <del>DBE1</del> <u>DBE6</u>) <del>from energy use. in accordance with the following energy hierarchy:</del></p> <ol style="list-style-type: none"> <li>1. <del>_____ Fabric Energy efficiency;</del></li> <li>2. <del>_____ Carbon Compliance: (a) Incorporating renewable energy; (b) Incorporating Low Carbon Sources;</del></li> <li>3. <del>_____ Allowable Solutions</del></li> </ol> <p><del>Where available and feasible, new development will be expected to connect to existing Combined Heat and Power (CHP) distribution networks. The use of on site CHP will be encouraged.</del></p> <p><del>Where it is not feasible or viable to achieve the goal of zero carbon from energy efficiency and carbon compliance measures, the council will coordinate and accept contributions towards Allowable Solutions to enable investment in carbon reduction elsewhere in the district – The Community Renewable Energy Fund.</del></p> <p><del>The Council's Sustainable Construction and Renewable Energy Supplementary Planning Document will provide further guidance.</del></p> <p><b><u>As well as incorporating measures to reduce carbon emissions development proposals shall show how they have taken account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.</u></b></p>	<p>Yes – the references to allowable solutions in the previous appraisal need to be deleted.</p>

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MM	149	CC3	<p><i>Amend policy text</i></p> <p><del>Policy CC3 Local/District Renewable and Low Carbon Energy and Heat Production Schemes Combined Heat and Power</del></p> <p><del>Within the Strategic Sites (as shown on the Proposals Map) and other development sites over 200 units, health facilities, education institutions and schools or substantial commercial developments, the development will be required to should provide site wide local renewable or low carbon energy and/or heat generation schemes, such as Combined Heat and Power (CHP) or connect to an existing CHP distribution network.</del></p> <p><del>An exception will only be made where it is If a local renewable/low carbon scheme or district heating scheme is not proposed it will need to be demonstrated that the provision would not be viable or feasible, or it can be demonstrated that an alternative carbon reduction strategy would be more appropriate.</del></p>	<p>Yes – the proposed modification broadens the range of developments where local renewable energy schemes should be provided and puts the onus on developers to demonstrate that local schemes are not viable or feasible. These amendments should be acknowledged in the addendum even if there is no impact on previous scoring against the SA objectives.</p>
MM	152	CC4	<p><i>Amend policy text</i></p> <p><del>All Development proposals within Flood Zones 2 and 3 and sites larger than 1 ha in Flood Zone 1 the areas at risk of flooding or increased surface water run-off shall be subject to a Flood Risk Assessment and/or Drainage Impact Assessment, where relevant. This The Flood Risk Assessment shall be in accordance with the Council’s Drainage Impact Assessment Guidance Note and Strategic Flood Risk Assessment, including the requirement for a contribution towards any necessary new flood defence or mitigation measures. Where relevant, the assessment should also address the risk of flooding from surface water, groundwater and ordinary watercourses. Where there is evidence that water from these sources ponds or flows over the proposed site the assessment should state how this will be managed and what the impact on neighbouring sites will be.</del></p> <p>Measures identified to mitigate effects shall be installed and maintained at the developers’ own expense or put into a management company to ensure their long term retention, <u>maintenance</u> and management. Other flood resilient and/or resistant measures may also be required, and their provision will be informed by the findings of a submitted Flood Risk Assessment and/or Drainage Impact Assessment (where relevant).</p>	<p>No – the proposed modification is necessary to ensure compliance with the NPPF and also ensure that all forms of flood risk are addressed. They are not considered significant for the purposes of the appraisal.</p>

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MM	154	CC5	<p><i>Amend policy text</i></p> <p>On sites that have not been previously developed within the Environment Agency’s Zones 2 and 3, <del>no</del> new development will <u>only</u> be permitted <u>if it can be</u> <del>unless an exceptional justification can be demonstrated through</del> <u>that it satisfies the requirements of the Sequential Test and, where required, the Exception Test.</u> Extensions to existing property and change of use must meet the requirements of flood risk assessments.</p>	No – the proposed modifications are necessary to ensure compliance with the NPPF. They are not considered significant for the purposes of the appraisal.
MM	154	CC7	<p><i>Amend policy text</i></p> <p>Within the overtopping hazard zones as shown on the <u>District Proposals Map and Inset Map 5</u> <del>(see also all Insets 6)</del>, no development will be permitted.</p>	No – the proposed modification clarifies where the boundaries of the overtopping hazard zones are located on the proposals map. It is not considered significant for the purposes of the appraisal.
MM	156	CC10	<p><i>Amend policy text</i></p> <p>A Coastal Protection Zone is defined on the Proposals Map (Insets 3 and 5), and in this area planning permission for new development will <u>normally</u> be refused.</p>	Yes – the change to the wording needs to be acknowledged in the appraisal where it refers to CC10 and the restriction of development in the Coastal Protection Zone but having reviewed the previous assessment no changes to the previous appraisal are considered necessary.
MM	157	7.55	<p><i>Amend text</i></p> <p>The Flood and Water Management Act 2010 requires new developments and redevelopments to have drainage plans for surface runoff approved by the <u>Lead Local Flood Authority which is Kent County Council.</u> <del>The Local Flood Authority (Kent County Council) is responsible for adopting and maintaining new SuDS that serve more than one property and have been constructed as approved and function as designed.</del> <u>“National Standards for sustainable drainage systems” (designing, construction, operating and maintaining drainage for surface runoff) were published in 2014.</u> The National Planning Practice Guidance recommends that sustainable drainage systems should be provided in major developments <u>unless demonstrated to be inappropriate.</u> The Non-statutory technical standards for sustainable drainage systems were produced in 2015 to provide guidance on the design, construction, operation and maintenance of sustainable drainage systems. <del>These National Standards set out what to design and construct in order to gain approval from the lead Local Flood Authority and for operating and maintaining SuDS which the Local Flood Authority adopts.</del> The documents <u>sets</u></p>	No – the proposed modification to the supporting text clarifies the role of the Lead Local Flood Authority and references relevant the most recent guidance in the NPPG. It is not considered significant for the purposes of the appraisal.

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			<p>out a hierarchy of destinations-for surface water runoff.:- discharge to the ground, followed by a surface water body, surface water sewer, followed by combined sewer. Most relevant to SuDS, surface water runoff must be discharged to the ground.-</p>	
MM	157	Para 7.56	<p><i>Amend text</i></p> <p><u>Kent County Council is the Lead Local Flood Authority within Kent and, as such, is the statutory consultee with respect to surface water on major developments. Development proposals must be accompanied by sufficient information to support the developers drainage strategy. This information may include ground investigation, surveys and design calculations.</u></p> <p><u>Kent County Council have produced a ‘Local flood risk management strategy’ in June 2013 in addition to this they have produced a Drainage and Planning Policy Statement in June 2015. These documents set out a countywide framework for managing the risk of local flooding and provide guidance on the requirements, design considerations and consulting on drainage and local flood risk. These should be referred to by developers prior to development proposals being drawn up. Pre-application advice prior to commencing design is encouraged. On major and strategic development sites consideration should be given to surface water strategically, as part of the scheme development and masterplanning process, which should detail how this infrastructure will be delivered over the life time of the development and different building phases to ensure that schemes are delivered as proposed and to manage ongoing and future flood risk. On-going maintenance of SuDs will need to be undertaken by either an adopting authority or by an appropriate management agent, this information should be included with any planning application.</u></p> <p><u>To ensure the potential for SuDS is maximised on site and any delays in approval are avoided, pre-application discussions between developers, planners, highways authorities and the SAB (SuDS Approval Body) should be arranged from the earliest stages of site design. There will be two types of SuDS approval, a free standing application for permitted development and a combined application where planning permission is required. The detailed implementation of the Act, including phasing options, needs to be confirmed through secondary legislation, expected in 2014.</u></p>	<p>No – the proposed modification to the supporting text clarifies the arrangements for pre-application advice in relation to drainage and local flood risk and is not considered significant for the purposes of the appraisal.</p>

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MM	158	CC11	<p><i>Amend policy text</i></p> <p><del>Planning decisions should utilise Sustainable Drainage Systems (SuDS) unless there are practical reasons for not doing so-</del></p> <p><u>All development applications should include drainage provision. This will ensure that surface water is appropriately controlled within the development site, manage flood risk on-site and off-site, and not exacerbate any existing flood risk in the locality. Within major development sustainable drainage systems that deliver other benefits, such as biodiversity, water quality improvements and amenity, are expected to be included, except where they are demonstrated to be inappropriate.</u></p> <p>All developments should <del>aim to</del> achieve <u>as close as possible to the City Council’s stipulated greenfield runoff rates, mimic natural flows and drainage pathways</u> and ensure that surface water run-off is managed as close to its source as possible using the following hierarchy:</p> <ol style="list-style-type: none"> <li>1. <del>a-</del> Discharge into the ground.</li> <li>2. <del>b-</del> Discharge to a surface water body.</li> <li>3. <del>c-</del> Discharge to a surface water sewer, <u>highway drain, or another drainage system.</u></li> <li>4. <del>d-</del> Discharge to a combined sewer <u>where there are absolutely no other options, and only where agreed in advance with the relevant sewage undertaker.</u></li> </ol> <p><u>Any drainage scheme must manage all sources of surface water, including exceedance flows and surface flows from offsite, provide for emergency ingress and egress and ensure adequate drainage connectivity.</u> It will not be acceptable for surface water runoff to enter the foul water system.</p> <p>SuDS or other appropriate measures should:</p> <ol style="list-style-type: none"> <li>a. Maintain public safety;</li> <li>b. Provide sufficient attenuation to surface water flows as appropriate;</li> <li>c. Ensure that there is adequate treatment of surface water flows, such that there is no diminution in quality of any</li> </ol>	<p>Yes – the proposed modification highlights the wider role that SuDS can play and this should be reflected in the appraisal of the policy. A revised appraisal is included in this addendum.</p>

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			<p>receiving watercourse;</p> <p>d. Ensure protection of groundwater; and</p> <p>e. Provide or enhance wetland habitat and biodiversity where possible.</p> <p><u>On major and strategic developments it should be shown how this infrastructure will be delivered over the different building phases to ensure that schemes are delivered as envisaged and that ongoing and future flood risk is managed.</u></p> <p>Approval <del>for</del> <u>of</u> the design and long term <u>management and</u> maintenance of SuDS will be required prior to <u>the</u> development <u>commencing.</u> <del>being permitted.</del></p>	
MM	159	CC12	<p><i>Amend policy text</i></p> <p>The <u>City</u> Council will require that new development incorporates well designed mitigation measures to ensure that the water environment does not deteriorate, both during construction and during the lifetime of the development. Furthermore, the <u>City</u> Council will seek to ensure that every opportunity is taken to enhance existing aquatic environments and ecosystems. This will include the restoration of natural river features (including riverbanks) and removal of barriers to fish passage when appropriate opportunities arise.</p> <p>Any new development <del>should not</del> <u>must not</u> place further pressure on the environment and compromise Water Framework Directive objectives.</p>	<p>No – the previous appraisal for the policy recognised that the policy acknowledges the Water Framework Directive. Removal of the statement <i>‘must not place further pressure on the environment’</i> is not considered significant for the purposes of the appraisal because it duplicates reference to the Water Framework Directive in terms of quality It is not considered significant for the purposes of the appraisal.</p>

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MM	160	7.63	<p><i>Amend text</i></p> <p>New development in the Canterbury District must recognise the issue of water stress. There is a need for ongoing liaison between planners, water companies and the Environment Agency in order to ensure that the scale and distribution of housing and future demand is understood, planned for, and associated infrastructure is funded for in the long-term. The City Council will seek to ensure that new development incorporates meets a number of design measures that will contribute to demand management. At new developments, the main water efficiency measures are as follows:</p> <ul style="list-style-type: none"> <li>Water consumption within the home is one of the five compulsory aspects to address to achieve the Council's minimum standard of Level 4 of the Code for Sustainable Homes (Policy DBE1).</li> </ul> <p>Policy CC11 requires new development to utilise Sustainable Urban Drainage</p>	<p>No – this is a proposed modification to the supporting text that reflects changes in policy at the national level and is not considered significant for the purposes of the appraisal. .</p>
MM	161	CC13	<p><i>Amend policy text</i></p> <p>The City Council will ensure that development is phased using appropriate time scales for the construction of any necessary water and/or wastewater infrastructure associated with development proposals. The City Council will consult in detail with water companies and the Environment Agency to ensure the need for new water services infrastructure is understood and planned for.</p> <p><u>All new housing or commercial development will need to incorporate suitable arrangements for the disposal of foul water into a sewerage system, at the nearest point of adequate capacity, in consultation with the service provider.</u></p> <p>Development should minimise water use as far as practicable by incorporating appropriate water efficiency and water recycling measures. In new homes, the City Council will seek a required level of <del>105</del> 110 litres maximum daily allowable usage per person in accordance <del>Regulation 36(2)(b) of the with Building Regulations 2010 (as amended)</del> Level 4 of the Code for Sustainable Homes.</p>	<p>Yes – appraisal amended to reflect references to the Building Regulations, rather than the Code for Sustainable Homes.</p>



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<b>Chapter 8: Design and Built Environment</b>				
MM	164	8.7	<p><i>Amend text</i></p> <p>Land is a finite resource, and it is an objective of the City Council to make more efficient use of previously developed, derelict or underused land. Developments should conserve natural resources, be energy efficient and minimise pollution. In 2010 energy use in domestic buildings (heating, air conditioning, ventilation, lighting etc) accounted for 43% of the UK's total energy consumption. The City Council will encourage developments that incorporates best practice initiatives that aim to reduce this level of energy consumption, such as: the Code for Sustainable Homes (2006) with the accompanying Technical Guidance (updated on a six monthly basis); Passivhaus; and the recommendations from the Building Research Establishment (BRE). The City Council will produce a Sustainable Construction and Renewable Energy Supplementary Planning Document that will provide further advice, in due course.</p>	<p>No – the changes are to supporting text and reflect national policy and are not considered significant for the purposes of the appraisal.</p>
MM	165	8.8	<p><i>Delete text</i></p> <p>The Code for Sustainable Homes (CSH) is a national standard designed to improve the sustainability of new homes. It is voluntary for private house builders but all publicly funded houses have had to be constructed to code Level 3 since 2008. The CSH measures the sustainability of a house against nine categories and a code level is awarded on the basis of how many mandatory minimum standards have been achieved. The code uses a star rating system to communicate the overall performance of the house (one star = Code Level One). The statutory means of achieving zero carbon homes is being progressed through the Building Regulations rather than through the CSH. By 2013 the Building Regulations will require an energy saving standard equivalent to CSH Code Level 4. In 2008, the Government published 'Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in an Ageing Society'. This set out the need to build more flexible and inclusive housing in order to meet the future requirements of our ageing population. To encourage the development of more Lifetime Homes the Government incorporated the standard into the Code for Sustainable Homes, and all housing built to Level Six of the code must comply with the Lifetime Homes Standard. Homes built to lower levels of the code can also obtain an additional four credits if they satisfy the Lifetime Homes criteria.</p>	<p>Yes – references to the Code for Sustainable Homes, which was withdrawn by Central Government should be removed from the SA Report.</p> <p>In light of changes in government policy the Local Plan could highlight the use of the Home Quality Mark on a voluntary basis.</p>

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MM	165	8.9	<p><i>Amend text</i></p> <p><del>Passivhaus standards focus on building fabric and performance with the aim of reducing energy consumption. Typically a Passivhaus should result in an energy rating equivalent to level 5 or 6 of the Code for Sustainable Homes. The Code for Sustainable Homes and the BRE Environmental Assessment Method (BREEAM) standards are overarching sustainability assessment ratings which address a large number of environmental issues. The construction and occupation of buildings are major consumers of resources and can produce large quantities of waste and carbon emissions. In terms of embodied energy there is nothing more sustainable than an existing building and the possibilities of sensitively altering or retrofitting buildings to bring them up to modern standards should always be considered before demolition and re-building is proposed. The City Council will generally encourage and support proposals to improve <u>the</u> energy efficiency <del>of</del> existing buildings.</del></p>	<p>No – the changes reflect national policy and are not considered significant for the purposes of the appraisal.</p>
MM	166	DBE1	<p><i>Amend policy</i></p> <p>All development should respond to the objectives of sustainable development and reflect the need to safeguard and improve the quality of life for residents, conserve resources such as energy, reduce/minimise waste and protect and enhance the environment.</p> <p><del>The City Council will therefore require development schemes to incorporate sustainable design and construction measures, to show how they</del> All development should respond to the objectives of sustainable development. <del>and reflect the need to safeguard and improve the quality of life for residents, conserve resources such as energy, reduce/minimise waste and protect and enhance the environment.</del></p> <p><del>a. Schemes must take account of (The checklist in table D1 should be used to and demonstrate how sustainable construction and design principles have been incorporated into development into their proposals;</del></p> <p><del>Sustainability statements will be required for applications for major development<sup>43</sup> and for the strategic housing sites identified in Policy SP3. They should demonstrate how the proposal has responded to the objectives of sustainable development and had regard to the measures outlined in Table D1. Energy statements should be submitted for all strategic housing sites listed in policy SP3. c. Non-residential developments should at least meet a 'very good' BREEAM</del></p>	<p>Yes – whilst the changes to the policy and associated tables reflect national policy the results of the previous appraisal need to be revisited to reflect these changes.</p> <p>The policy could be amended to reference the voluntary use of the Home Quality Mark or similar standards.</p>

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			<p>rating <del>from 2012</del> and <u>provide evidence as to why an ‘excellent’ rating <del>from 2015</del> can not be achieved.</u></p> <p><u>Development proposals should also show how measures outlined in any sustainable design guidance or SPD adopted by the City Council have been considered.</u></p> <p><del>b. New build housing should be constructed to meet the Code for Sustainable Homes level 4 and should be compliant with the current building regulation standards which currently aims to have zero regulated CO<sub>2</sub> emissions from the regulated use of energy for all new build houses from 2016;</del></p> <p><del>d. New developments will also need to be resilient to climate change, through the inclusion of a</del> Appropriate climate change adaptation measures. <del>These could</del> include flood resilient measures, solar shading and drought resistant planting, limiting water runoff, reducing water consumption and reducing air pollution.</p> <p><b><u>Foot note:</u></b> <sup>1</sup> <u>As defined in Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (no.595) or any later amendment</u></p>					
MM	166/ 167	8.10	<p><i>Amend text</i></p> <p>When justifying a proposed <u>sustainable</u> design <del>in a design and access statement</del>, the following points in Table D1 concerning sustainability should be considered.</p> <p>Table D1: Sustainable Design and Construction Measures Checklist</p> <table border="1" data-bbox="450 1121 1227 1422"> <thead> <tr> <th data-bbox="450 1121 629 1182">Issue</th> <th data-bbox="629 1121 1227 1182">Measure</th> </tr> </thead> <tbody> <tr> <td data-bbox="450 1182 629 1422">Site selection and layout design</td> <td data-bbox="629 1182 1227 1422"> <ul style="list-style-type: none"> <li>• Efficient use of land</li> <li>• Orientation to minimise energy consumption and maximize passive solar gain where applicable</li> <li>• Limiting excessive solar gain and provision of shading both on and around the building</li> <li>• Optimising natural ventilation</li> <li>• The presence of buildings of mixed use, tenure and type</li> </ul> </td> </tr> </tbody> </table>	Issue	Measure	Site selection and layout design	<ul style="list-style-type: none"> <li>• Efficient use of land</li> <li>• Orientation to minimise energy consumption and maximize passive solar gain where applicable</li> <li>• Limiting excessive solar gain and provision of shading both on and around the building</li> <li>• Optimising natural ventilation</li> <li>• The presence of buildings of mixed use, tenure and type</li> </ul>	<p>Yes - review scoring for DBE1 in relation to relevant objectives. Amendments to Table D1 and D2 should be acknowledged in the appraisal.</p> <p>References to Lifetime Homes in the SA should be removed. Note previous comment in relation to the Home Quality Mark.</p>
Issue	Measure							
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MM	169	DBE2	<p><i>Amend policy text</i></p> <p>In determining applications for the development of renewable or micro-generation equipment (<u>apart from wind energy development</u>), the City Council will expect applicants to:</p> <ol style="list-style-type: none"> <li>Avoid any <u>significant</u> adverse impacts (visual, <del>aural, olfactory, noise, odour and amenity impacts</del>) <del>or cumulative impact where appropriate</del>;</li> <li>Have given weight to the environmental, social and economic benefits;</li> <li>Have minimised the visual impacts <u>by providing the optimum</u> <del>in respect of the</del> layout and design of the development including screening;</li> <li>Ensure that the development will not have a significant adverse effect on the amenity of local residents;</li> <li>Ensure that the installation would not have an adverse cumulative impact on the environment <del>by reason of proximity to other existing or proposed renewable energy developments.</del></li> <li><u>Show there is no adverse impact on heritage assets (Policy HE1);</u></li> <li><u>Demonstrate that there is no significant impact on the landscape setting, habitats, biodiversity, wildlife or designations such as the AONB, AHLV, Ramsar, SACs or SPAs as outlined in Chapter 10;</u></li> <li><u>Ensure protection of the best and most versatile agricultural land unless it is demonstrated that it is necessary and no alternative poor quality land is available.</u></li> </ol> <p><u>It should be noted that wind energy development will be assessed in accordance with the Written Ministerial Statement (HCWS42) and the briefing paper Planning for Onshore Wind (House of Commons, June 2015) until sites can be allocated and relevant policies developed in either a review of the Local Plan or a specific Development Plan Document.</u></p>	<p>Yes – the proposed modification introduces reference to the Written Ministerial Statement (HCWS42) and the briefing paper Planning for Onshore Wind (House of Commons, June 2015) and their role in determining planning applications, until such time as local policies are developed.</p>
MM	170	8.17	<p><i>Amend text</i></p> <p>The aim of the City Council is to ensure that all new development in the Canterbury District achieves the highest standards of design. <u>The Strategic Site Allocations, in particular shall reflect “garden city” principles, as set out in Appendix 1.</u> Quality design has a key role to play in shaping and enhancing the District, as well as repairing the damage done by inappropriate development in the past. Developments should aim to create distinctive, linked, sustainable places that support community cohesion. The appearance of <u>a</u> proposed development and its relationship to its surroundings are material considerations in determining planning applications and appeals. Such considerations relate <u>both</u> to the design of buildings and to urban design. Successful streets, spaces, villages, towns and cities tend to have common characteristics which serve to remind us what should be sought to create a successful place. Those characteristics can be related to the following themes:</p>	<p>No – proposed modification is to supporting text and confirms the scope of Policy SP3 and Appendix 1 and the use of Garden City principles, including consideration of heritage. The use of these principles is already acknowledged in the SA.</p>

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			<ul style="list-style-type: none"> <li>• Townscape and character: a place with its own identity.</li> <li>• Space and enclosure: a place where public and private space is clearly distinguished.</li> <li>• Quality of the public realm: a place with attractive, <u>useful</u> and successful outdoor areas.</li> <li>• Ease of movement: a place that is safe and easy to get to and move about in.</li> <li>• Legibility: a place that has a clear image and is easy to understand.</li> <li>• Adaptability and resilience: a place that can change easily.</li> <li>• Diversity: a place with variety and choice.</li> <li>• <u>Heritage: history and the historic uses of a place.</u></li> </ul>	
MM	172/ 173	DBE3	<p><i>Amend policy</i></p> <p>The distinctive character, diversity and quality of the Canterbury District will be promoted, protected and enhanced through high quality, <u>sustainable</u> inclusive, design, which, reinforces and positively contributes to its local context creating attractive, inspiring and safe places.</p> <p><del>The City Council will expect all development proposals to be of high quality design and will assess proposals against the following considerations:</del></p> <p><u>Proposals for development, which are of a high quality design, will be granted planning permission having regard to other plan policies and the following considerations:</u></p> <ol style="list-style-type: none"> <li>a. The character, setting and context of the site and the way the development is integrated into the landscape;</li> <li>b. The conservation, integration, extension, connection and management of existing natural <u>and historic</u> features including trees <del>and</del> hedgerows, <u>pathways and boundaries</u> to strengthen local distinctiveness, character, <u>habitats</u> and biodiversity;</li> <li>c. The visual impact including the impact on local townscape character <u>and landscape</u> and the skyline;</li> <li>d. <u>High quality design solutions appropriate to the site;</u></li> <li>e. The form and density of the development <u>including</u>: the efficient use of land, layout, landscape, density and mix, building heights, scale, massing, materials, <u>finishing</u> and architectural details including proposed lighting schemes;</li> <li>f. The provision of visually interesting frontages at street level;</li> <li>g. The privacy and amenity of neighbouring buildings and future occupiers (including overshadowing, outlook and <del>sunlight</del>);</li> <li>h. The provision of appropriate hard and soft landscaping;</li> <li>i. The impact of polluting elements, such as noise, dust, <u>odour, light, and</u> vibration <u>and air pollution</u> from the</li> </ol>	<p>Yes – the first amendment is required to make the policy compliant with the NPPF and is not therefore significant for the purposes of the appraisal. The change at criterion k) and l) should be acknowledged in the SA report and will impact positively on the assessment of DBE3, e.g. in relation to objective 4 Transport.</p>



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			<p>development or neighbouring uses including polluting elements; such as noise, air, and light;</p> <ul style="list-style-type: none"> <li>j. The provision of appropriate amenity and open space;</li> <li>k. The safe movement of pedestrians, cyclists and cars within and around the proposed development;</li> <li>l. <del>The a</del>Accessibility of buildings and places should meet the highest standards of access and inclusion;</li> <li>m. Parking arrangements having regard to the latest adopted vehicle parking standards;</li> <li>n. <del>That t</del>The proposed development does not have a detrimental effect on the highway network in terms of congestion, road safety and air quality; and</li> <li>o. The compatibility of the proposed development with other adjacent uses.</li> </ul>	
MM	173	DBE4	<p><i>Delete Policy</i></p> <p><del>Policy DBE4 Modern Design</del></p> <p><del>Proposals for new modern design will only be granted where the building design is of high quality. Any new proposals will be expected to demonstrate</del></p> <ul style="list-style-type: none"> <li><del>a. High quality design solutions appropriate to the site;</del></li> <li><del>b. Attention to the quality and appropriateness of materials, methods of construction, finishes and architectural detailing reflecting the local context;</del></li> <li><del>c. Visual interest when viewed as a whole and in detail;</del></li> <li><del>d. Attention to proportions, scale, form and massing;</del></li> <li><del>e. The impact on the skyline from short and long distance view points;</del></li> <li><del>f. Integration between the different parts of the building to create a coherent whole; and</del></li> <li><del>g. The impact on local amenity.</del></li> </ul>	Yes – The SA needs amending to acknowledge that the policy has been deleted.

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MM	173/ 174	8.26	<p><i>Amend text and footnote</i></p> <p>Design and access statements will be required for <u>development on strategic sites</u>, major developments<sup>(5)</sup> and for developments in designated areas such as World Heritage Sites or Conservation Areas, where the proposed development consists of one or more dwellings or a building or buildings with a floorspace of 100sqm or more; <del>and applications for listed building consent. Planning application design and access statements can also be appropriate for small, low key development proposals, as they still can have an impact on the community. In such cases, only a brief statement explaining the design approach is likely to be necessary.</del> Applicants <del>shall</del> <u>will</u> be tasked with demonstrating how their applications conform to the good design principles discussed above. The Kent Design Guide is a good resource for advice on the design process. In addition the City Council has published a number of conservation area appraisals which provide a useful source of information on the local context for proposals within conservation areas.</p> <p>Footnote:</p> <p>5 as defined by Article 2 of the Town and Country Planning (Development Management Procedure (England)) Order 2015</p>	<p>Yes – this is a proposed amendment to the supporting text explaining the role of design and access statements and the types of application that will need to prepare them. It needs to be acknowledged in the appraisal of policies relating to design and the built environment.</p>
MM	174	8.27	<p><i>Amend text</i></p> <p><del>On occasions when</del> <u>Where village</u> design statements, <u>masterplans</u>, development briefs or design codes/<u>guides</u> have been prepared, <del>or and adopted as a material consideration, or as a supplementary planning document by the City Council,</del> these will form the background design guidance for <u>assessing new</u> development proposals <u>and will be a material consideration when determining planning applications.</u></p>	<p>No – this is a proposed modification to the supporting text and is not considered significant for the purposes of the SA.</p>

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MM	174	8.28	<p><i>Delete text</i></p> <p>A design and access statement should be submitted with planning applications and should:</p> <ul style="list-style-type: none"> <li>• explain the design principles and design concept;</li> <li>• outline how these are reflected in the development's layout, density, scale, visual appearance and landscape design;</li> <li>• explain how the design relates to its site and wider area through a full site appraisal including the potential effect on the significance of any heritage assets, a tree survey where appropriate, and to the purpose of the proposed development;</li> <li>• explain how the development will meet the local authority's design objectives/policies (and its other planning policies);</li> <li>• demonstrate that the development of the design has taken account of the views of the local community.</li> </ul>	<p>No – this is a proposed modification to the supporting text and is not considered significant for the purposes of the SA.</p>
MM	174	8.29	<p><i>Delete text</i></p> <p>The written design and access statement should be illustrated (as appropriate) by plans and elevations, photographs of the site and its surroundings, and other illustrations, such as perspectives.</p>	<p>No – this is a proposed modification to the supporting text and is not considered significant for the purposes of the SA.</p>
MM	174	8.30	<p><i>Amend text</i></p> <p>Development briefs for specific sites or areas will, in certain cases, have been adopted, following a period of public consultation. Where design statements, masterplans, development briefs or design codes/guides the development brief is <u>are</u> not prepared by the City Council, the landowner or developer is advised to seek guidance on its content because different types of site (large town centre sites and small rural infill sites) are likely to require different approaches. In general, <u>they</u> the development brief should set out the key constraints and contextual characteristics of the site, and establish design parameters for the proposed development. These might include infrastructure needs, opportunities for external spaces and other environmental enhancements.</p>	<p>No – this is a proposed modification to the supporting text and is not considered significant for the purposes of the SA.</p>

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MM	175	DBE5	<p><i>Delete policy</i></p> <p>Policy DBE5 Design and Access Statements</p> <p>Design and access statements shall be submitted with planning applications setting out the principles used in the scheme to relate the development within and to its context, including the issues set out in paragraph 8.28. This will apply to all planning applications, where the development is visually significant or is significant to its neighbours.</p>	Yes – SA needs to be amended to reflect the deletion of this policy.							
MM	175	8.33	<p><i>Delete text</i></p> <p>The City Council will expect energy statements to be submitted with large planning applications and for all sites listed in policy SP3. These should provide information on the following, this list is by no means exhaustive and should be read as a guide:</p>	No - this is a proposed modification to the supporting text and is not considered significant for the purposes of the SA.							
MM	175	Table D2	<p><i>Delete table</i></p> <p>Table D2 : Energy Statements</p> <table border="1"> <thead> <tr> <th>Issue</th> <th>Example</th> </tr> </thead> <tbody> <tr> <td rowspan="4">Description of the overall energy strategy for the site</td> <td>* Reduce demand for energy in the building design e.g. passivhaus standards</td> </tr> <tr> <td>* Use energy more efficiently eg low / zero carbon homes</td> </tr> <tr> <td>* Supply energy from renewable and low carbon resources</td> </tr> <tr> <td>More stringent requirements for energy efficiency are expected to emerge in the Building Regulations</td> </tr> </tbody> </table>	Issue	Example	Description of the overall energy strategy for the site	* Reduce demand for energy in the building design e.g. passivhaus standards	* Use energy more efficiently eg low / zero carbon homes	* Supply energy from renewable and low carbon resources	More stringent requirements for energy efficiency are expected to emerge in the Building Regulations	Yes – see comments in relation to Table D1 above.
Issue	Example										
Description of the overall energy strategy for the site	* Reduce demand for energy in the building design e.g. passivhaus standards										
	* Use energy more efficiently eg low / zero carbon homes										
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				updates.	
			A calculation of baseline energy demand and emissions	This would generally be expressed in kWh or MWh for energy and kg or tonnes for CO2 both per annum.	
			An assessment of the feasibility of the available renewable and low carbon energy technologies	Feasibility should include issues such as the suitability of sites/design for chosen technology, reasons for discounting other forms; other potential impacts such as visual, noise or other pollution.	
			A calculation of the potential contribution of each technology to site energy savings and emissions reductions	This should be expressed as both a percentage of annual total and as an absolute figure (i.e. kWh or kg CO2 saved)	
			Approximate costs of each feasible technology, to inform discussion about viability	Viability should be considered from the point of view of the developer and future occupants of the development, have regard to government schemes and incentives.	
			Other potential impacts of renewable and low carbon energy technologies selected	This might include issues such as noise or air quality	
			Long term management of energy supply on the site	This should demonstrate that sufficient consideration has been given to how energy will be managed in the long term especially where shared solutions are proposed such as community wind schemes, district heating networks and so on	

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MM	176	DBE6	<p><i>Delete Policy</i></p> <p>Policy DBE6 Sustainability Statements</p> <p>Sustainability statements including an energy statement, will also be required in appropriate circumstances, particularly with applications for major development, and should demonstrate how the proposal has responded to the objectives of sustainable development and taken into account the checklist in table D1.</p> <p>In addition, a Sustainability Statement will be required for all the strategic sites identified in policy SP3.</p>	<p>Yes – SA needs to be amended to reflect the deletion of this policy and amendments to DBE1.</p>
MM	179	DBE7	<p><i>Amend policy text</i></p> <p>All new housing proposals should have an acceptable standard of accommodation in terms of internal layout, room sizes and amenity space. Residential accommodation should have regard to <del>meet</del> the minimum space standards set out in <u>the Department for Communities and Local Government’s Technical housing standards – nationally described space standard table D3</u>. In addition developments should provide:</p> <ul style="list-style-type: none"> <li>a. Storage space and space for refuse and recycling</li> <li>b. Facilities for covered cycle parking</li> <li>c. Outdoor space for private and/or communal use</li> </ul> <p><del>The City Council will expect at least 20% of all residential developments to be built to Lifetime Home Standards spread equally between all tenure groups.</del></p>	<p>Yes – the deletion of references to the Lifetime Home Standards needs to be reflected in the SA.</p>
MM	179	8.47	<p><i>Amend text</i></p> <p>To achieve a good standard of homes that are flexible and adaptable they should have regard to <del>must be built to the</del> <u>Department for Communities and Local Government’s nationally described space standards set out in Table D3</u>. These standards are considered to be the minimum acceptable <del>and the City Council would expect to see a range of homes in excess of these minimum sizes</del>. The usability of a home is not solely dependent on its size but also on whether it can be organised to meet the needs of the residents. People appreciate larger living space <del>and the number of rooms provided</del>. Providing a large internal floor area will, however, not compensate for a poorly designed internal layout, badly proportioned spaces and awkward door swings. Rooms should be of sufficient size to allow them to function in relation to their proposed use. <del>Where multi-functional rooms are proposed they should allow for future sub-</del></p>	<p>No – the proposed modification reflects changes in national policy and is not considered significant for the purposes of the appraisal.</p>

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			<p>division. Living rooms should have a width greater than 3.3 metres. Bedrooms should have a minimum floor area of 7m<sup>2</sup> for a single bedroom and 12m<sup>2</sup> for a double/twin bedroom (ensuite showers/bathrooms do not count towards this minimum). Single bedrooms should be at least 2m wide, double bedrooms at least 2.6m wide and all bedrooms should be at least 3m in length. Additional guidance concerning internal space standards is available from the Lifetimes Homes Standard.</p>																																										
MM	180	Table D3	<p><i>Delete table D3</i></p> <p><b>Table D3: Minimum residential space standards</b></p> <table border="1" data-bbox="450 762 1227 1347"> <thead> <tr> <th></th> <th>Dwelling type (bedroom/persons)</th> <th>Essential GIA (sq.m)</th> </tr> </thead> <tbody> <tr> <td rowspan="7">Flats</td> <td>1p</td> <td>37</td> </tr> <tr> <td>1b2p</td> <td>50</td> </tr> <tr> <td>2b3p</td> <td>61</td> </tr> <tr> <td>2b4p</td> <td>70</td> </tr> <tr> <td>3b4p</td> <td>74</td> </tr> <tr> <td>3b5p</td> <td>86</td> </tr> <tr> <td>3b6p</td> <td>95</td> </tr> <tr> <td rowspan="6">Two storey houses</td> <td>4b5p</td> <td>90</td> </tr> <tr> <td>4b6p</td> <td>99</td> </tr> <tr> <td>2b4p</td> <td>83</td> </tr> <tr> <td>3b4p</td> <td>87</td> </tr> <tr> <td>3b5p</td> <td>96</td> </tr> <tr> <td>4b5p</td> <td>100</td> </tr> <tr> <td rowspan="3">Three storey houses</td> <td>4b6p</td> <td>107</td> </tr> <tr> <td>3b5p</td> <td>102</td> </tr> <tr> <td>4b5p</td> <td>106</td> </tr> <tr> <td></td> <td>4b6p</td> <td>113</td> </tr> </tbody> </table>		Dwelling type (bedroom/persons)	Essential GIA (sq.m)	Flats	1p	37	1b2p	50	2b3p	61	2b4p	70	3b4p	74	3b5p	86	3b6p	95	Two storey houses	4b5p	90	4b6p	99	2b4p	83	3b4p	87	3b5p	96	4b5p	100	Three storey houses	4b6p	107	3b5p	102	4b5p	106		4b6p	113	<p>No – the proposed modification reflects changes in national policy and is not considered significant for the purposes of the appraisal.</p>
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MM	181	8.48	<p><i>Amend text</i></p> <p>The Lifetime Homes Standard was established in the 1990's to incorporate a set of principles that should be implicit in good housing design. In this context Good housing design should maximise utility, independence and quality of life without compromising on the aesthetics or cost effectiveness of design. It <u>should</u> seeks to provide flexible accommodation that meets the changing needs of households over time. <del>It is therefore an expression of Inclusive design as it is that which</del> has the ability to meet the requirements of a wide range of households such as families with pushchairs, wheelchair users, <u>the elderly and some</u> people with disabilities.</p>	<p>Yes – the deletion of references to the Lifetime Home Standards needs to be reflected in the SA.</p>
MM	181	8.49	<p><i>Amend text</i></p> <p>The City Council instructed Adams Integra as part of their Economic Viability Assessment to appraise <del>the impact of a 20% requirement for all housing developments to be built to lifetime homes standards.</del> <u>space standards as part of their overall assessment.</u> They concluded that it would not have a significant negative impact on scheme viability and therefore the City Council will expect 20% of all residential developments to be built to <del>Lifetime Home Standards,</del> <u>the Requirement M4(2) of the Building Regulations 2010 (as amended) accessible and adaptable dwellings,</u> as set out in Policy DBE8.</p>	<p>No – the proposed modification reflects changes in national policy and is not considered significant for the purposes of the appraisal.</p>
MM	181	8.50	<p><i>Amend text</i></p> <p>The City Council will expect all buildings and places to meet the highest standards practicable for access and inclusion. An inclusive environment will be easily used by as many people as possible without separation, special treatment or undue effort <u>and will be adaptable over time to meet changing needs.</u> It is important to ensure that full access is integrated into all design features rather than being seen as an add-on or just for disabled people. The Commission for Architecture and the Built Environment (CABE) describe inclusive design as 'making places everyone can use'. In their guidance document, entitled Principles of Inclusive Design (2006), CABE note that by 'designing and managing the built environment inclusively, the frustration and hardship experienced by many.....can be overcome (2006: iii).' Five principles set by CABE are deemed vital towards achieving this objective, and are broken down as follows:</p>	<p>No – this is a proposed modification to the supporting text explaining the scope of policy DBE8 and is not considered significant for the purposes of the appraisal but see comments in relation Policy DBE8 below.</p>



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			<p><b>Principles of Inclusive Design</b></p> <ol style="list-style-type: none"> <li>i. Placing people at the heart of the design process – through extensive stakeholder consultation right at the start of the thinking process.</li> <li>ii. Acknowledging diversity and difference – good design can only be achieved if the environment created meets as many people’s needs as possible.</li> <li>iii. Offering choice – where a single design solution cannot accommodate all users, applying the same high design standards should enable the access requirements of all users to be met.</li> <li>iv. Providing flexibility in use – places need to be designed so they can adapt to changing uses and demands.</li> <li>v. Providing buildings and environments that are convenient and enjoyable to use for everyone – involves considering roads, walkways, building entrances, signage, lighting, visual contrast and materials.</li> </ol> <p><u>Inclusive flexible design should future proof development to ensure that it is accessible to the widest sections of the population.</u> The principles above provide an important starting point for addressing inclusive design in the built environment. They should be used in assessing planning applications and in drawing up masterplans, <u>development briefs</u> and <u>design codes</u> area planning frameworks, as well as in the scoping of highways and traffic management schemes.</p> <p>Creating an inclusive environment requires that developments:</p> <ul style="list-style-type: none"> <li>• Can be used safely, independently, easily and with dignity by all regardless of disability, age, gender, ethnicity or other circumstances;</li> <li>• Are convenient and welcoming with no barriers, so everyone can use them independently without undue effort or separation;</li> <li>• Are flexible and responsive to taking account of what different people say they need and want, so people can use them in different ways;</li> <li>• Are planned in a way that encourages active community participation, particularly from disability/access groups;</li> <li>• Are realistic, offering more than one solution to help balance everyone’s needs, recognising that one</li> </ul>	



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			<p>solution may not work for all.</p> <p>Whilst inclusive design is a primary objective of any development or streetscape scheme, it is appreciated that there are other policies and drivers associated with the conservation of specific buildings and their setting, and the preservation and enhancement of wider locations through Conservation Area designations.</p> <p>The provision of an ‘access for all’ approach does not need to preclude high quality design solutions. However, careful consideration should be given to the design rationale early in the scoping and planning process, so that ‘competing demands’ can be managed and stakeholder discussions facilitated. Developers should have regard to the best practice set out in BS8300 – 2009 “Design of buildings and their approaches to meet the needs of disabled people”. Attention to materials palette, long term maintenance and problems associated with a disconnected streetscape environment need to be tackled early in discussions.</p>	
MM	182	DBE8	<p><i>Amend policy text</i></p> <p>The City Council will require developments to meet the highest standards of accessibility and inclusion. Developers should ensure that developments:</p> <ul style="list-style-type: none"> <li>a. Can be used <u>and accessed</u> safely and easily by all;</li> <li>b. Are convenient, welcoming and enjoyable to use independently without special treatment;</li> <li>c. Are flexible and responsive so that people can use them in different ways;</li> <li>d. Are realistic and recognise that one solution may not work for all.</li> <li>e. <u>Can be adapted to the changing needs of users and environmental conditions.</u></li> </ul> <p><u>The City Council will expect 20% of homes on major developments and strategic sites to meet the accessibility and adaptable dwellings Regulation M4(2) of the Building Regulations (as amended).</u></p>	Yes – amend appraisal to reflect the proposed modifications to the policy.

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MM	183	DBE9	<p><i>Delete policy</i></p> <p><del>Policy DBE9 Residential Intensification</del></p> <p><del>The principle of residential intensification will only be acceptable if:</del></p> <p><del>a. The site is in an existing residential area;</del></p> <p><del>b. The site has been allocated for housing;</del></p> <p><del>c. And the development would not conflict with other policies in the Local Plan.</del></p> <p><del>The development should take account of the guidance given in the paragraphs below and the Council's Residential Intensification Design Guide (2008).</del></p>	<p>Yes – SA needs to be amended to reflect the deletion of this policy. -</p>
MM	188	DBE10	<p><i>Amend policy</i></p> <p>The City Council will permit alterations and extensions to buildings which:</p> <p>a. Are compatible with the character of the original building in terms of design, layout, <u>size, bulk, mass, height</u>, choice of materials and position;</p> <p>b. <u>Integration between different parts of the building to create a coherent whole</u>;</p> <p>c. Will not result in unacceptable loss of privacy to neighbouring properties;</p> <p>d. Will not create unacceptable overlooking or overshadowing to neighbouring properties; and</p> <p>e. Are not detrimental to the amenity and character of the locality <u>and streetscape</u>.</p> <p>Particular attention will be paid to ensuring that such <u>new development</u> or works to listed buildings and non-listed buildings in conservation areas do not damage their special architectural character.</p>	<p>Yes – the proposed modifications are consistent with the NPPF and should result in a significant positive effect in relation to SA Objective 11. In the previous SA a minor positive effect was identified.</p>

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MM 8.26	191	DBE12	<p><i>Amend policy text</i></p> <p>In order to ensure that functional, visually successful public open space is created with a strong sense of place as part of new development, the <u>City</u> Council will expect developments to incorporate the following:-</p> <ul style="list-style-type: none"> <li>a. The retention and incorporation of public rights of way and the creation of a connected open space and pedestrian/cyclist circulation system related, where appropriate, to a landscape framework having regard to safety and security;</li> <li>b. The maximising of opportunities for all areas of the public realm to be subject to natural surveillance;</li> <li>c. The incorporation of landscape design to the frontage of development sites, particularly where they border principal roads;</li> <li>d. In order to improve the physical environment of the public realm the <u>City</u> Council will expect the promotion of public art, subject to appropriate consultative and planning considerations. Where new development changes or creates new public places, the <u>City</u> Council will <del>expect</del> <u>encourage</u> the provision of public art to be included as part of the proposal.</li> <li>e. <u>Create opportunities for wildlife habitats and corridors where appropriate.</u></li> </ul> <p><u>Demonstrate how the management and maintenance of public open space will be continued long term.</u></p>	<p>Yes – the proposed modification in relation to the new criterion e) needs to be acknowledged in the revised appraisal against SA objective 6 ‘Geology and Biodiversity.’</p>

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<b>Chapter 9: Historic Environment</b>				
MM 9.1	200	HE1	<p><i>Amend policy text</i></p> <p>The <u>City</u> Council will support proposals which protect, conserve and, <del>where appropriate,</del> enhance the historic environment and the contribution it makes to local distinctiveness and sense of place. Proposals that make sensitive use of historic assets through regeneration and reuse, particularly where these bring redundant or under-used buildings and areas into an appropriate use, will be encouraged.</p> <p>Development must conserve and <del>where appropriate</del> enhance, or reveal, the significance of heritage assets and their setting. Development will not be permitted where it is likely to cause <u>substantial</u> harm to the significance of heritage assets or their setting <u>unless it is necessary to achieve substantial public benefit that would outweigh the harm or loss, or all of the following apply:</u></p> <ul style="list-style-type: none"> <li>• <u>the nature of the heritage asset prevents all reasonable uses of the site; and,</u></li> <li>• <u>no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and,</u></li> <li>• <u>conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and,</u></li> <li>• <u>the harm or loss is outweighed by the benefit of bringing the site back into use.</u></li> </ul> <p>Any development affecting directly, or the setting of, a listed or locally listed building, Conservation Area, Scheduled Ancient Monument, registered park or garden, historic landscape, or archaeological site will be required to submit a Heritage Statement with any Planning Application. The statement will need to outline and provide evidence as to the significance of the heritage asset including its setting, the likely impact of the development upon it and be proportional to the importance of the said heritage asset.</p> <p>Should permission be granted for the removal of part or all of a heritage asset the City Council will not permit the removal or demolition of the heritage asset until it is proven that the approved replacement development will proceed.</p>	<p>Yes – the proposed modification is considered significant and should be acknowledged in the revised appraisal.</p>

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MM	212	HE6	<p><i>Amend policy text</i></p> <p>Development within a conservation area should preserve or enhance its special architectural or historic character or appearance.</p> <p>Development, in or adjoining a conservation area, which would <del>harm</del> <u>enhance</u> its character, appearance, or setting will <del>not</del> normally be permitted. Important features or characteristics, which contribute to its special character and setting, that need to be protected, include; plan form, buildings, architectural features, built form, archaeological sites, materials, trees, streets and spaces and the relationships between these features.</p> <p>New development in a conservation area should <u>aim to preserve and enhance</u> <del>make a positive contribution to</del> the character and local distinctiveness of the historic environment and respect its surroundings in terms of height, massing, volume, scale, form, materials, details, roofscape, plot width and the design of any new pedestrian, <u>cycle</u> or vehicular access.</p> <p>Development within, affecting the setting of, or views into and out of, a conservation area, as shown on the Proposals Map and all Insets, should preserve or enhance all features that contribute positively to the area’s character, appearance or setting. Particular consideration will be given to the following:</p> <ol style="list-style-type: none"> <li>a. The retention of buildings, groups of buildings, existing street patterns, historic building lines and ground surfaces;</li> <li>b. Retention of architectural details that contribute to the character or appearance of the area;</li> <li>c. The impact of the proposal on the townscape, roofscape, skyline, landscape and the relative scale and importance of buildings in the area;</li> <li>d. The need to protect trees and landscape;</li> <li>e. The removal of unsightly and negative features; and</li> <li>f. The need for the development.</li> </ol>	<p>No – the proposed modification is necessary to make the policy compliant with the NPPF and is not considered significant for the purposes of the appraisal.</p>

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MM	213	9.55	<p><i>Amend text</i></p> <p><del>The Council will resist the demolition of h</del> Heritage assets which contribute to the character and appearance of conservation areas <u>should be retained</u>. When Planning Permission <u>for demolition of a heritage asset</u> is applied for <del>the Council will refuse consent unless it can be</del> <u>applicants should demonstrated</u> that:</p> <ul style="list-style-type: none"> <li>• the demolition is necessary in order to deliver substantial public benefits; or the nature of the heritage asset affected prevents all reasonable uses for the site; and</li> <li>• no viable use for the asset can be found in the medium term that will enable conservation; and</li> <li>• conservation through grant funding is not possible; and</li> <li>• the harm or loss of the heritage asset is outweighed by the benefits of bringing the site back into use.</li> </ul>	No – the proposed modification reflects national policy and is not considered significant for the purposes of the appraisal.
MM	214	HE8	<p><i>Amend policy text</i></p> <p>The <u>City</u> Council has a presumption in favour of the conservation of heritage assets. The more significant the asset, the greater the presumption in favour of conservation and the greater the justification required for its alteration. Proposals involving substantial harm to heritage assets within a conservation area will normally be refused unless it can be shown that the harm or loss is necessary to achieve substantial public benefits <u>that outweigh that harm or loss</u>. If the proposal will lead to less than substantial harm to the significance of a heritage asset, or the building, or the element affected does not contribute to the significance of the area, the harm will be weighed against the public benefits of the proposal.</p>	No – the proposed modification reflects national policy and is not considered significant for the purposes of the appraisal.
MM	216	HE9	<p><i>Amend policy text</i></p> <p>In conservation areas and on, or affecting, listed buildings, advertisements will be kept to a minimum in order to maintain the character and appearance of conservation areas and to avoid harm to the fabric, character or setting of listed buildings. Their size, design, materials and colouring <del>must</del> <u>should</u> not detract from the character and appearance of the area.</p> <p>Where a building is listed, locally listed or has a special character, the Council will grant advertisement consent or listed building consent for painted timber fascia advertisements and traditional hanging signs.</p> <p><del>Consent for</del> Internally illuminated box signs and plastic blinds <del>will be</del> <u>are</u> inappropriate in an historic context <del>and will be refused</del>. Where illumination of a sign in a conservation area is acceptable it should be achieved by halo or other illumination to individual letters.</p>	No – the proposed modification reflects national policy and is not considered significant for the purposes of the appraisal.



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			<p>Projecting signs of traditional design will be acceptable provided they are:</p> <ul style="list-style-type: none"> <li>a. Carefully positioned in relation to the elevation of the building;</li> <li>b. Hung from traditional brackets;</li> <li>c. There is only one sign attached to the building; and</li> <li>d. Any illumination is external and/or unobtrusive.</li> </ul> <p>Advertisements alongside roads will not be permitted where they would prejudice road safety.</p>	
MM	221	HE12	<p><i>Amend policy text</i></p> <p>Within the Canterbury Area of Archaeological Importance and areas of recognised archaeological potential elsewhere in the District the Council will <del>not</del> determine planning applications involving work below ground level <del>until</del> <u>once</u> the applicant has provided information in the form of an evaluation of the archaeological importance of the site, and, an assessment of the archaeological implications of the proposed development.</p>	<p>No – the proposed modification is required to make the policy compliant with the NPPF and is not considered significant for the purposes of the appraisal.</p> <p>The appraisal of HE12 has been amended to reflect the fact that it needs to be read in conjunction with HE13.</p>
MM	223	HE13	<p><i>Amend policy text</i></p> <p>The historic landscape, including ancient woodlands, hedgerows and field boundaries, parks and gardens of historic or landscape interest and archaeological features (such as standing remains and earthwork monuments) will be preserved and enhanced. Within historic landscapes:</p> <ul style="list-style-type: none"> <li>a. Development that would <u>not</u> adversely affect their historic character and appearance <del>and will not normally</del> be permitted <u>subject to compliance with other Local Plan policies;</u></li> <li>b. The conservation of landscape and architectural elements will be encouraged;</li> <li>c. The maintenance, restoration and reconstruction of the layout and features of historic parks and gardens will be encouraged where this is appropriate and based on historical research; and</li> <li>d. Development that <del>would</del> <u>does not</u> detract from landscape and village settings <del>would will normally not be supported, permitted</del> <u>subject to compliance with other Local Plan policies.</u></li> </ul>	<p>No – the proposed modification is required to make the policy compliant with the NPPF and is not considered significant for the purposes of the appraisal.</p>



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<b>Chapter 10: Landscape and Biodiversity</b>				
MM	227	LB1	<p><i>Amend policy text</i></p> <p>High priority will be given to conservation and enhancement of natural beauty in the Kent Downs Area of Outstanding Natural Beauty (AONB) and planning decisions should have regard to its setting. <u>Major developments and proposals which conflict with the objective to conserve and enhance the AONB, or that endanger tranquillity, will not be permitted except in exceptional circumstances where it is demonstrated to be in the public interest, the need is shown and any detrimental effect is moderated or mitigated.</u></p> <p>In considering proposals for development within the AONB, the emphasis should be on <del>small-scale</del> proposals that are sustainably and appropriately located and designed to enhance the character of the AONB. The <u>City Council</u> will grant proposals which support the economy and social well-being of the AONB and its communities, including affordable housing schemes, provided that they do not conflict with the aim of conserving and enhancing natural beauty by addressing location, scale, form, high quality design, materials and mitigation and <del>conform with</del> <u>have regard to</u> the advice set out in the Kent Downs AONB Management Plan, <u>and its supporting guidance.</u></p> <p>Proposals will be encouraged where they <del>serve to</del> facilitate the delivery of the statutory Kent Downs AONB Management Plan and are desirable for the understanding and enjoyment of the area.</p>	<p>Yes – the proposed modification is required to make the policy compliant with the NPPF. The potential for major developments and proposals to be permitted in exceptional circumstances reflects the NPPF and should be acknowledged in the appraisal for LB1.</p>

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MM	229	LB2	<p><i>Amend policy text</i></p> <p>The following Areas of High Landscape Value are defined on the Proposals Map and Inset Maps:</p> <ul style="list-style-type: none"> <li>a. The North Kent Marshes;</li> <li>b. The North Downs;</li> <li>c. Blean Woods;</li> <li>d. Wantsum Channel;</li> <li>e. Canterbury (the valley of the River Stour around Canterbury).</li> </ul> <p>Within these areas, development will be considered in relation to the extent to which its location, scale, design and materials would <u>impact on or</u> protect the local landscape character and enhance the future appearance of the designated landscape and its <u>heritage and</u> nature conservation interest. Development proposals <del>that which run contrary to support</del> <u>the</u> landscape character (including settlement character), <del>or</del> and <u>have no significant</u> impact <del>directly</del> upon historic setting, archaeological or nature conservation interests, where relevant, will <del>not</del> be permitted.</p> <p>Within the Canterbury AHLV, development proposals should have particular regard to the historic setting of the City and the World Heritage Site.</p>	<p>Yes – the SA for LB2 could acknowledge the reference to heritage as a factor in relation to SA objective 5 ‘Countryside and Historic Environment.</p>
MM	229	LB3	<p><i>Amend policy text</i></p> <p>Development <del>that does not</del> <u>will not be permitted</u> if it detracts from the unspoilt scenic quality or scientific value of the undeveloped coast as shown on the Proposals Maps <u>will be permitted</u>.</p>	<p>No – the proposed modification is required to make the policy compliant with the NPPF and is not considered significant for the purposes of the appraisal.</p>

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MM	231	LB4	<p><i>Amend policy text</i></p> <p>Proposals for development, and associated land use change or land management, <del>must</del> <u>should</u> demonstrate that they are informed by, and <u>are</u> sympathetic to, the landscape character of the locality. In considering development proposals, the <u>City</u> Council will take every opportunity to reinforce, restore, conserve or improve, as appropriate, the landscape character of the area in which development is proposed.</p> <p>Development will <del>only</del> be permitted if the following criteria <del>can be</del> <u>are</u> satisfied:</p> <ol style="list-style-type: none"> <li>a. Development would be appropriate to the economic and social wellbeing of the area;</li> <li>b. The site selection can be adequately justified, with the siting of development minimising the impact;</li> <li>c. Development would safeguard or strengthen tranquillity, features and patterns that contribute to the landscape character and local distinctiveness of the area;</li> <li>d. The scale, design, materials and landscaping measures are appropriate and would lead to an enhancement of the character of the landscape; and</li> <li>e. Development will promote maintenance, enhancement, and restoration of biodiversity as appropriate in accordance with policy LB9.</li> </ol> <p>All development <del>must</del> <u>should</u> take into account the sensitivity of the particular landscape to accommodate change. Development, or associated land use change or land management, which <u>does not</u> <del>would</del> <u>significantly</u> adversely affect the landscape character of an area, will <del>not</del> normally be allowed. The development should <u>have regard to</u> <del>appropriately address the findings of the Canterbury Landscape Character and Biodiversity Appraisal condition and sensitivity guidelines of the particular landscape policy to identify the character areas and features</del> affected.</p>	<p>No – the proposed modification is required to make the policy compliant with the NPPF and for clarity, and is not considered significant for the purposes of the appraisal.</p>

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MM	232	10.22	<p><i>Amend text</i></p> <p>Biodiversity resources are not restricted to designated sites and it is important to conserve and enhance the diversity and distribution of habitats and species more widely.</p> <p>Sites designated in the District for their international, national and local importance, however, form a critical part of the District’s strategy for habitat and species protection <u>and as such, wherever possible, should be protected, buffered and linked to form a network of habitats.</u></p>	<p>No – this is a proposed modification to supporting text and as such is not considered significant for the purposes of the appraisal.</p> <p>Policy LB8 reflects these principles.</p>
MM	232	10.25	<p><i>Amend text</i></p> <p>Other sites <u>within a 15km radius of which lie close to the</u> Canterbury District include:</p> <ul style="list-style-type: none"> <li>• <u>Dover to Kingsdown Cliffs SAC;</u></li> <li>• <u>Folkestone to Etchinghill Escarpment SAC;</u></li> <li>• Lydden and Temple Ewell Downs SAC;</li> <li>• <u>Margate and Long Sands SAC;</u></li> <li>• Parkgate Down SAC;</li> <li>• <u>Medway Estuary and Marshes SPA/Ramsar;</u></li> <li>• <u>Outer Thames Estuary SPA;</u></li> <li>• Thanet Coast SAC;</li> <li>• <u>Sandwich Bay SAC</u></li> <li>• <u>North East Kent European Marine Site;</u></li> <li>• <u>The Swale SPA/Ramsar;</u></li> <li>• <u>Swale and Medway European Marine site;</u></li> <li>• Wye and Crundale Downs SAC.</li> </ul>	<p>No – this is a proposed modification to supporting text and as such is not considered significant for the purposes of the appraisal.</p>
MM	233	10.30	<p><i>Amend text</i></p> <p>If there is a risk of a significant effect of a plan or a project on one of these internationally designated sites <u>that cannot be mitigated for or avoided,</u> development proposals will require an Appropriate Assessment under <del>the</del> <u>the</u> Habitats Regulations 2010 (as amended), to determine whether or not they would</p>	<p>No – this is a proposed modification to supporting text and as such is not considered significant for the purposes of the appraisal.</p>

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			<p>have an adverse effect on the integrity of the site <u>either alone or in combination.</u> Under European legislation, the City Council as a competent authority has a duty to exercise its functions to ensure that these sites are maintained in a favourable condition. <u>The Conservation Objectives for each European site provide a helpful reference when assessing what, if any, potential impacts a plan or project may have and what mitigation may be effective.</u></p>	
MM	233	LB5	<p><i>Amend policy text</i></p> <p>Sites of international nature conservation importance must receive the highest levels of protection. No development will be permitted which may have an adverse <del>effect impact</del> on the integrity of an SAC, SPA or Ramsar site, alone or in combination with other plans or projects, as it would not be in accordance with <u>the Habitat Regulations 2010 (as amended)</u> and the aims and objectives of this Local Plan. Where a <del>likely significant effect of a plan or project's effects on European sites a SAC, SPA or Ramsar site, alone or in combination,</del> cannot be <del>excluded screened out</del> during Habitat Regulations Assessment <u>as not likely to be significant</u> <del>Screening</del>, an Appropriate Assessment in line with the Habitats Regulations 2010 (as amended) <del>Directive and associated regulations</del> will be required.</p> <p><u>Any development (plan or project) considered likely to have a significant effect on a SAC, SPA or Ramsar site will need early consultation with Canterbury City Council and any other appropriate Statutory Consultee or authority as to the likely impacts and to identify appropriate mitigation as necessary. Where mitigation measures are agreed by the City Council, the development will be required to fund and/or implement such mitigation measures as agreed. Any residual impacts may still require in-combination assessment.</u></p> <p>In the event that the <u>City Council</u> is unable to conclude that there will be no adverse effect on the integrity of any <del>European</del> <u>internationally designated site</u>, the plan, or project will be refused <u>unless the tests of no alternative sites and the imperative reasons of overriding public interest in accordance with Regulation 62 of the Habitats Regulations 2010 (as amended) are proven.</u></p>	<p>No – the proposed modification reflects the approach, terminology and requirements of reg 61 and 62 of the Conservation of Habitats and Species Regulations 2010 (as amended) and is not considered significant for the purposes of the appraisal.</p>

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MM	234	10.35	<p><i>Amend text</i></p> <p>Thanet Coast and Sandwich Bay SPA/Ramsar (Thanet Coast SAC)</p> <p><del>To date, Advice from Natural England is that the planned quantum of housing in the Canterbury and Thanet Districts is likely to result in an significant effect on the bird interest (over-wintering Turnstones) of the Thanet Coast and Sandwich Bay SPA and Ramsar site from increased recreational disturbance associated with new housing. They have advised that Aa 'zone of influence' is has been identified to establish which future housing sites are most likely to contribute to this recreational impact. Access management, awareness raising and education delivered through a wardening scheme have been identified as appropriate mitigation to reduce impacts on Turnstones during their over wintering period (1 October to 31 March)8 months) with further monitoring to ensure that these measures are effective. Given the level of housing coming forward these measures are may be required in-perpetuity, unless further evidence suggests/proves otherwise. or other mitigation can be shown to reduce the impact on the site from future housing. For example the provision of green infrastructure may well have a role in reducing the pressure on sensitive coastal sites, and if this can be evidenced such an approach could be used to mitigate for this recreational pressure.</del></p>	<p>Yes – this proposed modification updates the Draft Local Plan to confirm that arrangements are in place to manage access to the Thanet Coast and Sandwich Bay SPA/Ramsar (Thanet Coast SAC) and is linked to the revisions of SP7. This modification has been acknowledged in the addendum to the Sustainability Appraisal.</p>
MM	235	10.37	<p><i>Amend text</i></p> <p>The Blean Complex Special Area of Conservation (SAC) - The main interest feature of this site is the Oak Hornbeam forest. Lack of coppice management and deterioration in air quality are considered to be the main vulnerabilities for this important woodland. <del>The Council is currently considering (as part of its Habitat Regulations Screening) whether the local plan proposals are likely to have a significant negative effect on the Blean SAC. Proximity of roads to sensitive habitats and any physical barriers between the road and the habitat that filter air pollution are key issues. The probable impact of predicted Annual Average Daily Traffic (AADT) along the Blean Road (A290) (which is within 200m of the SAC) resulting from housing allocations in the Local Plan has been calculated using the approach set out in the Design Manual for Road and Bridges. This result concluded that there was unlikely to be a significant impact on the Blean SAC resulting from air pollution from increased housing, in particular nitrogen deposition. In particular However, it is important that there are no further decreases in air quality or other impacts to the detriment of sensitive parts of the site. Proximity to roads of sensitive habitat, and any barriers to air pollution are key issues under consideration.</del> Recreation levels at the Blean SAC will need to be monitored, but it is not currently a particular concern, due to the current access management and educational programme on this site. The <u>City</u> Council will work with the managers (Royal Society for the Protection of Birds, Kent Wildlife Trust) of the site to understand any potential impacts from future developments.</p>	<p>Yes – this proposed modification updates the Draft Local Plan to confirm that there was unlikely to be a significant impact on the Blean SAC resulting from air pollution from increased housing and this update to the baseline is acknowledged in the addendum to the Sustainability Appraisal.</p>

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MM	235	10.39	<p><i>Amend text</i></p> <p>Strategic Access, Mitigation and Monitoring Plan -The <u>City Council</u> will produce a Strategic Access, Mitigation and Monitoring Plans for <u>the two European coastal SPAs/Ramsars</u> designated sites in the Canterbury District, that will be applied to development within the <u>identified zones</u> of influence of those Natura 2000 sites to ensure that no adverse effect will result from <u>recreational disturbance from</u> development proposed under the Plan. This will include tariff setting and essential mitigation to be agreed with Natural England <u>and other appropriate authorities</u>. This is to ensure in-combination effects are considered and development is <u>made fairly charged responsible</u> for mitigation <u>costs</u>. To permit development in early stages of the plan without making a fair contribution to ‘in-combination’ impacts would place unfair responsibility on development at later stages of plan period and potentially place viability and deliverability of those developments at risk.</p>	<p>No – the proposed modification clarifies the approach to be taken in relation to mitigation of recreational disturbance in the context of SP7. The changes are not considered significant for the purposes of the appraisal.</p>
MM	236	LB6	<p><b><i>Amend policy text</i></b></p> <p>Planning permission will not <u>normally</u> be granted for development which would materially harm the scientific or nature conservation interest, either directly, indirectly or cumulatively, of sites designated as a <u>Site</u> of Special Scientific Interest (SSSI), <del>or</del> National Nature Reserve (NNR) <u>and Marine Conservation Zones (MCZ)</u> for their nature conservation, geological, or geomorphological value. Support will be given for enhancement.</p> <p>Development that affects a Site of Special Scientific Interest or associated National Nature Reserve will only be permitted where an appraisal prepared by an appropriate specialist has demonstrated that:</p> <ul style="list-style-type: none"> <li>a. The objectives and features of the designated area and overall integrity of the area would not be compromised, or</li> <li>b. Any adverse effects on the qualities for which the area has been designated which cannot be avoided (through locating on an alternative site with less harmful impacts) or adequately mitigated, are clearly outweighed by social or economic benefits of national importance and a compensatory site of at least equal value is proposed.</li> </ul> <p>Enhancement measures are required to accompany any development proposal in order to ensure ongoing benefits for biodiversity.</p>	<p>Yes – the proposed modification clarifies that Policy LB6 applies to Marine Conservation Zones and this should be acknowledged in the appraisal of the policy against SA Objective 3 ‘Water Quality.’</p>

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MM	238	LB7	<p><i>Amend policy text</i></p> <p>Development or land-use changes likely to have an adverse effect, either directly or indirectly, on:</p> <ul style="list-style-type: none"> <li>a. Local Wildlife Sites;</li> <li>b. Local Nature Reserves; or</li> <li>c. Regionally Important Geological / Geomorphological Sites</li> </ul> <p>will <del>only</del> be permitted if the justification for the proposals clearly outweighs any harm to the intrinsic nature conservation and/or scientific value of the site. Where negative impact is unavoidable, measures <del>must</del> <u>should</u> be taken to ensure that the impacts of the development on valued natural features and wildlife have been mitigated to their fullest practical extent. Where mitigation alone is not sufficient, adequate compensatory habitat enhancement or creation schemes will be required. Any application affecting locally important sites will be expected to demonstrate enhancement measures to benefit biodiversity.</p>	<p>No – the proposed modification is necessary to make the policy compliant with the NPPF and is not considered significant for the purposes of the appraisal.</p>
MM	239	LB8	<p><i>Amend policy text</i></p> <p>New development will need to <u>show how it will</u>:</p> <ul style="list-style-type: none"> <li>a. avoid the fragmentation of existing habitats and support the creation of coherent ecological networks through both urban and rural areas; and</li> <li>b. retain, protect and enhance notable ecological features of conservation value such as ancient woodland, neutral grassland, hedgerows, trees, wetlands, river corridors and other water bodies, and habitats that offer breeding or feeding sites of local importance to populations of protected or targeted species. <del>Only</del> <u>Lighting</u> that has been sensitively designed to minimise disturbance to protected species and their food sources (e.g. low level, directed, warm, tinted lighting) will be permitted.</li> <li>c. <u>protect opportunities for improving connectivity of habitats in strategically important Biodiversity Opportunity Areas.</u></li> </ul> <p>Strategic opportunities for biodiversity improvement will be actively pursued within the Biodiversity Opportunity Areas. <del>Development which significantly damages opportunities for improving connectivity of habitats in these strategically important areas will be refused.</del></p>	<p>No – the proposed modification is necessary to make the policy compliant with the NPPF and is not considered significant for the purposes of the appraisal.</p>



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MM	244	Policy LB9	<p><i>Amend policy text</i></p> <p>All development should avoid a net loss of biodiversity/nature conservation value and actively pursue opportunities to achieve a net gain, particularly where:</p> <ol style="list-style-type: none"> <li>1. There are wildlife habitats/species identified as Species or Habitats of Principal Importance;</li> <li>2. There are habitats/species that are protected under wildlife legislation;</li> <li>3. The site forms a link between or buffer to designated wildlife sites.</li> </ol> <p>This will be secured by:</p> <ol style="list-style-type: none"> <li>a. Ensuring that a <u>development</u> site evaluation is undertaken to establish the nature conservation value of <u>the</u> proposed development sites. Developers will be expected to carry out appropriate ecological survey/s and present <u>outline</u> proposals for mitigation and enhancement prior to <u>the</u> determination of a planning application. Planning permission will <del>only</del> be granted where the City Council is satisfied that <u>the avoidance and</u> mitigation measures proposed <u>can give an effective means to conserve, and enhance the habitat or species and</u> represent an appropriate response to the habitat or species interest of the site. Where on-site mitigation is not possible, <u>as a last resort, compensatory</u> <del>adequate compensatory</del> habitat enhancement, creation schemes or other measures will be required to ensure that the impacts of the development on valued natural features and wildlife have been offset to their fullest practical extent. <p>In some cases, where wildlife impacts are significant, it may be necessary to find an alternative location for the development. <del>if a suitable alternative location cannot be found the application may be refused.</del> For European protected species, planning permission will only be granted where the three tests set out in the Habitats Regulations <u>2010 (as amended)</u> are satisfied.</p> <ol style="list-style-type: none"> <li>b. <del>Delivering</del> Delivering positive opportunities for habitat restoration and creation through the development process: identifying, safeguarding and managing existing and potential land (or landscape features of major importance for wild flora and fauna) for nature conservation as part of development proposals, particularly where a connected series of sites can be achieved.</li> </ol> <p>Development which may harm (either directly or indirectly) Habitats or Species of Principal Importance will <del>only</del> be permitted if:</p> <ul style="list-style-type: none"> <li>• <del>e.</del> There are no reasonable alternatives and there are clear demonstrable social or economic benefits of the development which clearly outweigh the need to safeguard the site or species; and</li> <li>• <del>d.</del> Adequate mitigation, <del>and</del> compensation <u>and enhancement</u> measures are secured, <u>in advance of development</u>, when damage to biodiversity interests are unavoidable.</li> </ul> </li></ol>	<p>No – the proposed modification is necessary to make the policy compliant with the NPPF and is not considered significant for the purposes of the appraisal.</p>

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			<ul style="list-style-type: none"> <li>• <u>Over the long term the mitigation area is secured, to ensure that the site is protected against future development.</u></li> <li>• <u>The management of the habitats and funding for its implementation are provided by the applicant to ensure the habitats or populations of species are conserved and enhanced in the long term.</u></li> </ul> <p><del>Any mitigation measures must be within the control of the developer. The developer must take responsibility for ensuring mitigation measures are fully implemented. The full implementation of the mitigation measures must be secured as part of any planning permission.</del></p>	
MM	246	Policy LB10	<p><i>Amend policy text</i></p> <p>Development should be designed to retain trees, hedgerows and woodland that make an important contribution to the amenity of the site and the surrounding area and which are important to wild flora and fauna. New development should incorporate trees, in areas of appropriate landscape character; <u>to</u> help restore and enhance degraded landscapes, screen noise and pollution, provide recreational opportunities, help mitigate climate change and contribute to floodplain management. The value and character of woodland and hedgerow networks should be maintained and enhanced, particularly where this would improve the landscape, biodiversity or link existing woodland habitats. This will be achieved by:</p> <ol style="list-style-type: none"> <li>a. Incorporating tree planting as an integral element of landscaping schemes where this is in keeping with the landscape character of the area;</li> <li>b. Protecting ancient woodland, ancient trees and ‘important’ hedgerows from damaging development and land uses;</li> <li>c. Promoting the retention and effective management, and where appropriate, extension and creation of new woodland areas and hedgerows;</li> <li>d. Promoting and encouraging the economic use of woodlands and wood resources, including wood fuel as a renewable energy source;</li> <li>e. Promoting the growth and procurement of sustainable timber products; and</li> <li>f. Promoting the retention, enhancement and extension of existing hedges.</li> </ol> <p>The Council will refuse planning permission for proposals that would threaten the future retention of trees, hedgerows, woodland or other landscape features of importance to the site’s character, an area’s amenity or the movement of wildlife, <u>unless:</u></p> <ul style="list-style-type: none"> <li>• <u>The need for, and benefits of, the development in that location clearly out-weigh the loss; and,</u></li> <li>• <u>Adequate mitigation and compensation measures can be agreed with the City Council and are fully implemented by the developer.</u></li> </ul>	<p>Yes – the proposed modification introduces new criteria relating to decision making and mitigation/compensation and these have been acknowledged in the addendum to the appraisal.</p>

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MM	247	Policy LB11	<p><i>Amend policy text</i></p> <p>The Council will support projects that restore, enhance and connect the valued woodland habitat complex of the Blean. The Council will give particular support to projects that benefit the landscape through sensitive and traditional woodland practices and which support the timber market and wider local economy.</p> <p>The <u>City</u> Council will refuse proposals for development that <u>would result in the loss, deterioration or damage the character or integrity</u> of the Blean Complex. <u>Development should provide or which would will prevent important opportunities for biodiversity improvement within the identified Biodiversity Improvement Areas.</u></p>	<p>Yes – the proposed modification includes revisions to make the policy compliant with the NPPF however the removal of the term ‘integrity’ is questioned as this is compliant with Reg 61 (5) of the Habitat Regs.</p>
MM	249	Policy LB13	<p><i>Amend policy text</i></p> <p><u>Development shall show how t</u>The environment within river corridors and river catchments, including the landscape, water environment and wildlife habitats, will be conserved and enhanced.</p> <p>Supply of water, treatment and disposal of waste water and flood risk management should be <u>shown to be</u> sustainable and deliver environmental benefits, <u>within the water environment.</u></p>	<p>No – the proposed modification clarifies the policy but would not affect the previous appraisal, as such the proposed modification is not considered significant for the purposes of the appraisal.</p>

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<b>Chapter 11: Open Space</b>																				
MM	255	Policy OS1	<i>Amend Policy text as follows:</i>	Yes – appraisal amended to acknowledge that two sites (rather than 3 sites) are designated as Local Green Space																
<p>The following sites are designated as Local Green Space</p> <table border="1" data-bbox="152 743 1328 906"> <thead> <tr> <th>Site</th> <th>Address</th> <th>Settlement</th> <th>Size/Ha</th> </tr> </thead> <tbody> <tr> <td>Prospect Field</td> <td>Joy Lane</td> <td>Whitstable</td> <td>2.53</td> </tr> <tr> <td>Columbia Avenue Recreation Ground</td> <td>Columbia Avenue</td> <td>Whitstable</td> <td>1.54</td> </tr> <tr> <td><del>West Beach</del></td> <td></td> <td><del>Whitstable</del></td> <td><del>4.26</del></td> </tr> </tbody> </table> <p><i>Amend Policy text</i></p> <p><del>Only</del> Proposals that protect or enhance these Local Green Spaces will be permitted. <del>and</del> Development proposals that would impact upon or change the character of the Local Green Space will <del>only</del> be permitted <del>under where</del> very special circumstances <u>can be shown</u>; such as :</p> <ol style="list-style-type: none"> <li>1. The construction of a new building for one of the following purposes : essential facilities for outdoor sport or recreation, allotment use or community uses that do not conflict with the purpose of the Local Green Space;</li> <li>2. The extension or alteration of an existing building provided it does not result in disproportionate additions;</li> <li>3. The re-use or replacement of existing buildings, provided that uses do not conflict with the character of the Local Green Space and any replacement building is not materially larger; and</li> <li>4. The carrying out of engineering or other operations required for public safety.</li> <li><u>5. Buildings for agriculture and forestry.</u></li> </ol>				Site	Address	Settlement	Size/Ha	Prospect Field	Joy Lane	Whitstable	2.53	Columbia Avenue Recreation Ground	Columbia Avenue	Whitstable	1.54	<del>West Beach</del>		<del>Whitstable</del>	<del>4.26</del>	
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**Main Modification – Screening Exercise Based on a Draft Version of the Main Modifications Provided by the Council on 16.12.16**

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MM	256	11.21	<p><i>Amend text</i></p> <p>Canterbury City contains a World Heritage Site and a high number of listed buildings with the Cathedral at its core. It includes a network of green spaces, with Dane John and Westgate Gardens as two principal historic parks. Canterbury has significant recreational space at Thanington, Victoria Recreation Ground, St Stephen’s Field <del>and</del> the Sturry Road Community Park <u>and Kingsmead Field.</u></p>	<p>No – proposed modification to supporting text that is not considered significant for the purposes of the appraisal.</p>
MM	260	Policy OS2	<p><i>Amend Policy text</i></p> <p>Proposal for development, which would result in the loss, in whole or in part, of playing fields will <del>only</del> be permitted if :</p> <p>a. The site has first been considered for other <u>sport, recreation/amenity uses in the wider community or community uses; particularly where the site provides a strong visual amenity and</u></p> <p>b. <u>It has been demonstrated that the playing field is surplus to requirements having regard to the City Council’s Open Space Strategy; or</u></p> <p><del>bc.</del> c. There is an overriding need for the proposed development which outweighs the loss of the playing fields <u>and the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location ; or,</u></p> <p><del>e d.</del> d. <u>Sports and recreation facilities can best be retained and enhanced through t</u>he redevelopment of a is for a small part of the site; <u>and, where it has been demonstrated that it will result in enhanced sport and recreational facilities.</u></p> <p><del>d.</del> d. <u>An alternative open space is provided of an equivalent amenity and leisure standard in the locality which does not generate significant additional trips by private car; or</u></p> <p><del>e.</del> e. <u>The developer enters into an agreement to provide an appropriate amount of land as public open space as part of a new development</u></p>	<p>No – the proposed modification is not considered to affect the previous results of the appraisal for this policy and as such is not considered significant for the purposes of the appraisal.</p>
MM	261	11.44	<p><i>Amend text</i></p> <p>Historically, some development has occurred outside the urban area, that has led to the gradual erosion of the open countryside and coalescence between built up areas. The Council is concerned that this gradual coalescence between existing built up areas not only harms the character of the open countryside, but is having an adverse impact on the setting and special character of villages.</p> <ul style="list-style-type: none"> <li>• <del>Therefore, the Local Plan has proposed an extension</del> <u>A boundary change is proposed</u> to the green gap between Sturry and <del>Broad Oak</del> Canterbury, in order to facilitate the Sturry Relief Road;</li> <li>• <u>The green gap at Sturry/Broad Oak is divided by the A291; the area of green gap to the west of the A291 forms part of the Strategic Allocation Site 2- Land at Sturry/Broad Oak. The masterplan for Site 2 needs to clearly</u></li> </ul>	<p>No – the proposed modification to the supporting text confirms the geographical extent of the Green Gaps. It is not considered significant for the purposes of the appraisal.</p>

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			<p><del>identify and explain how the green gap will be integrated; and</del></p> <ul style="list-style-type: none"> <li><del>The Council is also proposing a 2 new green gaps between Canterbury and Bridge and University and Canterbury to ensure the countryside between these areas is are protected.</del></li> </ul>	
MM	262	11.48	<p><i>Delete following text</i></p> <ul style="list-style-type: none"> <li><del>Between Canterbury and University of Kent</del></li> </ul>	No – Policy OS6 did not reference specific green gaps so no impact on the SA.
MM	262	Policy OS6	<p><i>Amend policy text</i></p> <p>Within the Green Gaps identified on the Proposals Map(see also Insets 1 ,3 and 5) development will <del>only</del> be permitted where it does not :</p> <p>a. Significantly affect the open character of the Green Gap, or lead to coalescence between existing settlements; b. Result in new isolated and obtrusive development within the Green Gap.</p> <p>Proposals for open sports and recreational uses will be permitted subject to there being no overriding conflict with other policies and the wider objectives of the Plan. Any related built development should satisfy criteria (a) and (b) above and be kept to a minimum necessary to supplement the open sports and recreation uses, and be sensitively located and of a high quality design.</p>	No – the proposed modification is necessary to make the policy compliant with the NPPF and is not considered significant for the purposes of the appraisal.
MM	263	Policy OS7	<p><i>Amend policy text</i></p> <p>Within the Herne Bay and Whitstable Green Gap identified on the Proposals Map (Insets 3 and 5), development will <del>only</del> be permitted where it does not :</p> <p>a. Result in a material expansion of the built up confines of the urban areas of Herne Bay or Whitstable; or b. Significantly affect the open character or separating function of the Green Gap; and c. Result in new isolated development within the Green Gap</p> <p>In those areas within the green gap where education, <u>outdoor</u> leisure uses or allotments are promoted planning permission will be granted where in addition to the considerations set out in (a) to (c) above, built development shall be incidental, necessary to the function of those uses and located to have a minimal impact upon the open character of the green gap and provided there is no overriding conflict with other Policies of this Local Plan.</p>	No – the proposed modification is necessary to make the policy compliant with the NPPF and is not considered significant for the purposes of the appraisal.

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MM	265	Policy OS8	<p><i>Amend policy text</i></p> <p>Proposals for sports and recreation facilities in the countryside will <del>only</del> be permitted where :</p> <ul style="list-style-type: none"> <li>a. They are well related to an existing settlement;</li> <li>b. There is no detrimental impact on landscape interests, protected species, sites or features of nature conservation interest or on sites of archaeological or historical importance;</li> <li>c. There is no adverse impact upon residential amenity;</li> <li>d. Access and parking provisions are acceptable, the use does not significantly increase traffic to the detriment of the rural area or highway safety and the site is accessible by a range of transport modes;</li> <li>e. Buildings and other related development are well designed, appropriate in scale and function to the use of the land and sensitively located to retain the openness of the area;</li> <li>f. The rural character of the area is safeguarded.</li> </ul>	<p>No – the proposed modification is necessary to make the policy compliant with the NPPF and is not considered significant for the purposes of the appraisal.</p>
MM	266	Policy OS9	<p><i>Amend policy text</i></p> <p>Proposals which would result in the loss of protected existing open space as shown on the proposals map (all insets), will <del>only</del> be permitted if :</p> <ul style="list-style-type: none"> <li>a. There would be no material harm to the contribution the protected open space makes to the visual or recreational amenity of the area; <u>and</u></li> <li><del>d. b.</del> The open space has been assessed by the <u>City</u> Council as making no positive contribution to its overall strategy on open space.</li> <li><del>b. c.</del> Where there would be material harm, this would be balanced against demonstrable need for the development;</li> <li>e. <u>d.</u> There is no alternative site available to accommodate the proposed development, and any harm that might result from the development could be offset by the provision of other open space of comparable quality, size, character and usability in <del>the locality</del>; <u>a suitable location.</u></li> </ul> <p><del>Development which would involve the loss of open spaces and play areas provided as part of new developments which contribute to the visual or recreational amenity of the area will be refused.</del></p>	<p>No – the proposed modification is necessary to make the policy compliant with the NPPF and is not considered significant for the purposes of the appraisal.</p>

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MM	268	11.69	<i>Delete table and replace with Open Space typologies table as follows:</i>																				
<p>11.69 Local Quantity Open Space Provision Standards for new residential development. Open Space typology requirements per 1000 new residents are as follows :</p> <table border="1"> <tr><td>Parks</td><td>0.3 ha</td></tr> <tr><td>Green corridors</td><td>0.3 ha</td></tr> <tr><td>Sports fields</td><td>0.87 ha</td></tr> <tr><td>Amenity green space</td><td>1.3 –1.7 ha</td></tr> <tr><td>Play areas</td><td>0.3 ha</td></tr> <tr><td>Semi natural</td><td>4.0 ha</td></tr> <tr><td>Allotments</td><td>15 plots per 1,000 – 1.56msq per person</td></tr> </table>				Parks	0.3 ha	Green corridors	0.3 ha	Sports fields	0.87 ha	Amenity green space	1.3 –1.7 ha	Play areas	0.3 ha	Semi natural	4.0 ha	Allotments	15 plots per 1,000 – 1.56msq per person	<p>Yes – acknowledge amended requirements set out in the appraisal of Policies relating to Open Space.</p>					
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		<u>green spaces in and around housing.</u>		<u>results</u>	<u>1,000 people (13 –17 m<sup>2</sup> / person)</u>	
		<b><u>Fixed Play areas</u></b>	<b><u>Fields in Trust have refined these areas to:</u></b>		<u>0.3 hectares per 1,000 people (3m<sup>2</sup> / person)</u>	
		<u>LAPs Facilities targeted at 0 to 5 year olds</u>	<u>Local Area of play space (LAP) – no equipment</u>	<u>100 metres /up to 1 minutes walk</u>	<u>Based on FIT guidance and consultation results</u>	<u>Part of 0.3 hectares per 1,000 people (3m<sup>2</sup> / person)</u>
		<u>LEAPS Facilities targeted at 5 to 12 year olds</u>	<u>Local Equipped Area for Play (LEAP)</u>	<u>400 metres /up to 5 minutes walk</u>	<u>Based on FIT guidance and consultation results</u>	<u>Part of 0.3 hectares per 1,000 people (3m<sup>2</sup> / person)</u>
		<u>NEAPS Facilities targeted at 12 to 18 year olds</u>	<u>Neighbourhood Equipped Area for Play (NEAP)</u>	<u>1,000 metres/up to 15 minutes walk</u>	<u>Based on FIT guidance and consultation results</u>	<u>Part of 0.3 hectares per 1,000 people (3m<sup>2</sup> / person)</u>
		<b><u>Destination play facilities targeted at 0 18 year olds</u></b>	<u>Play facilities have a distinctive feature and part of a larger</u>	<u>20 minutes drive time</u>	<u>Based on FIT guidance</u>	<u>Part of 0.3 hectares per 1,000 people</u>

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		<u>facility</u>			<u>(3m<sup>2</sup> / person)</u>	
<b><u>Semi natural and natural open space</u></b>		<u>Including woodlands, urban forestry, scrub, grasslands, wetlands, open and running water, wastelands and derelict open land and rock areas – cliffs, quarries and pits</u>	<u>1,000 metres</u>	<u>Based on ANGST guidance and consultation results</u>	<u>4.0 hectares per 1,000 people (40m<sup>2</sup> / person)</u>	
<b><u>Outdoor sports pitches</u></b>		<u>Including tennis courts, bowling greens, sports pitches, golf courses athletics tracks school and institutional playing fields and other outdoor sports areas.</u>	<u>1,000 metres</u>	<u>Based on FIT guidance and consultation results</u>	<u>0.87 hectares per 1,000 people (9m<sup>2</sup> / person)</u>	
<b><u>Allotments</u></b>		<u>An allotment is a piece of land approximately 250 square metres in size which can be rented out for growing fruit and vegetables predominantly</u>	<u>NA</u>	<u>National Society for Allotments and Leisure Gardeners</u>	<u>15 plots per 1,000 household/ dwelling</u>	
<b><u>Civic Space</u></b>		<u>Civic and market squares and other</u>	<u>TBC</u>	<u>CABE Space guidance</u>	<u>One major civic space</u>	

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			<p><u>hard surfaced areas designed for pedestrians perform a range of recreation functions and are a key element of the civic environment.</u></p> <p><u>per urban centre</u></p> <p><b>Note:</b> <u>CABE is the Commission for Architecture and the Built Environment, also the Design Council</u> <u>ANGST is Access to Natural Green Space Standard</u></p> <p><u>FIT is Fields in Trust</u></p>	
MM	269	Policy OS11	<p><i>Amend policy text</i></p> <p>New housing development shall make provision for appropriate outdoor space, including semi-natural areas, strategic urban parks and green corridors, amenity greenspace, children’s play areas, open space for sport, allotments or community gardens proportionate to the likely number of people who will live there.</p> <p>Where the development does not allow for the provision of such open space on site, developers will be expected to make financial contribution towards the provision of new, or improvement of open space or recreational facilities elsewhere in the locality, through entering into a legal agreement or another suitable mechanism. <del>New open space that is created through new developments will automatically be protected and Policy OS9 will apply.</del></p>	No – the previous appraisal did not acknowledge that new open spaces would be protected through Policy OS9. The proposed change is not considered significant for the purposes of the appraisal.
MM	270	Policy OS12	<p><i>Amend policy text</i></p> <p>Proposals for new development should ensure that :</p> <p>a. Green infrastructure is planned, designed and managed to conserve and enhance the distinctive character and special qualities of, rural and urban landscapes, and the identity of settlements. Where feasible as part of all new developments and proposals, developers will need to establish and extend green space networks as corridors for movement by foot and cycle, as havens for wildlife and natural habitats and for leisure, amenity and recreational use. Where practicable green linkages should be encouraged from within existing settlements to the open countryside.</p> <p>b. Existing open space is <del>protected and improved</del> <u>conserved and enhanced</u> as part of these networks, which where possible, should extend through major new development sites and connect directly with community facilities, employment areas and transport hubs <u>in order to deliver sustainable development and support the health and well-being of residents.</u></p>	No – the proposed modification does not affect the previous appraisal, replacing ‘protected and improved’ with ‘conserved and enhanced’ is not considered significant for the purposes of the appraisal. The acknowledgement that open space contributes to sustainable development and health and well-being or residents provides further justification for the policy but is not considered significant for the purposes of the appraisal.

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MM	271	Policy OS13	<p><i>Amend policy text</i></p> <p>Land identified on the Proposals Map (Inset 1 and 2), as <u>Open Space and Riverside Path</u>, along the River Stour corridors in Canterbury City will be protected from development to enable its future use and contribution towards the riverside corridor, <del>land is allocated as open space having regard to as part of the existing</del> Riverside Strategy.</p>	<p>No - The proposed modification clarifies the intent of the policy. The policy was previously appraised on the basis that it provided open space and access to the riverside. The proposed modifications are not considered significant for the purposes of the proposal.</p>
MM	272	Policy OS15	<p><i>Amend policy text</i></p> <p>Permission will <del>only</del> be granted for development proposals that involve the loss of existing allotment land and/or community garden land if both the following criteria are met :</p> <p>a. Demand for allotment land and/or community garden land within the locality no longer exists, or suitable alternative provision of allotment land, of comparable quality, can be made available locally; and</p> <p>b. The allotment land or community garden land is not suitable for, or not required to rectify any local shortages of, public outdoor playing space.</p>	<p>No – the proposed modification is necessary to make the policy compliant with the NPPF and is not considered significant for the purposes of the appraisal.</p>

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<b>Chapter 12: Quality of Life</b>				
MM	276	Policy QL3	<p><i>Amend policy text</i></p> <p>The <u>City</u> will <del>not</del> permit the loss of village and community facilities in the parishes, such as village halls, public houses, shops and post offices to other uses <del>unless</del> <u>if</u> it can be demonstrated that :</p> <p>a. The use is no longer viable, the business has been actively marketed for 2 years with no genuine interest or there is no longer a continuing demand for the use or facility; or,</p> <p>b. There is alternative provision for a similar type of use within an acceptable walking distance; and</p> <p>c. There would be no detrimental impact on the rural character and community.</p>	No – the proposed modification is necessary to make the policy compliant with the NPPF and is not considered significant for the purposes of the appraisal.
MM	278	Policy QL5	<p><i>Amend policy text</i></p> <p>Provision <del>will</del> <u>shall</u> be made to accommodate local community services within new residential development and mixed use developments.</p> <p>New community services <del>will</del> <u>should</u> be located where they are accessible by walking or cycling and by public transport from the area they serve. Wherever practical they should be located within urban or local centres.</p> <p><del>Residential development will not be permitted until the required funding for the community services and facilities it requires has been identified and agreed prior to grant of planning permission for residential and mixed use developments.</del></p>	No – the proposed modification is necessary to make the policy compliant with the NPPF and is not considered significant for the purposes of the appraisal.

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MM	278	Policy QL6	<p><i>Amend policy text</i></p> <p>Planning permission will <del>not</del> be granted for development involving the loss of public or privately operated community buildings or sites, or uses for community purposes, <del>unless if</del> there is no demonstrable need for the use of the facilities within the locality, and it is demonstrated that other uses to serve the local community could not operate from the buildings or land.</p>	No – the proposed modification is necessary to make the policy compliant with the NPPF and is not considered significant for the purposes of the appraisal.
MM	281	12.41	<p><i>Amend text</i></p> <p>Good quality health facilities (primary and acute) are also important to the wider economic well-being of the community, and are seen as a key factor in attracting investment and in catering for the needs of the large number of visitors to the District. Policy QL9 promotes and safeguards <del>an area adjacent to the Kent &amp; Canterbury Hospital</del> <u>for future health care development strategic role for the district and wider area</u> and Policy SP3 is <del>proposing to relocate the hospital to a new site as part of the strategic site at South Canterbury.</del> <u>Policy SP3 reserves land at Site 1 for the potential relocation of the Kent &amp; Canterbury Hospital, if required in the future.</u></p>	No – the proposed modification is necessary to make the policy compliant with the NPPF and is not considered significant for the purposes of the appraisal.
MM	281	Policy QL9	<p><i>Amend policy text</i></p> <p>Land is allocated <del>at adjacent to the</del> Kent &amp; Canterbury Hospital as shown on the Proposals Map (Inset 1) for health-related development. <del>until such a time that the hospital relocation has taken place.</del></p>	No – the proposed modification clarifies the policy and is not considered significant for the purposes of the sustainability appraisal.
MM	283	Policy QL11	<p><i>Amend policy text</i></p> <p>Development that could directly or indirectly result in material additional air pollutants and worsening levels of air quality within the area surrounding the development site <del>or impact on the existing Air Quality Management Area</del> will not be permitted unless acceptable measures to <del>offset or mitigate any potential impacts</del> <u>have been taken agreed</u> as part of the proposal. <u>An air quality assessment will be required if the proposal is likely to have a significant impact on air quality.</u></p> <p><del>Sensitive development (such as housing) will not normally be permitted in Air Quality Management Areas unless mitigation measures are incorporated.</del></p>	Yes – the modifications to the policy need to be reflected in the appraisal, which previously interpreted QL11 as restricting development.

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Reference	Page	Policy/ Paragraph	Main Modification – Screening Exercise Based on a Draft Version of the Main Modifications Provided by the Council on 16.12.16	Are there Implications for the Appraisal arising from the Main Modifications?
MM	285	Policy QL13	<p><i>Delete policy text</i></p> <p>Policy QL13 Waste Management and Recycling Any major proposals for waste disposal, waste incineration, energy generation from waste or other waste – related proposals, will need to address the following issues:</p> <ul style="list-style-type: none"> <li>a. The need for proposal;</li> <li>b. Consideration of alternative sites;</li> <li>c. Air quality and impact on public health ;</li> <li>d. Impact on the landscape and visual amenity;</li> <li>e. Geology, hydrology and ground conditions;</li> <li>f. Ecology and nature conservation interests;</li> <li>g. Noise impact;</li> <li>h. Archaeology;</li> <li>i. Traffic generation and alternative methods of transportation of waste by means other than by road;</li> <li>j. Impact on residential amenity;</li> </ul> <p>Lifetime of the scheme and any subsequent restoration of the site.</p>	<p>Yes – appraisal amended to reflect the deletion of QL13.</p>



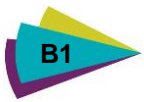
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**FINAL**

## **Main Modification – Screening Exercise Based on a Draft Version of the Main Modifications Provided by the Council on 16.12.16**





# Appendix B

## Audit of the Main Modifications (as Published) to Ensure the SA Significance of All Changes has Been Considered

NOTE THAT THIS SCHEDULE OF MAIN MODIFICATIONS IS THE FINAL VERSION OF THE SCHEDULE THAT THE COUNCIL ARE CONSULTING ON AND HAS BEEN USED TO CONFIRM THAT ALL CHANGES HAVE BEEN CONSIDERED WITHIN THE SA.



Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
<b>Introduction</b>				
MM 1	10	Introduction	<i>Insert Key Diagram at end of Introduction section</i>	No – Concluded in Appendix A that insertion of key diagram into main report was not significant for the purposes of the appraisal.

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
<b>Chapter 1 : Strategy</b>				
MM 2	22	SP1	<p><i>Delete policy text</i></p> <p><b>Policy SP1 Sustainable Development</b></p> <p>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.</p> <p>Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved, unless material considerations indicate otherwise.</p> <p><del>Where the Council considers that a proposal would directly undermine the strategy for sustainable development set out in this plan, such proposals will not be approved.</del></p> <p>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:</p> <ul style="list-style-type: none"> <li>• Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy framework taken as a whole; or</li> <li>• Specific policies in that framework indicate that development should be restricted; <del>or</del></li> <li>• <del>The proposals are acceptable in the light of any Appropriate Assessment</del></li> </ul>	<p>No – Concluded in Appendix A that the proposed modifications are necessary to make the policy compliant with the NPPF but were not considered significant for the purposes of the appraisal.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?																																				
			required under the Habitats Directive and Regulations.																																					
MM 3	23	SP2 Table	<i>Amend policy table as follows:</i>																																					
<p><b>Policy SP2 Development Requirements</b></p> <p><b>Land is allocated to meet the identified development requirements and guidelines, as set out below.</b></p> <table border="1"> <thead> <tr> <th>Development Type</th> <th>2011-16</th> <th>2016-21</th> <th>2021-26</th> <th>2026-31</th> <th>Total (2011-31)</th> </tr> </thead> <tbody> <tr> <td>Housing (units)*</td> <td><del>3,000</del> <u>2,500</u></td> <td><del>4,200</del> <u>4,500</u></td> <td><del>4,200</del> <u>4,500</u></td> <td><del>4,200</del> <u>4,500</u></td> <td><del>15,600</del> <u>16,000</u></td> </tr> <tr> <td>Employment land (B1, B2 and B8) (sqm)</td> <td>25,000</td> <td>25,000</td> <td>23,775</td> <td>23,000</td> <td>96,775</td> </tr> <tr> <td colspan="3"><b>Other employment uses</b></td> <td colspan="3"><b>To be provided as part of identified employment sites</b></td> </tr> <tr> <td><b>Retail provision</b></td> <td colspan="2"><b>Area</b></td> <td><b>Convenience</b></td> <td colspan="2"><b>Comparison</b></td> </tr> <tr> <td></td> <td colspan="2">Canterbury **</td> <td>0 sqm</td> <td colspan="2">-50,000 sqm</td> </tr> </tbody> </table>				Development Type	2011-16	2016-21	2021-26	2026-31	Total (2011-31)	Housing (units)*	<del>3,000</del> <u>2,500</u>	<del>4,200</del> <u>4,500</u>	<del>4,200</del> <u>4,500</u>	<del>4,200</del> <u>4,500</u>	<del>15,600</del> <u>16,000</u>	Employment land (B1, B2 and B8) (sqm)	25,000	25,000	23,775	23,000	96,775	<b>Other employment uses</b>			<b>To be provided as part of identified employment sites</b>			<b>Retail provision</b>	<b>Area</b>		<b>Convenience</b>	<b>Comparison</b>			Canterbury **		0 sqm	-50,000 sqm		<p>No – Concluded in Appendix A that the revised housing figure was significant for the purposes of the appraisal. The revised figure was within the range considered in the 2012 Development Requirement study scenarios (from 3,000 to 22,978 homes) which were previously appraised as part of the SA of the Development Requirements Study (CDLP 1.8 SA Technical note on development scenarios 2012 AMEC). Following the screening exercise set out in Appendix A of this addendum the SA was updated to reflect the revised housing number (see Section 3.2 and Appendix C of this report).</p>
Development Type	2011-16	2016-21	2021-26	2026-31	Total (2011-31)																																			
Housing (units)*	<del>3,000</del> <u>2,500</u>	<del>4,200</del> <u>4,500</u>	<del>4,200</del> <u>4,500</u>	<del>4,200</del> <u>4,500</u>	<del>15,600</del> <u>16,000</u>																																			
Employment land (B1, B2 and B8) (sqm)	25,000	25,000	23,775	23,000	96,775																																			
<b>Other employment uses</b>			<b>To be provided as part of identified employment sites</b>																																					
<b>Retail provision</b>	<b>Area</b>		<b>Convenience</b>	<b>Comparison</b>																																				
	Canterbury **		0 sqm	-50,000 sqm																																				



Reference	Page	Policy/ Paragraph	Main Modification as Published			Are there any further Implications for the Appraisal arising from the Main Modifications as published?	
		Herne Bay ***		0 sqm	-0 sqm	No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.	
		Whitstable			-3,250 sqm		
Retail **							
Comparison Goods		0 sqm	8,564 sqm	11,360 sqm	13,876 sqm		33,800 sqm
Canterbury***							
Convenience Goods		0 sqm	0 sqm	266 sqm	2,342 sqm	2,608 sqm	
<p>*This is a broad phasing, and detailed housing allocations and permissions are set out in Appendix 2. The mix of housing types and tenures will be expected to meet the proportions set out in the Council's Housing Strategy</p> <p>**After completion of outstanding permissions</p> <p>***On completion on Central Development Area</p> <p>** The City Council will review the retail capacity of the District approximately every 5 years and any future studies within the plan period will become a material planning consideration</p> <p>*** This relates to Canterbury District, not just the City of Canterbury</p>							
MM 4	24	1.56	Delete text			No – Concluded in Appendix A that the plans were illustrative and their deletion was not considered to be significant for the purposes of the appraisal.	
			Draft illustrative layout plans for each of the strategic sites (except sites 6,9 and 10, which are primarily housing sites) can be seen in Appendix 1				
MM 5	24	SP3, Site 1, South Canterbury	Amend policy text – as follows:			No – Concluded in Appendix A that the proposed modification clarifies the range of facilities that should be provided on the site (or contributed to elsewhere); however, that the appraisal of SP3 took account of the potential for the provision of	



Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
				such facilities. The proposed modification was not therefore considered significant for the purposes of the appraisal.
SITE 1	DEVELOPMENT		AMOUNT/TYPE	
South Canterbury	Housing		4,000 dwellings	
	Employment floorspace		70,000 sqm	
	Retail		Local centre shopping facilities only	
	Other		Local community "hub"; <del>primary schools</del> ; <u>the necessary provision of and contributions to primary school education and the necessary provision and/or contributions to secondary school education; doctor's surgery; health care provision</u> ; extended park & ride at Dover Road; land reserved for <u>potential</u> relocation of Kent & Canterbury Hospital, <u>if required</u> ; <del>30ha</del> <u>provision</u> of new public open space, including allotments; <del>20ha</del> <u>and</u> new woodland planting	
	Infrastructure		New junction onto the A2 and modifications to the existing junction arrangement; new fast bus link from the site to Canterbury City centre	



Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?															
MM 6	25	SP3, Site 2 Land at Sturry/ Broad Oak	<i>Amend policy text – Other and Infrastructure – as follows:</i>	No – Concluded in Appendix A that the proposed modification clarifies the range of facilities that should be provided on the site (or contributed to elsewhere); however, that the appraisal of SP3 took account of the potential for the provision of such facilities. The proposed modification was not therefore considered significant for the purposes of the appraisal.															
<table border="1"> <thead> <tr> <th>SITE 2</th> <th>DEVELOPMENT</th> <th>AMOUNT/TYPE</th> </tr> </thead> <tbody> <tr> <td rowspan="4">Land at Sturry/ Broad Oak</td> <td>Housing</td> <td>1,000 dwellings</td> </tr> <tr> <td>Employment Floorspace</td> <td>Business floorspace to meet the needs of local business/office space</td> </tr> <tr> <td>Retail</td> <td>Local centre shopping facilities only</td> </tr> <tr> <td>Other</td> <td><del>Community facilities to meet local need to be determined in conjunction with parish council; contribution to primary school provision; the necessary provision of and contributions to primary school education and the necessary provision and/or contributions to secondary school education; health care provision;</del> protection and management of all remaining ancient woodland; provision of new <u>public</u> open space, <u>including</u> public gardens, parkland and playing fields</td> </tr> <tr> <td></td> <td>Infrastructure</td> <td><del>Provision of/or proportionate contribution to New Sturry Relief Road Crossing; improvements to the existing crossing at Broad Oak;</del> reduced use of the existing Sturry Crossing for local traffic and buses only; closure of existing rail foot crossings; provision of new car park for Sturry station</td> </tr> </tbody> </table>					SITE 2	DEVELOPMENT	AMOUNT/TYPE	Land at Sturry/ Broad Oak	Housing	1,000 dwellings	Employment Floorspace	Business floorspace to meet the needs of local business/office space	Retail	Local centre shopping facilities only	Other	<del>Community facilities to meet local need to be determined in conjunction with parish council; contribution to primary school provision; the necessary provision of and contributions to primary school education and the necessary provision and/or contributions to secondary school education; health care provision;</del> protection and management of all remaining ancient woodland; provision of new <u>public</u> open space, <u>including</u> public gardens, parkland and playing fields		Infrastructure	<del>Provision of/or proportionate contribution to New Sturry Relief Road Crossing; improvements to the existing crossing at Broad Oak;</del> reduced use of the existing Sturry Crossing for local traffic and buses only; closure of existing rail foot crossings; provision of new car park for Sturry station
SITE 2	DEVELOPMENT	AMOUNT/TYPE																	
Land at Sturry/ Broad Oak	Housing	1,000 dwellings																	
	Employment Floorspace	Business floorspace to meet the needs of local business/office space																	
	Retail	Local centre shopping facilities only																	
	Other	<del>Community facilities to meet local need to be determined in conjunction with parish council; contribution to primary school provision; the necessary provision of and contributions to primary school education and the necessary provision and/or contributions to secondary school education; health care provision;</del> protection and management of all remaining ancient woodland; provision of new <u>public</u> open space, <u>including</u> public gardens, parkland and playing fields																	
	Infrastructure	<del>Provision of/or proportionate contribution to New Sturry Relief Road Crossing; improvements to the existing crossing at Broad Oak;</del> reduced use of the existing Sturry Crossing for local traffic and buses only; closure of existing rail foot crossings; provision of new car park for Sturry station																	





Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
MM 7	25	SP3, Site 3 Hillborough site, Herne Bay	<i>Amend policy text – Other and Infrastructure - as follows:</i>	No – Concluded in Appendix A that the proposed modification clarifies the range of facilities that should be provided on the site (or contributed to elsewhere); however, that the appraisal of SP3 took account of the potential for the provision of such facilities. The proposed modification was not therefore considered significant for the purposes of the appraisal.



Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
SITE 3	DEVELOPMENT		AMOUNT/TYPE	
Hillborough site, Herne Bay	Housing		1,300 dwellings	
	Employment floorspace		33,000sqm (Altira Park, extended)	
	Retail		Local centre scale shopping only	
	Other		<del>Doctor's surgery</del> ; <u>Health care provision</u> ; community facilities <u>to meet local need</u> ; <u>the necessary provision of and contributions to primary school education and the necessary provision and/or contributions to secondary school education</u>	
	Infrastructure		New link to Thanet Way via Altira Park and limited access to Sweechbridge Road; provision of new west-facing on-slip to Thanet Way at the Heart-in-Hand junction; measures to discourage additional traffic using Heart-in-Hand road; <u>improvements to A291 corridor</u> . <del>proportionate contribution (to be agreed)</del> <u>towards the provision of Herne Relief Road route and new Sturry crossing</u>	



Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?														
MM 8	26	SP3, Site 4 Herne Bay Golf Course	<i>Amend policy text – Other and Infrastructure – as follows:</i>	No – Concluded in Appendix A that the proposed modification clarifies the range of facilities that should be provided on the site (or contributed to elsewhere); however, that the appraisal of SP3 took account of the potential for the provision of such facilities. The proposed modification was not therefore considered significant for the purposes of the appraisal.														
<table border="1"> <thead> <tr> <th>SITE 4</th> <th>DEVELOPMENT</th> <th>AMOUNT/TYPE</th> </tr> </thead> <tbody> <tr> <td rowspan="5">Herne Bay Golf Course</td> <td>Housing</td> <td>600 dwellings</td> </tr> <tr> <td>Employment Floorspace</td> <td>1ha of mixed commercial uses</td> </tr> <tr> <td>Retail</td> <td>Local centre scale shopping only</td> </tr> <tr> <td>Other</td> <td>8ha of sports &amp; leisure facilities, including cricket, football, hockey, tennis and open space; <del>1.25ha set aside for Herne Bay High School; doctor's surgery; health care provision; care home; provision and/or contributions to primary and secondary school education</del></td> </tr> <tr> <td>Infrastructure</td> <td><del>Improvements to A291 corridor. Proportionate contribution (to be agreed) towards the provision of Herne Relief Road route and new Sturry Crossing;</del></td> </tr> </tbody> </table>					SITE 4	DEVELOPMENT	AMOUNT/TYPE	Herne Bay Golf Course	Housing	600 dwellings	Employment Floorspace	1ha of mixed commercial uses	Retail	Local centre scale shopping only	Other	8ha of sports & leisure facilities, including cricket, football, hockey, tennis and open space; <del>1.25ha set aside for Herne Bay High School; doctor's surgery; health care provision; care home; provision and/or contributions to primary and secondary school education</del>	Infrastructure	<del>Improvements to A291 corridor. Proportionate contribution (to be agreed) towards the provision of Herne Relief Road route and new Sturry Crossing;</del>
SITE 4	DEVELOPMENT	AMOUNT/TYPE																
Herne Bay Golf Course	Housing	600 dwellings																
	Employment Floorspace	1ha of mixed commercial uses																
	Retail	Local centre scale shopping only																
	Other	8ha of sports & leisure facilities, including cricket, football, hockey, tennis and open space; <del>1.25ha set aside for Herne Bay High School; doctor's surgery; health care provision; care home; provision and/or contributions to primary and secondary school education</del>																
	Infrastructure	<del>Improvements to A291 corridor. Proportionate contribution (to be agreed) towards the provision of Herne Relief Road route and new Sturry Crossing;</del>																



Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			new footpath/cycle path to be provided in conjunction with site 5 ( <u>Strode Farm, Herne Bay</u> ) to link sites 4 and 5	
MM 9	26	SP3, Site 5 Strode Farm, Herne Bay	<i>Amend policy text - Other and Infrastructure – as follows:</i>	No – Concluded in Appendix A that the proposed modification clarifies the range of facilities that should be provided on the site (or contributed to elsewhere); however, that the appraisal of SP3 took account of the potential for the provision of such facilities. The proposed modification was not



Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
				therefore considered significant for the purposes of the appraisal.
SITE 5	DEVELOPMENT		AMOUNT/TYPE	
Strode Farm, Herne Bay	Housing		800 dwellings	
	Employment Floorspace		15,000sqm	
	Retail		Local centre shopping provision only	
	Other		Community facilities, including new parish hall and local needs housing; <u>the necessary provision of and contributions to primary school education and the necessary provision and/or contributions to secondary school education; health care provision</u>	
	Infrastructure		<u>Provision of new relief route for Herne, as indicated on the proposals map; proportionate contribution (to be agreed) towards the provision of new Sturry Crossing; Provision of new highway through the site linking Thanet Way to Bullockstone Road and improvements to Bullockstone Road, as indicated on the proposals map; new footpath/cycle path to be provided in conjunction with site 4 (Herne Bay Golf Course) to link sites 4 and 5</u>	



Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?										
MM 10	26	SP3, Site 6, Land at Greenhill, Herne Bay	<i>Amend policy text – Other and Infrastructure – as follows:</i>	No – Concluded in Appendix A that the proposed modification clarifies the range of facilities that should be provided on the site (or contributed to elsewhere); however, that the appraisal of SP3 took account of the potential for the provision of such facilities. The proposed modification was not therefore considered significant for the purposes of the appraisal.										
<table border="1"> <thead> <tr> <th>SITE6</th> <th>DEVELOPMENT</th> <th>AMOUNT/TYPE</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Land at Greenhill, Herne Bay</td> <td>Housing</td> <td>300 dwellings</td> </tr> <tr> <td>Other</td> <td>Community facilities to <del>meet local need be determined</del>; recreation &amp; leisure facilities, new allotment provision; <u>the necessary provision of and contributions to primary school education and the necessary provision and/or contributions to secondary school education; health care provision</u></td> </tr> <tr> <td>Infrastructure</td> <td><del>Proportionate contribution (to be agreed) towards the provision of new relief route for Herne and new Sturry Crossing</del></td> </tr> </tbody> </table>					SITE6	DEVELOPMENT	AMOUNT/TYPE	Land at Greenhill, Herne Bay	Housing	300 dwellings	Other	Community facilities to <del>meet local need be determined</del> ; recreation & leisure facilities, new allotment provision; <u>the necessary provision of and contributions to primary school education and the necessary provision and/or contributions to secondary school education; health care provision</u>	Infrastructure	<del>Proportionate contribution (to be agreed) towards the provision of new relief route for Herne and new Sturry Crossing</del>
SITE6	DEVELOPMENT	AMOUNT/TYPE												
Land at Greenhill, Herne Bay	Housing	300 dwellings												
	Other	Community facilities to <del>meet local need be determined</del> ; recreation & leisure facilities, new allotment provision; <u>the necessary provision of and contributions to primary school education and the necessary provision and/or contributions to secondary school education; health care provision</u>												
	Infrastructure	<del>Proportionate contribution (to be agreed) towards the provision of new relief route for Herne and new Sturry Crossing</del>												



Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
MM 11	27	SP3, Site 8, Land North of Hersden	<i>Amend policy text – Housing, Other and Infrastructure – as follows:</i>	No – Concluded in Appendix A that the proposed modification was significant for the purposes of the appraisal. The SA has been updated to acknowledge the revised capacity that is proposed for this site (See Section 3.5 of this Report). The June 2016 Omission Housing Sites Addendum to the SA included the appraisal of this revised housing number as part of the appraisal of the preferred development sites. The site appraisal summary is included in Appendix D of this Addendum.



Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
				No further changes to the modification have been made since the draft modifications were provided and there are no further implications arising from the main modifications as published.





Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
SITE 8	DEVELOPMENT		AMOUNT/TYPE	
Land North of Hersden	Housing		500 <del>800</del> dwellings ( <del>Design and layout to reflect need to provide buffer to Listed Farmhouse and provision of Nemo Connection project</del> )	
	Employment Floorspace		1ha new business space for local business	
	Other		New community building; play areas and allotments; multi-use games area; <u>the necessary provision of and contributions to primary school education and the necessary provision of and/or contributions to secondary school education and provision of the main school vehicular access through Site 8; health care provision</u>	
	Infrastructure		Provision of, or proportionate contribution ( <del>to be agreed</del> ) towards the provision of new Sturry Crossing; <u>Relief Road, and/ or contributions to transportation improvements on the A28 corridor; improved footpath/cyclepath links to existing network</u>	



Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
MM 12	28	SP3, Site 10	<i>Amend policy text and amend Housing, Other and Infrastructure as follows:</i>	<p>No – The screening exercise in Appendix A concluded that the appraisal should be updated to acknowledge the revised capacity that is proposed for this site (see Section 3.5 of this Report). The June 2016 Omission Housing Sites Addendum to the SA included the appraisal of this revised housing number as part of the appraisal of the preferred development sites. The summary of the site appraisal is included in Appendix D of this Addendum.</p> <p>No further changes to the modification have been made since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>



Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
SITE 10	DEVELOPMENT		AMOUNT/TYPE	
Land at Kent & Canterbury Hospital, Ridlands Farm and Langton Field, Canterbury	Housing		<del>810-310 dwellings</del>	
	Other		Provision of public open space within the site, <u>including play areas; multi-use games area; contributions to primary and secondary school education; community and local facilities to meet local need; health care provision</u>	
	Infrastructure		Provision of fast bus link route from the South Canterbury site to South Canterbury Road  ( <del>and subject to acceptable proposals for the relocation of the existing Hospital to the South Canterbury site</del> )	



Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
MM 13	28	SP3, Site 11, Land at and adjacent Cockering Farm, Thanington	<i>Insert strategic site:</i>	No –The site has been previously assessed (most recently, it was included in the sites included in the preferred development option appraised in the Addendum to the Sustainability Appraisal Report of the Canterbury District Local Plan Publication Draft: Appraisal of Omission Housing Sites (June 2016)). However, to ensure that the final development option has been appraised, the screening exercise in Appendix A concluded that details for the site should be included in the



Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?												
				<p>Addendum. The proposed revision is considered in Section 3.5 of this addendum and the summary of the previous site appraisal is included in Appendix D.</p> <p>No further changes to the modification have been made since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>												
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MM 14	28	SP3, Site 12, Land South of Ridgeway (John Wilson Business Park), Whitstable	<i>Insert strategic site:</i>	No – the site has been previously assessed (most recently it was included in the sites included in the preferred development option appraised in the Addendum to the Sustainability Appraisal Report of the Canterbury District Local Plan Publication Draft: Appraisal of Omission Housing Sites (June 2016)). However, to ensure that the final development option has been appraised, the screening exercise in Appendix A concluded that details for the site should be included in the Addendum. The proposed revision is considered in Section 3.5 of this addendum and the summary of the previous appraisal is include in Appendix D.



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MM 15	28	SP3	<i>Amend policy text</i>	No – Concluded in Appendix A that policy as amended seeks to ensure that a consistent and												

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			<p><del>Detailed development briefs shall be prepared for these sites prior to the granting of planning permission, setting out Planning applications for development of all, or part, of a Strategic Site Allocation, shall be accompanied by a comprehensive masterplan for the whole of the Strategic Site Allocation, having regard to the Statement of Community Involvement, for planning permission. The masterplan shall identify how the Strategic Site Allocation fits into the wider surroundings and shall include the detailed requirements for the site; the anticipated phasing of development, the and physical and social infrastructure through the plan period; and detailed design proposals and other planning requirements for the site, reflecting incorporating "garden city" principles (Appendix 1). Development proposals submitted for these sites shall be in accordance with the total requirements of this policy, and the development brief.</del></p> <p>Development proposals shall include a schedule for delivery of the total requirements for the site, and shall include an appropriate mechanism to ensure delivery in a timely and co-ordinated manner. Development should <u>and</u> also meet the requirements of other policies in this Local Plan; the provisions of any supplementary planning documents and any other relevant and any other relevant guidance prepared by the Council.</p> <p>Development proposals for these sites that do not meet these criteria shall <del>will</del> not be permitted.</p>	<p>more detailed approach is taken to the development of strategic site allocations, with comprehensive masterplans (rather than development briefs) required to secure this. The proposed changes to wording were not considered significant for the purposes of the appraisal.</p>



Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
MM 16	30	SP4	<p><i>Amend policy text</i></p> <p>The urban areas of Canterbury, Herne Bay and Whitstable will continue to be the principal focus for development, with a particular focus at Canterbury, together with development at <del>some of the rural service centres</del> <u>and local centres</u>. Policy SP3 identifies the key sites for mixed-use development. <del>Development at these sites will be subject to development briefs or masterplans, setting out the amounts and types of development and their phasing, along with any infrastructure requirements.</del></p> <p>In addition to the development allocations set out in this plan:</p> <ol style="list-style-type: none"> <li>1. In the urban areas of <u>Canterbury, Herne Bay and Whitstable</u>, new housing development will be supported on suitable sites, where this would be acceptable in terms of environmental, transport and other planning factors, and would not result in the loss of sites identified for business and other specific uses;</li> <li>2. <del>Small scale</del> Provision of new housing that is of a <u>size</u>, design, scale, character and location appropriate to the character and built form of the <u>rural</u> service centres of <u>Sturry and the local</u> centres of Barham, Blean, Bridge, Chartham (including Shalmsford Street), Hersden <u>and Littlebourne and Sturry</u> will be supported provided that such proposals are not in conflict with other local plan policies relating to transport, environmental and flood zone protection and design, and the Kent Downs AONB, where applicable;</li> </ol>	<p>No – Concluded in Appendix A that the proposed modification clarifies the scope of the policy and were not considered significant for the purposes of the appraisal.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>3. In the <del>identified</del> villages of <u>Adisham, Bekesbourne, Bossingham, Broad Oak, Hoath, Kingston, Petham, Rough Common, Tyler Hill, Upstreet, and Wickhambreaux</u>, priority will be given to protecting the rural character of the district and <del>minor infill</del> <u>development of an amount appropriate to the size of the settlement (or development to meet an identified local need for affordable housing), in a location appropriate to the form of the settlement and of a design and scale that respects and enhances the character of the village;</u>  <del>will be restricted to minor development or infill, or that which is needed to meet an identified local need for affordable housing only;</del></p> <p>4. <del>Development At</del> the <del>identified</del> hamlets of <u>Chartham Hatch, Chislet, Bishopsbourne, Fordwich, Harbledown, Ickham, Lower Hardres, Patrixbourne, Stodmarsh, Upper Harbledown, Upper Hardres, Waltham, Westbere, Womenswold, Woolage Green, and Woolage Village</u> <u>development</u> will be permitted <del>will be limited to only that</del> which specifically meets an identified local need; and</p> <p>5. In the open countryside, development will be permitted <del>normally be limited to that</del> <u>if required for agriculture and forestry purposes (see Policy EMP13).</u></p>	
MM 17	32	1.71	<p><i>Amend text</i></p> <p>The <u>City Council</u> will expect all the allocated strategic sites to include <u>reasonable and proportionate</u> provision for new green infrastructure, <del>and to meet the requirements of the Habitat Regulations for alternative open space to protect international wildlife sites,</del> <u>to meet the recreational needs of the local residents, deliver sustainable development and support health and wellbeing.</u></p>	No – Concluded in Appendix A that the proposed changes to wording were not considered significant for the purposes of the appraisal.
MM 18	32	SP5	<p><i>Delete Policy SP5</i></p> <p><del>Policy SP5 Green infrastructure</del></p>	No – Concluded in Appendix A that the proposed deletion of the policy was significant for the purposes of the SA. This addendum to the SA

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p><del>In parallel with this Plan, the Council will prepare a Green Infrastructure Strategy, which will set out the overall objectives for future green infrastructure in the district.</del></p> <p><del>In particular, the strategy should:</del></p> <ol style="list-style-type: none"> <li><del>5. Provide measures to protect and enhance biodiversity and meet the requirements of the habitats regulations, and</del></li> <li><del>6. Create and or enhance linkages between natural areas and open spaces and areas of and undesignated countryside, as appropriate:</del></li> <li><del>7. Take into account the provisions of the council's development contributions spd in relation to open space, and the council's open space strategy; and</del></li> <li><del>8. Take into account the design, landscape and biodiversity recommendations in the Council's draft Landscape Character &amp; Biodiversity Appraisal SPD</del></li> <li><del>9.</del></li> </ol>	<p>reflects this change (see Section 3.3 of this report).</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>
MM 19	34-35	1.80-1.85	<p><i>Amend text</i></p> <p><del>Habitat Regulations matters and mitigation measures. Strategic Access Management and Monitoring (SAMM) Mitigation Measures to address in combination recreational impacts on the coastal Special Protection Areas (SPA), and Ramsar sites</del></p> <p>1.80 The <u>City Council</u> has taken into account the findings of its Sustainability Appraisal and Habitat Regulations Assessment work and the advice of Natural England, and has agreed a mitigation strategy <del>ies</del> with Natural England to deal with any <del>potential likely</del> significant effect <del>of resulting from</del> new development in the District, <del>in particular from recreational disturbance on the coastal</del> <u>Special Protection Areas (SPAs) and Ramsars resulting from</u> the strategic sites allocated under SP3. The <u>City Council</u> has <del>also begun</del> <u>undertaken</u> a series of <u>visitor</u> surveys to establish "zones of influence" for the sensitive coastal areas</p>	<p>No – Concluded in Appendix A that the proposed modification relates to supporting text and explains how policy will be implemented and was not considered significant for the purposes of the appraisal.</p>

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			<p>relative to the main areas of settlement, <u>as outlined in the Strategic Access Management and Monitoring Strategies (SAMMs), to be reviewed if monitoring indicates a need.</u></p> <p>1.81  <del>The</del> Mitigation strategies <u>will be developed and implemented for the two coastal sites – Thanet Coast and Sandwich Bay SPA / Ramsar and the Swale SPA / Ramsar. for the strategic sites in the draft Plan</u> <del>They are likely to presently</del> comprises the following measures:</p> <p>(1) Wardening of <u>the sensitive international wildlife sites, together with increased signage and education, to be funded by new development sites in perpetuity, in accordance with guidance to be prepared by the City Council;</u></p> <p>(2) Ongoing monitoring and surveys of <u>sensitive sites across the District, particularly in relation to visitors and bird numbers, to be funded via the wardening programme (the results of the monitoring will be used to review the ongoing delivery of the mitigation);</u></p> <p>(3) Consideration of <u>any other measures shown to be as required or appropriate to mitigate recreational impacts of development, for example: provision of additional natural green space could form part of the mitigation measures on some strategic sites in addition to the access management measures identified.access management; and</u></p> <p>4) <del>The provision of open space on strategic development sites, as set out in the Council's Development Contributions SPD, including new habitat areas, which contribute to habitat networks, provide alternative informal recreational opportunities (thereby contributing to quality of life, health benefits, potentially reducing pressure on the more sensitive designated sites and contributing to biodiversity gain), and to seek to create new links to the non-designated countryside. The Green Infrastructure Strategy will provide further guidance.</del></p> <p>1.82  <del>A</del> Detailed strategies setting out necessary contributions to <del>an</del> in-perpetuity funds and <u>required detailed</u> mitigation measures <del>is</del> <u>are being prepared</u> will be</p>	

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>available, and contributions will need to be made <del>in accordance</del> <u>having regard to with that those strategies</u>. <del>As all</del> <u>Housing sites and other new development proposals</u> in the district <del>within the identified</del> <u>Zones of Influence, as identified in the Strategic Access Management and Monitoring Strategies (SAMMs), that are likely to have result in significant recreational effects alone or in-combination on the international coastal wildlife sites, it is anticipated that contributions will take the form of a flat rate tariff to address all the measures across the district. will be expected to contribute to a tariff to deliver the measures required to mitigate their effects.</u></p> <p>1.83 The <u>City Council</u> will <del>also</del> continue to work with the other north Kent and east Kent authorities to ensure that there is a joint approach to the consideration of cross-boundary effects, <u>implementation of mitigation and monitoring strategies, and to the long-term development and management of green infrastructure in the area to provide sustainable recreational areas for residents and, where shown to be appropriate, provision of additional natural green spaces.</u> <del>Part of the contribution to wardening and other measures will be towards the funding of the North Kent marshes management arrangements</del></p> <p>1.84 <u>On this basis, Natural England and the City Council are of the view that an Appropriate Assessment of the draft Canterbury District Local Plan under the Habitat Regulations is not required. Development that contributes to the appropriate SAMM or other approved strategic measures will mitigate its impact and will not require Appropriate Assessment for recreational effects on that SPA or Ramsar.</u></p> <p>1.85 <del>However, there may be</del> <u>Other development proposals may arise during the lifetime of the Plan, which might may have a likely significant effect on the international wildlife sites within or adjacent to the district and thesey proposals will also need to be assessed under the Habitats Regulations in line with Policy LB5 subject to the same provisions. The following Policy is therefore applicable to all the allocated sites (particularly the strategic sites) in the Plan. It should be noted that the current mitigation measures outlined in</u></p>	

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p><u>the coastal SAMMs have been designed to mitigate recreational impacts from the housing numbers proposed in the Local Plan. Any significant changes in housing numbers would require the reassessment of these measures and their ability to mitigate further impacts and may require additional measures. Policy LB5 is also applicable to all new development proposals.</u></p>	
MM 20	36	SP7	<p><i>Amend policy text</i></p> <p><del>SP7 Habitat regulations mitigations measures</del>  <u>SP7 Strategic Access Management and Monitoring (SAMM) Mitigation Measures for the coastal Special Protection Areas and Ramsar sites</u></p> <p>No development will be permitted, which may have an adverse effect on the integrity of <del>an</del> <u>the coastal sites being the Thanet Coast and Sandwich Bay SAC, SPA and Ramsar Site and Swale SPA and Ramsar, alone, or in combination with other plans or projects, through an increase in recreational disturbance on the over-wintering bird populations for which these sites are designated, and where it cannot be demonstrated that there would be no adverse effect on the integrity of the sites. As such, the strategic development sites identified in the Plan and any other developments within the identified Zone of Influence, as shown on the District Proposals Maps (Thanet Coast and Sandwich Bay SPA 7.2km and the Swale SPA 6km), which would lead to an increase in recreational disturbance, are would therefore be required to fund, in-perpetuity, the following mitigation measures access management and monitoring measures to mitigate these impacts, including:</u></p> <ol style="list-style-type: none"> <li>(1) Wardening of <del>sensitive international wildlife sites</del> <u>the coastal SPA and Ramsar sites, signage and interpretation</u> ; and increased education, <del>to be funded by the development in perpetuity; and,</del></li> <li>(2) Ongoing monitoring and surveys of <del>the sensitive sites in the district to,</del> <u>particularly with regard to visitors and bird numbers, which will be linked to funded via the wardening programmes; and,</u></li> <li>(3) <del>Consideration of Any other measures as shown to be required or appropriate to mitigate the effects of development; for example,- provision of additional natural green space could form part of the mitigation in addition to any contributions made, access management; and</del></li> </ol>	<p>No – Appendix A concluded that the proposed modification clarifies the intention of the policy, e.g. by identifying the relevant European sites, rather than referring to ‘sensitive international wildlife sites.’ The extent of the Zone of Influences within which mitigation measures are required is also set out in the policy. The June 2014 SA identified the potential for a significant positive impact in relation to this policy and SA Objective 6 in relation to Geology and Biodiversity, the amendments do not affect the results of the previous appraisal in relation to this and other SA objectives but the SA has been updated to acknowledge the content of the policy.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>

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			<p><del>(4) The provision of open space on new sites, as set out in the Council's Development Contributions SPD.</del></p> <p>(4) Contributions will be made <del>in accordance with</del> <u>having regard to</u> the guidance prepared by the City Council. <u>Any tariff will comprise a one off payment incorporating a levy for annual expenditure to operate the mitigation strategy and a portion for capital investment to fund wardening and mitigation measures in-perpetuity.</u></p>	
MM 21	36	1.86 – 1.88	<p><i>Amend text</i></p> <p>1.86 The Council will establish a full monitoring programme and will identify key areas for future monitoring, to seek to ensure that the overall Plan strategy is being delivered. It will also establish monitoring targets. Monitoring is likely to include the following:</p> <ul style="list-style-type: none"> <li>• a particular focus on the long-term objective to strengthen and diversify the local economy;</li> <li>• the delivery of housing (including affordable housing), employment and retail floorspace;</li> <li>• the delivery of key physical and social infrastructure;</li> <li>• environmental standards and design quality in new development; and</li> <li>• condition of environmental resources.</li> </ul> <p>1.87 The Council will undertake monitoring on an annual basis, and the results of this monitoring will be reported via an Annual Monitoring Report.</p> <p><del>1.88 it is the intention to undertake a review of the Local Plan every 4-5 years as a matter of course. The Council will also use the monitoring programme to identify whether there are areas where the Local Plan strategy is not being delivered, and needs more immediate review. However, the Council recognises that it is embarking on what will inevitably be a long-term strategy, and it will not undertake short-term formal reviews of the Plan unless it is clear from its monitoring that key elements of the Strategy are not being delivered. The formal proposals for monitoring and review will be provided at submission stage.</del></p> <p><u>1.88 In addition to the ongoing monitoring of the delivery of the Plan strategy, the Council will also have regard to demographic projections that from time to time will be issued by Government, and the implications these may have for housing need in Canterbury District's Housing Market Area. In the context of the</u></p>	No – Appendix A concluded that the proposed modification relates to arrangements for monitoring and review and the change was not considered significant for the purposes of the appraisal.

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			<u>Department for Communities and Local Government’s 2014-based sub national household projections, the Council will within one year of the Plan being adopted, undertake and publish an assessment of the current evidence on demographic change, how it relates to assumptions around student populations, and any impact on the overall housing need for which the Local Plan makes provision. If the Council’s assessment indicates an early partial review of the Plan is necessary, this will commence two years from the date of adoption of the Plan</u>													
<b>Chapter 2 : Housing Development</b>																
MM 22	43	2.23	<i>Delete text and table as follows:</i>	See below and comments relating to insertion of a new table.												
<p><del>2.23</del> The City Council has phased the housing land requirement of 15,600 into 5 year bands as set out in Table H1.</p> <p><b>Table H1: Phased Housing Land Requirement</b></p> <table border="1"> <thead> <tr> <th>Development type</th> <th><del>2011-16</del></th> <th><del>2016-21</del></th> <th><del>2021-26</del></th> <th><del>2026-31</del></th> <th>Total (<del>2011-31</del>)</th> </tr> </thead> <tbody> <tr> <td>Housing</td> <td>3,000</td> <td>4,200</td> <td>4,200</td> <td>4,200</td> <td>15,600</td> </tr> </tbody> </table>				Development type	<del>2011-16</del>	<del>2016-21</del>	<del>2021-26</del>	<del>2026-31</del>	Total ( <del>2011-31</del> )	Housing	3,000	4,200	4,200	4,200	15,600	
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MM 23	43	2.24 / Table H2	<i>Delete text and table as follows:</i>																													
<p><b>2.24</b> In order to meet this requirement the City Council has made a number of strategic allocations which are set out below Table H2:- Strategic Allocations</p> <table border="1" data-bbox="152 695 1534 1350"> <thead> <tr> <th colspan="2" data-bbox="152 695 1534 743"><b>Canterbury Sites</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="152 743 842 791">Land at South Canterbury</td> <td data-bbox="842 743 1534 791">4,000</td> </tr> <tr> <td data-bbox="152 791 842 839">Ridlands Farm/ Hospital site</td> <td data-bbox="842 791 1534 839">810</td> </tr> <tr> <td data-bbox="152 839 842 887">Howe Barracks</td> <td data-bbox="842 839 1534 887">400</td> </tr> <tr> <th colspan="2" data-bbox="152 887 1534 935"><b>Herne Bay Sites</b></th> </tr> <tr> <td data-bbox="152 935 842 983">Strode Farm, Herne Bay</td> <td data-bbox="842 935 1534 983">800</td> </tr> <tr> <td data-bbox="152 983 842 1031">Land at Greenhill, Herne Bay</td> <td data-bbox="842 983 1534 1031">300</td> </tr> <tr> <td data-bbox="152 1031 842 1078">Land at Herne Bay Golf Club, Herne Bay</td> <td data-bbox="842 1031 1534 1078">600</td> </tr> <tr> <td data-bbox="152 1078 842 1126">Land at Hillborough, Herne Bay</td> <td data-bbox="842 1078 1534 1126">1300</td> </tr> <tr> <th colspan="2" data-bbox="152 1126 1534 1174"><b>Whitstable Sites</b></th> </tr> <tr> <td data-bbox="152 1174 842 1222">North of Thanet Way, Whitstable</td> <td data-bbox="842 1174 1534 1222">400</td> </tr> <tr> <th colspan="2" data-bbox="152 1222 1534 1270"><b>Rural Sites</b></th> </tr> <tr> <td data-bbox="152 1270 842 1318">Land at Sturry/Broad Oak</td> <td data-bbox="842 1270 1534 1318">1000</td> </tr> <tr> <td data-bbox="152 1318 842 1350">Land North of Hersden</td> <td data-bbox="842 1318 1534 1350">500</td> </tr> </tbody> </table>				<b>Canterbury Sites</b>		Land at South Canterbury	4,000	Ridlands Farm/ Hospital site	810	Howe Barracks	400	<b>Herne Bay Sites</b>		Strode Farm, Herne Bay	800	Land at Greenhill, Herne Bay	300	Land at Herne Bay Golf Club, Herne Bay	600	Land at Hillborough, Herne Bay	1300	<b>Whitstable Sites</b>		North of Thanet Way, Whitstable	400	<b>Rural Sites</b>		Land at Sturry/Broad Oak	1000	Land North of Hersden	500	
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MM 24	44	2.25 / Table H3	<i>Delete text and table as follows:</i>													
<p><del>2.25</del> — Other new housing allocations are set out below and will be subject to an approved development brief or principles setting out the other infrastructure requirements.</p> <p><del>Table H3: Other Housing Allocations</del></p> <table border="1" data-bbox="152 1018 1357 1415"> <tbody> <tr> <td data-bbox="152 1018 1008 1082">St Martin's Hospital, Canterbury</td> <td data-bbox="1008 1018 1357 1082">200</td> </tr> <tr> <td data-bbox="152 1082 1008 1145">Kingsmead Field, Canterbury</td> <td data-bbox="1008 1082 1357 1145">15</td> </tr> <tr> <td data-bbox="152 1145 1008 1209">Land at Bullockstone Road, Herne Bay</td> <td data-bbox="1008 1145 1357 1209">190</td> </tr> <tr> <td data-bbox="152 1209 1008 1273">Land at Spires, Bredlands Lane, Hersden</td> <td data-bbox="1008 1209 1357 1273">81</td> </tr> <tr> <td data-bbox="152 1273 1008 1337">Barham Court Farm, Church Lane, Barham</td> <td data-bbox="1008 1273 1357 1337">25</td> </tr> <tr> <td data-bbox="152 1337 1008 1415">Land at Baker's Lane, Chartham</td> <td data-bbox="1008 1337 1357 1415">20</td> </tr> </tbody> </table>				St Martin's Hospital, Canterbury	200	Kingsmead Field, Canterbury	15	Land at Bullockstone Road, Herne Bay	190	Land at Spires, Bredlands Lane, Hersden	81	Barham Court Farm, Church Lane, Barham	25	Land at Baker's Lane, Chartham	20	
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MM 25	45	2.28/ Table H4	<i>Delete text and table as follows:</i>																															
<p>2.28 — The table below sets out the residual requirement based on the sites included in the Housing Information Audit (HIA) 2013, and shows the City Council’s position in meeting this requirement.</p> <p><b>Table H4: Housing Land Supply</b></p> <table border="1"> <thead> <tr> <th>Housing Land Supply Component</th> <th>No. of Units</th> <th>Residual Requirement</th> </tr> </thead> <tbody> <tr> <td><b>Strategic requirement 2011-2031</b></td> <td><b>15,600</b></td> <td><b>15,600</b></td> </tr> <tr> <td><b>NPPF 5% buffer (780 x 5% x 5 years)</b></td> <td><b>195</b></td> <td><b>15,795</b></td> </tr> <tr> <td><b>Completions 2011/12</b></td> <td><b>624</b></td> <td><b>15,171</b></td> </tr> <tr> <td><b>2012/13</b></td> <td><b>524</b></td> <td><b>14,647</b></td> </tr> <tr> <td><b>Existing unimplemented 2006 local plan allocations (revised)</b></td> <td><b>947</b></td> <td><b>13,700</b></td> </tr> <tr> <td><b>Existing sites with planning permission in the supply (2011/12 survey)</b></td> <td><b>967</b></td> <td><b>12,733</b></td> </tr> <tr> <td><b>Small sites contribution 138pa x 18 years remaining</b></td> <td><b>2,484</b></td> <td><b>10,249</b></td> </tr> <tr> <td><b>New Allocations: — Strategic allocations</b></td> <td><b>10,110</b></td> <td><b>139</b></td> </tr> <tr> <td><b>Other site allocations</b></td> <td><b>531</b></td> <td><b>+392 surplus</b></td> </tr> </tbody> </table>				Housing Land Supply Component	No. of Units	Residual Requirement	<b>Strategic requirement 2011-2031</b>	<b>15,600</b>	<b>15,600</b>	<b>NPPF 5% buffer (780 x 5% x 5 years)</b>	<b>195</b>	<b>15,795</b>	<b>Completions 2011/12</b>	<b>624</b>	<b>15,171</b>	<b>2012/13</b>	<b>524</b>	<b>14,647</b>	<b>Existing unimplemented 2006 local plan allocations (revised)</b>	<b>947</b>	<b>13,700</b>	<b>Existing sites with planning permission in the supply (2011/12 survey)</b>	<b>967</b>	<b>12,733</b>	<b>Small sites contribution 138pa x 18 years remaining</b>	<b>2,484</b>	<b>10,249</b>	<b>New Allocations: — Strategic allocations</b>	<b>10,110</b>	<b>139</b>	<b>Other site allocations</b>	<b>531</b>	<b>+392 surplus</b>	
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MM 26	44	2.28	<p><i>Insert a new table and amend text</i></p> <p>The table below sets out the <del>residual requirement based on the sites included in the Housing Information Audit (HIA) 2013, housing land supply over the plan period 2011-2031</del> and shows the City Council's position in meeting <del>the overall housing requirement. This updates the January 2016 Housing Land Supply Revised Position and April 2016 revision. This is drawn from the Housing Land Supply Revised Position report (January 2016)</del> providing a position based on information from the HIA 2015. <u>The shortfall in meeting the housing requirement in the early part of the plan period is recovered over the remainder of the period to 2031. As at April 2016, a 5% buffer has been applied to the calculation.</u></p> <p><u>Table H1: Housing Land Supply</u></p> <table border="1" data-bbox="763 743 1496 1425"> <thead> <tr> <th colspan="2"><b>5 Year Supply Position 2015/16-2019/20</b></th> </tr> </thead> <tbody> <tr> <td><b>Requirement</b></td> <td>-</td> </tr> <tr> <td>Local Plan requirement 2011-2031 (800dpa)</td> <td><u>16,000</u></td> </tr> <tr> <td>Completions 01/04/11 to 31/03/15</td> <td><u>1,908</u></td> </tr> <tr> <td>Residual requirement</td> <td><u>14,092</u></td> </tr> <tr> <td>Number of units required 2015-2031 (remaining 16 years) p.a.</td> <td><u>881</u></td> </tr> <tr> <td>Five Year requirement</td> <td><u>4,404</u></td> </tr> <tr> <td>5% buffer</td> <td><u>220</u></td> </tr> <tr> <td><b>5 Year requirement with 5% buffer</b></td> <td><b><u>4,624</u></b></td> </tr> <tr> <td>Annual requirement</td> <td><u>925</u></td> </tr> <tr> <td><b>Supply</b></td> <td>-</td> </tr> <tr> <td>Strategic and other new allocations</td> <td><u>3,241</u></td> </tr> <tr> <td>Existing allocations</td> <td><u>298</u></td> </tr> <tr> <td>Planning permissions (as at 31/03/15)</td> <td><u>1,126</u></td> </tr> <tr> <td>Windfall Allowance</td> <td><u>276</u></td> </tr> </tbody> </table>	<b>5 Year Supply Position 2015/16-2019/20</b>		<b>Requirement</b>	-	Local Plan requirement 2011-2031 (800dpa)	<u>16,000</u>	Completions 01/04/11 to 31/03/15	<u>1,908</u>	Residual requirement	<u>14,092</u>	Number of units required 2015-2031 (remaining 16 years) p.a.	<u>881</u>	Five Year requirement	<u>4,404</u>	5% buffer	<u>220</u>	<b>5 Year requirement with 5% buffer</b>	<b><u>4,624</u></b>	Annual requirement	<u>925</u>	<b>Supply</b>	-	Strategic and other new allocations	<u>3,241</u>	Existing allocations	<u>298</u>	Planning permissions (as at 31/03/15)	<u>1,126</u>	Windfall Allowance	<u>276</u>	<p>No – Appendix A concluded that the requirement for 16,000 dwellings was significant for the purposes of the appraisal. The revised figure was within the range considered in the 2012 Development Requirement study scenarios (from 3,000 to 22,978 homes) previously appraised as part of the SA of the Development Requirements Study (CDLP 1.8 SA Technical note on development scenarios 2012 AMEC). Following the screening exercise set out in Appendix A of this addendum the SA was updated to reflect the revised housing requirement and this is included in Section 3.2 of this addendum.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>
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MM 27	46	HD1	<p><i>Amend policy text/table</i></p> <p>Policy HD1 Housing Allocations  <del>In addition to Policy SP3, Development will be permitted at the</del> housing allocations in the District as set out below:</p> <table border="1"> <tr> <td colspan="2"><b>Canterbury Sites</b></td> </tr> <tr> <td>St Martins Hospital, Canterbury</td> <td>200</td> </tr> <tr> <td>Kingsmead Field, Canterbury</td> <td>15</td> </tr> <tr> <td colspan="2"><b>Herne Bay Sites</b></td> </tr> <tr> <td>Land at Bullockstone Road, Herne Bay</td> <td>190</td> </tr> <tr> <td>Herne Bay Golf Driving Range and Land adjacent</td> <td>80</td> </tr> <tr> <td colspan="2"><b>Rural Sites</b></td> </tr> <tr> <td>Land at Spires, Bredlands Lane, Hersden</td> <td>80</td> </tr> <tr> <td>Barham Court Farm, Church Lane, Barham</td> <td>25</td> </tr> <tr> <td>Land at Baker's Lane, Chartham</td> <td>20</td> </tr> <tr> <td>Land adjacent to Cranmer and Aspinall Close, Bekesbourne</td> <td>14</td> </tr> <tr> <td>Land to rear of 51 Rough Common Road, Rough Common</td> <td>28</td> </tr> </table>	<b>Canterbury Sites</b>		St Martins Hospital, Canterbury	200	Kingsmead Field, Canterbury	15	<b>Herne Bay Sites</b>		Land at Bullockstone Road, Herne Bay	190	Herne Bay Golf Driving Range and Land adjacent	80	<b>Rural Sites</b>		Land at Spires, Bredlands Lane, Hersden	80	Barham Court Farm, Church Lane, Barham	25	Land at Baker's Lane, Chartham	20	Land adjacent to Cranmer and Aspinall Close, Bekesbourne	14	Land to rear of 51 Rough Common Road, Rough Common	28	<p>No – The screening exercise set out in Appendix A noted that the sites have previously been assessed in earlier iterations of the SA. It concluded that the results for these sites should be presented in this addendum (See Appendix D for summaries of the appraisal).</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>
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			<p>The City Council will safeguard <del>those sites identified</del> <u>allocations carried forward from the 2006 Local Plan as indicated on the proposals map and listed in table H2 Appendix 2 for housing and or for mixed use development where there is an element of residential development.</u>  <del>Development on allocated housing sites for other non-residential uses including purpose built student accommodation will not normally be permitted.</del>            Land is also identified on the proposals map (<u>Inset 1</u>) at Chaucer Road, <u>Canterbury</u> as an opportunity site <u>in the longer term</u> for new housing during the Local Plan period.</p>	
MM 28	46	2.36	<p><i>Amend text</i></p> <p>The mix of tenures, sizes and types of homes provided on any particular development will be required to reflect local needs. This should also encourage social cohesion and the creation of balanced and higher density communities. Different tenures and creative quality design are therefore necessary, in particular in areas of higher density such as town centres and around good public transport interchanges in the urban areas, to provide for the range of accommodation needed and to promote social mix. <u>Home Ownership has become unaffordable to many people in the district and the City Council seeks to encourage the development and delivery of starter homes, as defined by the Housing and Planning Act 2016. Starter homes on mixed sites will be treated as any other form of affordable housing in that they should represent a mixture of types and sizes of property that is reflective of the overall development. Starter home exception sites are also encouraged where appropriate land is available but the development should reflect the housing needs of the district. In addition, on suitable sites, the City Council will be supportive of provision of self-build plots and custom build housing.</u></p>	No – Concluded in Appendix A that the proposed modification relates to supporting text and as such was not considered significant for the purposes of the appraisal.
MM 29	47	2.40	<p><i>Amend text</i></p> <p>In 2012 the City Council appointed Adams Integra to undertake an Economic Viability Assessment of the Future Development in the Canterbury District, (updated in 2016) in particular an assessment of affordable housing viability. This <del>work report recommended demonstrated that given</del> <u>in</u> the current economic climate and to maintain the viability of sites, the <u>City Council</u> should</p>	No – Concluded in Appendix A that the proposed modification relates to supporting text and as such was not considered significant for the purposes of the appraisal. Further minor wording changes to the modification have occurred since the draft modifications were provided; however, these are

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			<p>consider a 30% affordable housing requirement. <del>on sites of 7 or more units across the District.</del> <u>The Government Written Ministerial Statement (November 2014), advises that for sites of 10-units or less, or which have a maximum combined gross floor space of no more than 1,000 square metres, affordable housing and tariff style contributions should not be sought. The Council will therefore apply the 30% affordable housing requirement, in accordance with the Government’s Written Ministerial Statement.</u></p> <p><del>This is a lower percentage than that recommended in the SHMA, however, it now applies a lower threshold of 7 or more units, and therefore recognises the current economic difficulties. The threshold for affordable housing has also been lowered in response to evidence suggesting that in the past the capacity of some sites has been artificially reduced to fall below the affordable housing threshold. The affordable housing requirement will apply to all types of housing developments including sheltered housing schemes. Where proposals are submitted below the 30% affordable requirement threshold, the City Council will require a viability assessment to provide justification. It should be noted that the Government is currently consulting on a new national threshold and the City Council's approach may need to be reviewed in light of this.</del></p>	<p>for the purposes of clarity and there are no further implications arising from the main modifications as published.</p>
MM 30	47	2.41	<p><i>Amend text</i></p> <p><u>The Written Ministerial Statement (November 2014) enables authorities with designated rural areas under Section 157 of the Housing Act 1985, including Areas of Outstanding Natural Beauty, to implement a lower threshold. Within these designated areas, sites of between 6 to 10 units can pay affordable housing and tariff style contributions on developments as a cash payment only and be commuted until after completion of units within the development. Affordable housing contributions will not be sought on site of 5 units and under. The report also recommended that for sites below 7 units, development will be expected to make either on-site provision or a financial contribution in lieu of on-site provision where there is a viability issue. This will only apply to new additional units, including those in conversions of existing buildings and will not apply to replacements. The City Council’s preference is for on-site provision cannot be achieved, a case needs to be made to explain why not as to why this cannot be achieved.</u> A viability statement may be required and may be assessed by an independent assessor of the Council's choice at the applicant's expense. <u>A vacant building credit will be applied where it can be demonstrated that</u></p>	<p>No – Concluded in Appendix A that the reference to vacant building credits is necessary to ensure that the plan reflects national policy, in addition this is an amendment to supporting text and as such it was not considered to be significant for the purposes of the appraisal.</p> <p>Further minor wording changes to the modification have occurred since the draft modifications were provided; however, these are for the purposes of clarity and there are no further implications arising from the main modifications as published.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p><del>qualifying buildings are genuinely vacant. Where a financial contribution is deemed more appropriate, the City Council will apply the formula set out in paragraph 2.40.</del> As this is a 20 year plan, the City Council will keep all viability issues and the affordable housing percentage under review.</p>	
MM 31	48	2.42	<p><i>Amend text</i></p> <p>The Adams Integra report suggests a target of affordable housing tenure of 70% rented and 30% suitable intermediate tenure. The City Council will negotiate the exact tenure and type of the units to reflect local needs and the requirements of the Canterbury District Housing Strategy, on each site through pre-application discussions. <u>The addition of starter homes to the affordable housing portfolio and the likelihood of a government set target for Starter Homes, as well as changes to funding arrangements and finances of registered providers, means that in some circumstances, the City Council may have to prioritise delivering the overall target of affordable units, rather than the 70/30 split.</u></p>	<p>No – The screening exercise at Appendix A concluded that this proposed modification was considered to be significant for the purposes of the appraisal. The modification is necessary to ensure that the plan reflects national policy, however it also highlights uncertainties around the proportion of rented and intermediate tenure housing that might be provided. This uncertainty has been reflected in the appraisal of Policy HD2. No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>
MM 32	50	2.49	<p><i>Amend text</i></p> <p>Calculating Commuted Sums for Affordable Housing</p> <p><u>The City Council will prepare guidance or a supplementary planning document setting out how commuted sums will be arrived at.</u></p> <p><del>The City Council will apply the formula set out below for financial contributions.</del></p> <p>The financial contribution is arrived at by the following steps:</p> <ul style="list-style-type: none"> <li>● <del>Step 1: Open Market Value (OMV) of the housing units on-site (A)</del></li> <li>● <del>Step 2: Multiply (A) by the residual land value percentage of 20% (B)</del></li> <li>● <del>Step 3: Add 15% of the result of (A) X (B) to reflect site acquisition and servicing costs. This gives the per unit sum.</del></li> <li>● <del>Step 4: Apply to the relevant site number and proportion (in this case 30% affordable housing contribution)</del></li> </ul>	<p>No – Concluded in Appendix A that the proposed modification sets out the intention to prepare guidance or a supplementary planning document on the calculation of commuted sums and this statement of intent was not considered to be significant for the purposes of the appraisal. In addition it was noted that this is a modification to supporting text.</p>



Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
MM 33	50	HD2	<p><i>Amend policy text</i></p> <p>Policy HD2 Affordable Housing  <del>The City Council will require all types of residential development to make provision for affordable housing. A requirement of seek provision of 30% is to be provided on-site, for schemes of affordable housing on all residential developments consisting of 7 11 or more units, or which have a maximum combined gross floor space of no more than 1,000 square metres, other than on sites in the Area of Outstanding Natural Beauty For schemes of 2 to 6 units either an on-site provision or a financial contribution will be sought using the formula in paragraph 2.40 where commuted sums will be sought on developments of between 6 to 10 units.*</del></p> <p><u>The City Council's preferred option is for affordable housing to be provided on-site. Where it can be demonstrated that on-site provision is not suitable, a financial contribution will be sought.</u></p> <p><u>A vacant building credit will be applied where it can be demonstrated that qualifying buildings are genuinely vacant. Whether a qualifying building is genuinely vacant will be determined on a site by site basis, having regard to the vacant building credit policy intention to incentivise brownfield development. The vacant building credit applies where the building has not been abandoned, has not been made vacant for the sole purposes of re-development and is not covered by an extant or recently expired planning permission for the same or substantially the same development.</u></p> <p><u>Where the proposed provision of affordable houses is below the requirements set out above, the City Council will require applicants to provide evidence by way of a financial appraisal to justify a reduced provision.</u></p> <p><del>Permission will be refused where the size of the development is artificially reduced to fall below the threshold requiring provision of affordable housing and where the affordable housing element is not comparable in size and design with the rest of the development</del></p> <p><u>* The commuted sums will be made after completion of units.</u></p>	<p>Yes – Concluded in Appendix A that whilst the proposed modifications clarify the approach to the provision of affordable housing, they also include a proposed amendment to the threshold for affordable housing provision to comply with national planning policy (as set out in the Inspectors letter to the Council dated 15<sup>th</sup> December 2016). Appendix A concluded that the SA should be updated to reflect this proposed change in the threshold. The supporting text also references Starter Homes as part of the portfolio of affordable housing and this was acknowledged in the appraisal.</p> <p>Further minor wording changes to the modification have occurred since the draft modifications were provided; however, these are for the purposes of clarity and there are no further implications arising from the main modifications as published.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
MM 34	51	2.56	<p><i>Amend text</i></p> <p>The City Council will make any planning permission subject to a legal agreement to ensure that the affordable homes remain affordable in perpetuity. <del>Only</del> Non-standard shared ownership leases will be accepted that <u>preferably</u> limit ownership to 80% of the total value. Those people who are considered to be a priority for new local needs housing will be chosen in a sequential way. This will be done in conjunction with the Parish Council on the basis of the need within the parish, neighbouring parishes and the wider area.</p>	No – Concluded in Appendix A that this is a proposed modification to supporting text explaining how aspects of HD2 will be implemented and was not considered significant for the purposes of the appraisal.
MM 35	51	2.57	<p><i>Amend text</i></p> <p>Assuming there are no other overriding planning objections, the City Council may reach agreement with an applicant and grant planning permission for the development on the basis that it is an exception to normal planning policy justified by an identified local need. The planning permission restricts the development of affordable housing, <u>where their localised need can be evidenced to the satisfaction of the City Council</u>, which will always be below prevailing market value and available only to meet local needs. <u>The provision of starter homes will not be permitted on rural exception sites in accordance with the powers established under the Housing and Planning Act 2016 Section 5(2).</u></p>	No – Concluded in Appendix A that this is a proposed modification to supporting text explaining how aspects of HD2 will be implemented and was not considered significant for the purposes of the appraisal.
MM 36	52	2.59	<p><i>Amend text</i></p> <p>Low cost home ownership, i.e. where the home is sold but an equity share is retained by the developer, may be an alternative to shared ownership. In the case of low cost houses for sale it is important to ensure that the purpose of the scheme is maintained, <del>in perpetuity, and that the dwellings are not sold on by the first occupants at full market value. To do this the occupier should be prevented from being able to own the dwelling outright. This is achieved through shared equity and for this reason the scheme will normally be managed by a Registered Provider.</del></p>	No – Concluded in Appendix A that this is a proposed modification to supporting text explaining how aspects of HD2 will be implemented and was not considered significant for the purposes of the appraisal.
MM 37	53	HD3	<p><i>Amend policy text</i></p> <p>Policy HD3 Rural Exception Sites The City Council will <del>only</del> permit <del>small scale</del> affordable housing to meet local</p>	No – Concluded in Appendix A that deletion of the term ‘in perpetuity’ and other changes reflect changes in policy at the national level and were not significant for the purposes of the appraisal.

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>needs on rural exception sites that is, unallocated land outside the boundary of the urban areas and/or built confines of villages, subject to the following criteria:</p> <p>a. The applicant and the parish council or local community in conjunction with the City Council, must demonstrate the existence of a local need which cannot be accommodated in any other way, i.e. no other sites are available within the village;</p> <p>b. The development must be of a scale not in excess of the identified local need;</p> <p>c. The City Council must be satisfied that the long term occupancy of the dwellings can be controlled to ensure that the housing will continue to be available for a local need at an affordable price <del>in perpetuity</del> and this will be defined by a legal agreement. Proposals to construct dwellings offering a discounted initial purchase price only will not be acceptable. The City Council will seek to control occupancy through agreements as appropriate to meet local needs;</p> <p>d. The development must be capable of proper management by a registered provider, village trust, <del>parish council</del> or a similar organisation;</p> <p>e. There is no conflict with environmental protection policies;</p> <p>f. Any site must be well related to the village and existing facilities; and</p> <p>g. Market housing will <del>only</del> be acceptable as an <del>minor</del> element of the scheme <del>in exceptional circumstances, for example, to enable the financial viability of the scheme and/or to meet an identified local market need. A financial viability statement will need to be submitted with any application and may be validated by an independent assessor at the expense of the applicant. The market housing element will amount to no more than 30% of the scheme. Any permitted market housing must be comparable in scale and design to the affordable housing element. Starter homes will not be permitted on rural exceptions sites.</del></p>	
MM 38	54	HD4	<p><i>Insert headings and amend and re-order policy text</i></p> <p>Policy HD4 New Dwellings in the Countryside</p> <p>Planning permission for new dwellings in the countryside will only be granted in the following circumstances:</p> <p>a. <u>For Rural Workers Dwellings where:</u></p> <ul style="list-style-type: none"> <li>• <del>Where</del> There is an essential need for a rural worker to live permanently at or near their place of work in the countryside, for</li> </ul>	<p>No – Concluded in Appendix A that the proposed modifications clarify the types of development to which the criteria will be applied. The changes were not considered significant for the purposes of the appraisal.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>example, to meet the needs of agriculture or forestry. In such circumstances the City Council will require the applicant to produce an independent report demonstrating the need for the dwelling and the financial viability of the business.</p> <ul style="list-style-type: none"> <li>• <del>Where e</del> Existing dwellings serving or closely connected with the holding do not provide sufficient accommodation for essential rural workers.</li> </ul> <p>Where a need is proven, the City Council will normally require the new agricultural dwelling to be sited in association with existing groups of farm buildings; or</p> <p><u>b. For the re-use of heritage assets where :</u></p> <p>The proposed development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or</p> <p><u>c. For the re-use of existing buildings where</u> <del>d.</del> The development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or</p> <p><u>d. For a new dwelling where</u> <del>e.</del> The <u>design of the development</u> is of an exceptional quality or innovative nature. <del>of the design</del></p>	
MM 39	56	HD5	<p><i>Amend policy text</i></p> <p>Policy HD5 Conversion of Rural Buildings Where planning permission is required for the conversion of an existing agricultural or other rural building in the open countryside to a residential use, it will <del>only</del> be granted if the following criteria are satisfied:</p> <p>a. It has been demonstrated by means of a supporting statement to the satisfaction of the City Council that the building has been <u>continuously</u> actively</p>	<p>No – Concluded in Appendix A that the proposed change in the period required for marketing (from two years to one year) should be acknowledged in the SA Report but having reviewed the previous assessment no changes to the previous appraisal were considered necessary.</p> <p>It was not considered necessary to assess the options (1 year or 2 years) because the Inspector</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>marketed for <del>2 a</del> years, for suitable preferred or alternative re-uses, such as business, tourism or community; or</p> <p>b. The residential conversion is a subordinate part of a scheme for a business, tourism or community re-use, which will have a positive benefit on the local economy and community; or</p> <p>c. The residential conversion meets an identified local housing need; and</p> <p>d. The form bulk and design of the building is sympathetic to the rural surroundings and it respects local styles and materials; and</p> <p>e. The building is capable of conversion without major reconstruction or extension and any alterations can be achieved without a detrimental impact on its character and appearance; and</p> <p>f. The building is capable of conversion and reuse without requiring substantial additional outbuildings or a significant change in the setting of the building; and</p> <p>g. There is no overriding conflict with other policies in the Local Plan.</p>	<p>does not consider 2 years to be justified, it does not therefore constitute a reasonable alternative for the purposes of the appraisal.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>
MM 40	57	2.75	<p><i>Amend text</i></p> <p><del>The wording “exceptionally high” is used in policy HD6 to allow for flexibility for particular local circumstances where the impact of additional HMOs would be particularly acute. The Housing in Multiple Occupation (HMO) Article 4 Direction came into effect on the 25<sup>th</sup> of February 2016. This means that planning permission is required for changes of use from residential (C3) to small HMO (C4) uses, in the aforementioned wards. This covers the wards (or parts of wards) Barton; Blean Forest; Chartham and Stone Street; Northgate; St Stephens; Sturry; Westgate and Wincheap. A plan showing the area can be found in Appendix 3. The City Council will keep this issue under review to see if there are other areas which need to be subject to this policy and the Article 4 Direction. Any future changes will be subject to public consultation. In order to address these three issues – housing need; community cohesion and residential amenity – the Council considers that the proportion of HMOs in any given area in a 100m radius should comprise of no more than 10% of the total number of properties. The Council believes that Policy HD6 set out below is a reasonable response to the issues.</del></p> <p>For the purposes of policy HD6, the designated area includes the area within the urban boundary of Canterbury and the wards of Sturry North, Sturry South, Barton, Wincheap and Blean Forest. It also includes the parish of Harbledown and that part of the Lower Hardres Parish north of the A2.</p>	<p><del>No – Concluded in Appendix A that the proposed modification to the supporting text to HD6 clarifies the role of the Article 4 Direction and is not considered significant for the purposes of the appraisal.</del></p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			A plan showing the area can be found in Appendix 3.	
MM 41	58	HD6	<p><i>Amend policy text</i></p> <p>Policy HD6 Housing in Multiple Occupation (HMO) In order to maintain an appropriate housing mix <del>within the designated area,</del> and to safeguard the character of local communities, the proportion of <del>multiple occupancies</del> HMOs within the areas subject to Article 4 Directions should not exceed 10% of the total number of dwellings within a 100m radius of any application property. The City Council will not permit changes of use to HMOs, or extensions to existing HMOs, where that proportion would be exceeded. <u>However</u>, in areas where there is already an exceptionally high proportion of HMOs, for example, in any particular block of properties, consideration will be given to permitting further conversions. In all cases regard will also be had to the following factors:</p> <ul style="list-style-type: none"> <li>a. whether the proposals would lead to a level of car-parking that would exceed the capacity of the street;</li> <li>b. whether the proposals could provide acceptable arrangements for bin storage and other shared facilities; and</li> <li>c. whether the design of any extension would be appropriate in terms of the property itself or the character of the area.</li> </ul>	No – Concluded in Appendix A that the proposed modifications clarify the extent of the area that Policy HD6 applies to but were not considered significant for the purposes of the appraisal.
MM 42	60	HD7	<p><i>Amend policy text</i></p> <p>Policy HD7 Purpose Built Student Accommodation All future increases in academic or administrative floorspace resulting in increased student numbers by the universities, <del>must</del> <u>should</u> be matched by a corresponding increase in purpose-built student accommodation. Proposals for purpose-built managed student accommodation will <del>only</del> be granted if:</p> <ul style="list-style-type: none"> <li>j. It is the acceptable redevelopment of a non-residential site, where there is no longer a proven need for the existing use;</li> <li>k. The site is not already allocated for general housing;</li> <li>l. The proposal would not lead to a concentration of students in an otherwise residential area and therefore conflict with the <u>purpose of</u> HMO policy HD6;</li> <li>m. The site is well served by pedestrian and cycle routes and public transport and, if applicable will have adequate transport links to the establishment’s existing educational facilities;</li> </ul>	<p>No – Concluded in Appendix A that the proposed modifications clarify the intent of the policy and make it compliant with the NPPF. The modification also sets out the Council’s intent to support proposals on campus, subject to other relevant policies.</p> <p>It is noted in Appendix A that the SA of the Draft Local Plan (CDLP 10.6 Sustainability Appraisal Publication Draft June 2014 Amec) contains the previous SA of the policy, and it was considered that the modest nature of the changes to the policy did not affect the findings of the earlier SA. The appraisal of the policy is included in the addendum at Section 3.3 and Appendix C of this Addendum.</p>

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			<p>n. Parking requirements on site are kept to the operational minimum, and must include servicing and drop-off facilities;</p> <p>o. The proposal would not lead to an unacceptable level of car parking on the surrounding street;</p> <p>p. The development is to be a car free development;</p> <p>q. The proposal respects the character of the surrounding area and satisfies the criteria in policies DBE3 and DBE4;</p> <p>r. Provision is made for cycle storage;</p> <p><u>The City Council will support proposals on campus, subject to other relevant plan policies.</u></p>	<p>Further minor wording changes to the modification have occurred since the draft modifications were provided; however, these are for the purposes of clarity and there are no further implications arising from the main modifications as published.</p>
MM 43	62	2.87	<p><i>Amend text</i></p> <p>With an ageing population there is a need for flexibility in new residential accommodation and the Council is seeking to achieve 20% of housing <u>to be built to Part M4(2) of the Building Regulations (see Policy DBE8)</u>, <del>to lifetime homes standard (policy DBE7)</del>. However, there is also a need for specialist elderly accommodation which can range from sheltered housing, extra care housing to residential care homes. For the purposes of planning policy proposals for retirement homes or villages and extra care housing where the accommodation is self-contained and there is an element of independent living, will be regarded as residential dwellings (Use Class Order C3) and subject to the normal housing policies in this Local Plan. For nursing homes or other high dependency accommodation where there is a high degree of on-site care and where facilities are communal, these will be regarded as care homes and Use Class Order C2.</p>	<p>No – Concluded in Appendix A that the proposed modification to the supporting text clarifies the regulatory context for Policy DBE8 and was not considered significant for the purposes of the appraisal.</p>
MM 44	64	HD10	<p><i>Amend policy text</i></p> <p>In considering applications for seasonal, temporary or permanent use of land by Gypsies and Travellers, planning permission will <del>only</del> be permitted if the following criteria are met:</p> <p>a. The Council is satisfied that there is a clearly established need for the site</p>	<p>No – The screening exercise in Appendix A noted that the proposed modifications amend the criteria, including the introduction of an environmental management plan where appropriate, and so were considered significant for the purposes of the SA.</p> <p>However, it was noted that the SA of the Draft Local Plan (CDLP 10.6 Sustainability Appraisal</p>



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			<p>and the number of pitches involved cannot be met by an existing site;</p> <p>b. The site should be well related to and within a reasonable distance of local services and facilities - shops, public transport, schools, medical and social services, <u>and would not place undue pressure on these services; particularly where it is outside an existing settlement;</u></p> <p>c. The site is capable of being provided with on-site services such as water supply, sewage disposal and power supply;</p> <p>d. <del>Where the site is on the outskirts of a built up area, care is taken to avoid encroachment on the open countryside. The site is within the built up area of a settlement or on the outskirts of a settlement and is of a scale which respects, and does not dominate, the settled community;</del></p> <p>e) <del>If location outside an existing settlement is unavoidable, t</del>The form and extent of the accommodation does not adversely affect the visual or other essential qualities of an AONB, SSSI, national or local nature reserve, or other area of landscape significance designated in the development plan, or conservation area.</p> <p>f. The use of the site should not have an adverse impact on residential amenity or existing buildings or uses, either by the <u>design</u>, close proximity, activities or operations on the site which would be detrimental to the surrounding area;</p> <p>g. Access to the site should not be detrimental to highway safety for vehicles and pedestrians, and should not conflict with other transportation policies or objectives.</p> <p>h. Proposals should incorporate a landscape strategy <u>and/or an environmental management plan</u> where appropriate.</p>	<p>CDLP Publication Draft June 2014 Amec) contains the previous SA of the policy, and it was considered that the changes to the policy did not affect the findings of the earlier SA. The appraisal of the policy is included in the addendum at Section 3.3 and Appendix C.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>



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<b>Chapter 3 : Economic Development</b>																														
MM 45	72	EMP1	<p><i>Amend policy text and sites</i></p> <p>The following sites are identified and protected for business purposes, under use classes B1 and B8 (except where otherwise specified):</p> <table border="1" data-bbox="763 842 1547 1430"> <thead> <tr> <th>Area</th> <th>Site</th> <th>Site Area</th> </tr> </thead> <tbody> <tr> <td rowspan="5">Canterbury</td> <td>Innovation Centre, University of Kent*</td> <td>3.45ha</td> </tr> <tr> <td>Broad Oak Road/ Vauxhall Road</td> <td><del>1.4</del> 1.6ha</td> </tr> <tr> <td>Land at Sturry Road**</td> <td>2.2ha</td> </tr> <tr> <td><del>Canterbury West Station</del></td> <td><del>0.4ha</del></td> </tr> <tr> <td><del>Office Connection site, St. Andrews Close</del></td> <td><del>0.2ha</del></td> </tr> <tr> <td rowspan="3">Herne Bay</td> <td>Eddington Lane (3 sites)</td> <td>7.9ha</td> </tr> <tr> <td>Altira Park</td> <td><del>7.1</del> 10ha</td> </tr> <tr> <td>Metric Site</td> <td><del>0.2</del> 0.5ha</td> </tr> <tr> <td rowspan="2">Whitstable</td> <td><del>Land at Wraik Hill</del></td> <td><del>3.4ha</del></td> </tr> <tr> <td>Land at Joseph Wilson Business Park</td> <td>2.5ha</td> </tr> </tbody> </table>	Area	Site	Site Area	Canterbury	Innovation Centre, University of Kent*	3.45ha	Broad Oak Road/ Vauxhall Road	<del>1.4</del> 1.6ha	Land at Sturry Road**	2.2ha	<del>Canterbury West Station</del>	<del>0.4ha</del>	<del>Office Connection site, St. Andrews Close</del>	<del>0.2ha</del>	Herne Bay	Eddington Lane (3 sites)	7.9ha	Altira Park	<del>7.1</del> 10ha	Metric Site	<del>0.2</del> 0.5ha	Whitstable	<del>Land at Wraik Hill</del>	<del>3.4ha</del>	Land at Joseph Wilson Business Park	2.5ha	<p>No – The screening exercise in Appendix A concluded that the proposed modifications were considered significant for the purposes of the SA. However, Appendix A also noted that the sites had previously been assessed (CDLP 10.15 Addendum to the Sustainability Appraisal Report of the Canterbury District Local Plan Publication Draft: Appraisal of Omission Employment Sites, June 2016). However, to demonstrate that the preferred development option has been appraised, the appraisal of each site and potential for cumulative effects should be presented in the addendum.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>
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			<table border="1" data-bbox="763 308 1550 384"> <tr> <td data-bbox="763 308 947 384">Rural areas</td> <td data-bbox="947 308 1301 384">Canterbury Business Park (Highland Court)</td> <td data-bbox="1301 308 1550 384">1.3ha</td> </tr> </table> <p>On these sites, a <u>small</u> proportion of non-Class B uses will be permitted, <u>provided need is proven and the majority of the site is still utilised for Class B1 and B8 uses. not more than 10% of completed floorspace on each site. Business Non Class B1 and B8 uses will be permitted if they are not that are provided for elsewhere in the Pplan of and will not which could</u> compromise the primary business use of these sites (e.g.: retail; residential homes) <u>will not be permitted.</u></p> <p>*Class B1 only  **Allocated for Use Classes B1 (business), B8 (storage &amp; distribution) <u>including trade counters, D1 (non-residential institutions) and D2 (assembly and leisure) and certain "sui generis" uses, such as car showrooms, where the anticipated nature and level of traffic generation would not undermine the wider transport objectives in this area. Subject to the same caveat, a mix of these uses or an element of A3/A4 uses might also be acceptable.</u></p>	Rural areas	Canterbury Business Park (Highland Court)	1.3ha	
Rural areas	Canterbury Business Park (Highland Court)	1.3ha					
MM 46	75	3.46	<p><i>Amend text</i></p> <p>Since May 2013, the conversion of office space to residential use has been "permitted development" <u>and the conversion of storage or distribution centre to residential use is permitted development until 15<sup>th</sup> April 2018.</u> The Council recognises that this limits <u>the effectiveness in the short term of Policy EMP4, which will in relation not apply to conversion to residential use in many instances.</u> However, it remains the Council's preferred approach, supported by the conclusions of the Development Requirements Study and the Employment Land Review, and will be applied to other proposals <u>not covered by policies in the plan or the General Permitted Development Order. This policy would also apply if an article 4 direction was to be applied to any of the employment areas within Canterbury District.</u> If the <u>temporary</u> permitted development rights are discontinued, this Policy will be applied <u>to all applications within the areas identified on the proposals maps. residential use as well.</u></p>	No – Concluded in Appendix A that the proposed modification relates to the supporting text to EMP4 and explains the legislative background. It was not considered significant for the purposes of the appraisal.			
MM 47	76	EMP4	<p><i>Amend policy text</i></p> <p>To support the wider economic strategy for the District, the Council:</p>				

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			<p>(a) will <del>only not</del> permit the loss of existing or allocated employment sites, as identified on the Proposals Map, <del>except</del> where:</p> <ul style="list-style-type: none"> <li>• It would be in compliance with the non-Class B provisions of Policy EMP1;</li> <li>• Part redevelopment for other uses would trigger the development of one of the district's other key employment sites identified in the Plan;</li> <li>• It would secure the reinvestment of an existing significant employer within the district; or</li> <li>• It would meet identified community needs where no alternative provision is made in this plan.</li> </ul> <p>(b) will support the in-situ expansion and extension of existing businesses onto adjoining land, unless there is a significant environmental, amenity, landscape, transport or other planning reason why the expansion should not be supported.</p> <p>(c) will <del>not normally</del> permit the <del>loss-change of use</del> of office accommodation in the district to other uses, <del>except</del> in the following circumstances:</p> <ul style="list-style-type: none"> <li>• The building is to be used for other business purposes in accordance with the Council's wider economic strategy, such as for higher education purposes needing office space. Where planning consent is granted for higher education purposes, planning conditions will be applied to control future uses; or</li> <li>• The property is a listed building or is of significant architectural or historic merit and the proposal will ensure the long term retention of the building; or</li> <li>• The change of use would enable an existing business to invest and expand by relocating to a more appropriate site elsewhere in the District; and</li> <li>• The accommodation needs of the existing occupiers have been met directly through the provision of appropriate floorspace in new development elsewhere in the District.</li> </ul>	
MM 48	79	3.62	<i>Amend text</i>	No – Concluded in Appendix A that the modification relates to supporting text and was

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>The <u>City Council</u> therefore supports the preparation of long-term strategies for the University sites, and will work with the Universities to facilitate their preparation. <u>The boundary of the campus of the University of Kent is shown on the Proposals Map. However, it is recognised that should the current masterplan process identify a need to include proposals beyond the campus boundary, this could be dealt with through the planning process and the boundary may also be reconsidered when the Local Plan is reviewed.</u> The <u>City Council</u> will also support and work to promote links between the Universities and local businesses, and also the development of new business ideas emerging from the Universities. Policy HD7 requires all future increases in academic or administrative floorspace resulting in an increase in student numbers to be matched by a corresponding increase in purpose-built accommodation.</p>	<p>not therefore considered significant for the purposes of the appraisal.</p>
MM 49	80	EMP7	<p><i>Amend policy text</i></p> <p>Within the campus of the University of Kent, identified on the proposals map, the <u>City Council</u> will support development of educational buildings for teaching and office space; student accommodation; business accommodation (compatible with the University's role in research and development and business innovation); sports facilities and other facilities directly related to the University's core business.</p> <p>The <u>City Council</u> will expect a masterplan to be prepared for the whole identified campus site, prior to any significant development within the site. Such a masterplan should maintain the campus character of the university; respect the setting of the site in the wider countryside; identify the key uses and their disposition within the site and any relocation of uses within the wider campus area. It should also set out a landscape and biodiversity strategy for the whole site.</p> <p>Significant development proposals at the University will <del>also</del> be subject to updating of the University's Transport Impact Assessment, and a review of the University Travel Plan.</p> <p>The <u>City Council</u> will <del>also</del> grant planning permission for educational and ancillary uses <del>on those sites identified</del> within the campus boundary; subject to design, siting, <u>transport</u> and access considerations.</p>	<p>No – The screening exercise in Appendix A concluded that the proposed modifications were considered significant for the purposes of the SA. Appendix A noted that the proposed modifications are in part required to make the policy compliant with the NPPF. Transport is identified as a consideration in relation to future development.</p> <p>It is noted in Appendix A that the SA of the Draft Local Plan (CDLP 10.6 Sustainability Appraisal CDLP Publication Draft June 2014 Amec) contains the previous SA of the policy, and it was considered that the nature of the changes to the policy did not affect the findings of the earlier SA. The appraisal of the policy is included in the addendum at Section 3.3 and Appendix C.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
MM 50	81	EMP9	<p><i>Amend policy text</i></p> <p>The City Council will work with the Education Authority and other school <u>and education providers</u> to ensure that provision is made for educational needs, <u>including those</u> arising from new development, <u>and that appropriate mechanisms are secured through legal agreements to deliver this provision.</u> <u>Provision may be secured through legal agreements.</u></p>	No – Concluded in Appendix A that the proposed modifications clarify the scope of the policy but were not considered significant for the purposes of the appraisal.
MM 51	82	EMP11	<p><i>Amend policy text</i></p> <p>Developments within the Whitstable Harbour area as shown on the proposals map <u>will be granted planning permission if they conform should have regard</u> to the Whitstable Harbour Strategic Plan, to sustain a working harbour with an appropriate balance of operational <u>uses</u> and non-operational uses that are compatible with the maintenance of the operational capability of the harbour, subject to appropriate design and access considerations. Proposals that <u>would undermine support</u> this broad strategy will <u>not</u> normally be permitted. Proposals will <u>also</u> need to be considered against <u>Policies SP7 and Policy TCL10.</u></p>	No – Concluded in Appendix A that the proposed modifications clarify the scope of the policy but were not considered significant for the purposes of the appraisal.
MM 52	82	EMP12	<p><i>Amend policy text</i></p> <p><del>Subject to the development allocations set out in this Plan, the</del> <u>The City Council</u> will seek to protect <u>the</u> best and most versatile farmland for the longer term. Where <u>significant</u> development of <u>unallocated</u> agricultural land is demonstrated to be necessary to meet a housing, business or community need, planning <u>permission</u> <del>consent will normally only may</del> be granted on best and most versatile land if a suitable site <u>within the urban area or</u> on poorer quality land cannot be identified.</p>	No – The screening exercise in Appendix A concluded that the proposed modifications were considered significant for the purposes of the SA. Noted in Appendix A that the proposed modification clarifies the intent of the policy and seeks to prioritise development with urban areas or on poorer quality agricultural land.  Appendix A notes that the SA of the Draft Local

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
				<p>Plan (CDLP 10.6 Sustainability Appraisal CDLP Publication Draft June 2014 Amec) contains the previous SA of the policy, and it was considered that the modest nature of the changes to the policy did not affect the findings of the earlier SA. The appraisal of the policy is included in the addendum at Section 3.3 and Appendix C.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>
MM 53	85	EMP14	<p><i>Amend policy text</i></p> <p>The <u>City</u> Council will grant planning permission for the conversion of existing rural buildings, and well-designed new buildings and premises, that support the development and expansion of <u>rural</u> business in suitable locations in the rural areas, as follows:</p> <ul style="list-style-type: none"> <li>a) Preferably, in or on the edges of existing settlements;</li> <li>b) Conversions of existing buildings for business or tourism uses, including accommodation;</li> <li>c) Particular care should be exercised in the design of buildings and premises, where permitted within the <del>north Kent Downs</del> <u>Area of <del>Outstanding</del> <del>Natural</del> <del>Beauty</del></u>, or where it involves the conversion of an historic building;</li> <li>d) Access and parking provisions are acceptable and the use does not significantly increase traffic to the detriment of the area or highway safety;</li> <li>e) There is no detrimental impact on landscape interests, protected species, sites or features of nature conservation interest or on sites of architectural or</li> </ul>	<p>No – Concluded in Appendix A that the proposed modifications are required to make the policy compliant with the NPPF but are not considered significant for the purposes of the appraisal.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>historic importance, or their settings where appropriate; and</p> <p>f) There is no detrimental impact on residential amenity.</p> <p>The <u>City</u> Council will <del>not normally</del> support proposals that would <u>not</u> result in the loss of existing business premises that provide essential services to the rural areas.</p>	
<b>Chapter 4: Town Centres and Leisure</b>				
MM 54	90	4.6	<p><i>Amend text</i></p> <p><u>Retail Hierarchy and Network</u></p> <p><del>Canterbury City eCentre acts as a sub-regional centre for retail.</del>  <u>: Retail development should be focused in the city centre to support its role as a shopping, leisure, cultural and tourism destination.</u> The Council believes that <del>the</del> changes in national trends are likely to result in a continued increase in the demand for the City <del>as a retail destination</del>. Canterbury needs to make the most of this opportunity, encourage investment in the centre, attract more of the big retail names, support the independent sector and expand the centre to meet an identified retail need. It is essential that the Council seeks to safeguard its strong retail offer in the Primary Shopping Area and retain its position as an important sub-regional centre for retail and consumer services, providing for the needs of residents, students, workers, tourists and the visitor economy generally.</p>	No – See comments in relation to TCL7 below.
MM 55	90	4.7	<p><i>Amend text</i></p> <p><del>The district centres (Herne Bay and Whitstable) have a complementary role as part of the established retail hierarchy, serving the local population. They ensure a sustainable focus and pattern for development and their position within the retail hierarchy will continue to ensure they have opportunities to enhance and</del></p>	No – See comments in relation to TCL7 below.

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>strengthen their role. The distinctive characteristics of each centre will be promoted, and there is clearly scope within both centres for making improvements to the public realm and shopping environment.</p> <p>The historic nature of Canterbury City Centre means that it is unable to expand like other centres as there are limited opportunities for growth. <u>Canterbury is therefore supported by a network of other retail locations</u></p>	
MM 56	90	4.8	<p><i>Amend text</i></p> <p>Whitstable, an important district centre for retail, with an unusual and successful retail offer of an independent and eclectic range of shops, needs to be carefully supported in maintaining its retail character.</p> <p><u>In order to meet the identified retail need and maintain Canterbury's position as a sub-regional centre, a comprehensive retail-led scheme will be supported on land at the Wincheap Industrial Estate and Riverside Retail Park, as shown on the Proposals Map (Policy TCL7). It will include a substantial element of new comparison retail floorspace that is complementary to and well connected with the City Centre. Leisure, residential and business uses will also be permitted within the site, complimentary to its primary retail offer.</u></p>	No – See comments in relation to TCL7 below.
MM 57	90	4.9	<p><i>Amend text</i></p> <p>The retail offer of Herne Bay, also dominated by independents, should benefit from regeneration efforts identified in the Herne Bay Area Action Plan, which seeks to improve the retail offer and increase the amount of consumer spending retained in the town.</p> <p><u>Whitstable and Herne Bay District Centres: Secondary retail centres that fulfil a complementary role to Canterbury City Centre in the established retail hierarchy. They serve the local population and ensure a sustainable focus and pattern for development and their position within the retail hierarchy will</u></p>	No – See comments in relation to TCL7 below.





Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?								
			<p><u>continue to ensure they have opportunities to enhance and strengthen this function. The distinctive characteristics of each centre will be promoted in Policy TCL8, and there is scope within both centres for making improvements to the public realm and shopping environment.</u></p>									
MM 58	90	TCL (A)	<p><i>Insert new policy text</i></p> <p><u>Policy TCL(A) Retail Hierarchy and Network</u></p> <p><u>To ensure the long term vitality and viability of the Canterbury centres, the Council will apply a town centre first approach to proposals for retail, leisure and other main town centre uses. Development should be appropriate to the size and function of the centre within which it is to be located. The District’s retail hierarchy includes the defined city, district and local centres. The wider retail network also includes other retailing locations across the district. The overall hierarchy and network is defined as follows:</u></p> <table border="1" data-bbox="763 1251 1547 1390"> <thead> <tr> <th colspan="4" data-bbox="763 1251 1547 1342"><u>Retail Hierarchy and Network</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="763 1342 869 1390"></td> <td data-bbox="869 1342 1245 1390"></td> <td data-bbox="1245 1342 1375 1390"></td> <td data-bbox="1375 1342 1547 1390"></td> </tr> </tbody> </table>	<u>Retail Hierarchy and Network</u>								<p>No – The screening exercise in Appendix A concluded that as a new policy, this proposed modification would need to be subject to SA. The new policy has been appraised and the findings presented in Section 3.3 and Appendix C of this report.</p> <p>Further minor wording changes to the modification have occurred since the draft modifications were provided; however, these are for the purposes of clarity and there are no further implications arising from the main modifications as published.</p>
<u>Retail Hierarchy and Network</u>												

Reference	Page	Policy/ Paragraph	Main Modification as Published				Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<u>City / Sub-Regional Centre</u>	<ul style="list-style-type: none"> <li>• <u>Canterbury City Centre</u></li> </ul>	<u>Other Canterbury Retail Locations</u>	<ul style="list-style-type: none"> <li>• <u>Wincheap Industrial Estate*</u></li> <li>• <u>Riverside Retail Park*</u></li> <li>• <u>Marshwood Industrial Estate</u></li> <li>• <u>Stour and Maybrook Retail Parks</u></li> </ul>	
			<u>District Centres</u>	<ul style="list-style-type: none"> <li>• <u>Whitstable</u></li> <li>• <u>Herne Bay</u></li> </ul>			
			<u>Local Centres</u>	<ul style="list-style-type: none"> <li>• <u>Wincheap (A28), Canterbury</u></li> <li>• <u>St. Dunstan's, Canterbury</u></li> <li>• <u>Tankerton Road, Tankerton</u></li> <li>• <u>Herne Bay Road/ St Johns Road, Swalecliffe</u></li> <li>• <u>Sea Street, Herne Bay</u></li> <li>• <u>Canterbury Road, Herne Bay</u></li> <li>• <u>Reculver Road, Beltinge</u></li> </ul>			



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			<table border="1"> <tr> <td data-bbox="763 304 869 352"></td> <td data-bbox="869 304 1245 352"> <ul style="list-style-type: none"> <li>• <u>Faversham Road, Seasalter</u></li> </ul> </td> <td data-bbox="1245 304 1375 352"></td> <td data-bbox="1375 304 1547 352"></td> </tr> <tr> <td data-bbox="763 352 869 400"><b>Larger</b></td> <td data-bbox="869 352 1245 400"> <ul style="list-style-type: none"> <li>• <u>Barham</u></li> </ul> </td> <td data-bbox="1245 352 1375 400"></td> <td data-bbox="1375 352 1547 400"></td> </tr> <tr> <td data-bbox="763 400 869 448"><b>Local</b></td> <td data-bbox="869 400 1245 448"> <ul style="list-style-type: none"> <li>• <u>Blean</u></li> </ul> </td> <td data-bbox="1245 400 1375 448"></td> <td data-bbox="1375 400 1547 448"></td> </tr> <tr> <td data-bbox="763 448 869 496"><b>Village</b></td> <td data-bbox="869 448 1245 496"> <ul style="list-style-type: none"> <li>• <u>Bridge</u></li> </ul> </td> <td data-bbox="1245 448 1375 496"></td> <td data-bbox="1375 448 1547 496"></td> </tr> <tr> <td data-bbox="763 496 869 544"><b>Centres</b></td> <td data-bbox="869 496 1245 544"> <ul style="list-style-type: none"> <li>• <u>Chartham</u></li> </ul> </td> <td data-bbox="1245 496 1375 544"></td> <td data-bbox="1375 496 1547 544"></td> </tr> <tr> <td></td> <td data-bbox="869 544 1245 592"> <ul style="list-style-type: none"> <li>• <u>Hersden</u></li> </ul> </td> <td></td> <td></td> </tr> <tr> <td></td> <td data-bbox="869 592 1245 639"> <ul style="list-style-type: none"> <li>• <u>Sturry</u></li> </ul> </td> <td></td> <td></td> </tr> <tr> <td></td> <td data-bbox="869 639 1245 687"> <ul style="list-style-type: none"> <li>• <u>Littlebourne</u></li> </ul> </td> <td></td> <td></td> </tr> <tr> <td colspan="4" data-bbox="763 687 1547 735"> <p><b>* <u>The Wincheap Industrial Estate and Riverside Retail Park are subject to</u></b></p> </td> </tr> <tr> <td colspan="4" data-bbox="763 735 1547 807"> <p><b><u>Policy TCL7</u></b></p> </td> </tr> </table>		<ul style="list-style-type: none"> <li>• <u>Faversham Road, Seasalter</u></li> </ul>			<b>Larger</b>	<ul style="list-style-type: none"> <li>• <u>Barham</u></li> </ul>			<b>Local</b>	<ul style="list-style-type: none"> <li>• <u>Blean</u></li> </ul>			<b>Village</b>	<ul style="list-style-type: none"> <li>• <u>Bridge</u></li> </ul>			<b>Centres</b>	<ul style="list-style-type: none"> <li>• <u>Chartham</u></li> </ul>				<ul style="list-style-type: none"> <li>• <u>Hersden</u></li> </ul>				<ul style="list-style-type: none"> <li>• <u>Sturry</u></li> </ul>				<ul style="list-style-type: none"> <li>• <u>Littlebourne</u></li> </ul>			<p><b>* <u>The Wincheap Industrial Estate and Riverside Retail Park are subject to</u></b></p>				<p><b><u>Policy TCL7</u></b></p>				
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<p><b><u>Policy TCL7</u></b></p>																																												
MM 59	91	TCL1	<p><i>Amend policy text</i></p> <p>Policy TCL1 Town Centres</p> <p>Within the designated town centres, planning permission will be granted for development of a range of town centres uses <u>where they respond to changing need and/or contribute that add</u> to the vitality and viability of the town centre, <u>including the experience economy, except where the proposed development is in conflict with other policies or other environmental objectives.</u></p> <p>The Council will seek to enhance the established character and diversity of town centre uses, and avoid over-concentration of particular uses that would be detrimental to the character and function of an area or to the vitality or viability of a shopping frontage or locality.</p>	<p>No – Appendix A concluded that the proposed modification clarifies the scope and intent of the policy but it was not considered significant for the purposes of the appraisal.</p>																																								

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			<p>Development <u>proposals within town centres</u> should be of an appropriate scale in accordance with <u>its function and that centre's position in the retail hierarchy.</u></p>	
MM 60	92	4.16	<p><i>Amend text</i></p> <p>Primary Shopping <del>Areas</del> <u>Frontages</u></p> <p>The Council has designated Primary Shopping Frontages in Canterbury City, Whitstable and Herne Bay. These areas are intended primarily for A1 (shops) use, to ensure a competitive retail offer and accessible shopping core, which will underpin healthy and thriving town centres. Alternative retail and non-retail uses can in most instances be located in the <del>Mixed Secondary</del> Shopping Frontages or wider town centre and still contribute to vitality and viability. The Council will continue to monitor town centre vacancies. This will be a relevant consideration in the application of Policy TCL2.</p>	<p>No – Concluded in Appendix A that this proposed modification relates to supporting text and clarifies the scope of Policy TCL2. It was not considered significant for the purposes of the appraisal.</p>
MM 61	93	TCL2	<p><i>Amend policy text</i></p> <p>Policy TCL2 Primary Shopping Frontages</p> <p><del>Within the</del> Primary Shopping Frontages <u>are designated at Canterbury, Herne Bay and Whitstable as shown on the Proposals Map.</u></p> <p><u>The Council will strongly encourage proposals that promote A1 uses which strengthen the retail function as well as the appearance and character of the Primary Shopping Frontages.</u></p> <p><del>£</del>The change of use of ground floor premises from Class A1 shops to other uses will <del>only</del> be permitted where:</p> <p>(b) It can be shown that the premises is no longer needed for A1 use and the</p>	<p>No – Concluded in Appendix A that this proposed modification clarifies the scope of Policy TCL2. It was not considered significant for the purposes of the appraisal.</p>



Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>retention of A1 use at the premises have been fully explored, without success, by way of active marketing at a reasonable rate for a period of at least 12 months in Canterbury or at least 6 months in Herne Bay and Whitstable; and</p> <p>(b) The proposed change of use does not have an unacceptable impact on the retail function of the frontage, <del>on</del> the attractiveness, <u>or on the</u> vitality and viability of the primary shopping frontage, <u>including</u> <del>or on</del> pedestrian circulation <del>to nearby streets</del>.</p> <p><del>Alternatively, a</del> An exception may be made where the proposal would clearly be beneficial to the vitality and viability of the primary retail function of the frontage.</p>	
MM 62	93 -94	4.23	<p><i>Amend text</i></p> <p><del>Mixed</del> <u>Secondary Shopping Frontages</u></p> <p>Within the <del>Mixed</del> <u>Secondary Shopping Frontages</u> a mix of uses will be acceptable (including retail, professional and financial services, restaurants, cafes and bars), where this does not harm the vitality, attractiveness and viability of the shopping function of the area. <del>Therefore, W</del>within these <del>Mixed</del> <u>Secondary Shopping Frontages</u>, <del>therefore,</del> the Council will encourage an active mix of uses, and resist the loss of retail (A1-A5) uses to residential or other non-retail uses. It is important that active frontages / shopfronts are maintained so that the <del>Mixed</del> <u>Secondary Shopping Frontage</u> remains active and no areas of dead frontage are created, thereby isolating units further away. Care will be taken to avoid excessive concentrations of single uses that could cause amenity issues and affect the main shopping focus.</p>	No - See comments in relation to TCL3 below.

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
MM 63	94	4.25	<p><i>Amend text</i></p> <p>Planning proposals for a change of use from <u>A1 (shops)</u> to A2 (financial and professional services) excluding banks and building societies, A3 (restaurants and cafes), A4 (drinking establishments), or A5 (hot food takeaways) will need to be carefully considered against <del>Policy</del> <u>TCL3</u>. Particular attention should be given to avoiding the clustering of non-A1 uses where this is detrimental to the attractiveness of the centre in accordance with Policy TCL1. Within the <del>Mixed Secondary</del> <u>Secondary</u> shopping areas of Canterbury, Whitstable and Herne Bay, the <u>City</u> Council will support measures to protect and promote the charm and convenience of the independent retail sector. The Council will continue to monitor town centre vacancies. This will be a relevant consideration in the application of Policy TCL3. In the case of St Peters Street, additional flexibility is provided through Policy TCL4.</p>	<p>No – Concluded in Appendix A that this is a proposed modification to the supporting text that clarifies that change of use from A1 (shops) to other uses in the same use class will be considered against TCL1, TCL3 and TCL4. It was not considered significant for the purposes of the appraisal.</p>
MM 64	94	TCL3	<p><i>Amend policy text</i></p> <p>Policy TCL3 <del>Mixed Secondary</del> <u>Shopping Frontages</u></p> <p><del>Mixed Secondary</del> <u>Shopping Frontages</u> are designated at Canterbury, Herne Bay and Whitstable as shown on the Proposals Map. <u>The Council will strongly encourage proposals that promote a mix of A1 to A5 uses and that maintain a Secondary Shopping Frontage.</u></p> <p>Changes of use of ground floor premises in these areas between the A use class will be permitted where the proposed use:</p> <p>(a) Retains an active shop front and maintains or enhances the vitality, attractiveness and viability of the shopping area;</p>	<p>No – The screening exercise in Appendix A concluded that this proposed modification would need to be subject to SA. Appendix A noted that whilst the overall conclusions of the previous appraisal of this policy against the SA Objectives were valid (see CDLP 10.6 Sustainability Appraisal CDLP Publication Draft June 2014 Amec) references to mixed shopping frontages in the appraisal matrices should be removed (see Appendix C).</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>(b) Is complementary to the shopping function of the area and provides a direct service to the public; and</p> <p>(c) Does not result in an over concentration of <del>such like</del> uses in the area <u>and contributes to an appropriate mix and diverse retail offer.</u></p> <p>Change of use to residential or other non-retail uses will not normally be permitted.</p>	
MM 65	96	TCL5	<p><i>Amend text</i></p> <p>Policy TLC5: Local Centres</p> <p>The Council will protect and improve the provision of retail uses and other uses that meet local needs in the designated local centres and the Canterbury City areas of Wincheap, and St Dunstons. Planning permission will <del>only</del> be granted for a change of use from a retail shop or other community use if:</p> <ul style="list-style-type: none"> <li>f) The proposed use does not threaten the vitality and viability of the local centre;</li> <li>g) The proposed use is not detrimental to residential amenity;</li> <li>h) The proposed use does not jeopardise the <del>balance and</del> variety of services available in the local centre to meet the needs of the local community;</li> <li>i) There is evidence to demonstrate that there is no demand for the continued use of the premises for retail or community uses; and</li> <li>j) The use is no longer viable and the property has been actively marketed at a reasonable rate for a period of at least 12 months.</li> </ul> <p>Proposals for new shopping or community provision within or adjacent to local centres will be permitted where the proposals meet a local need, widen the choice, quality or range of shopping or community facilities, and are of a scale appropriate to the function of that particular centre.</p>	No – Concluded in Appendix A that deletion of the words ‘balance and’ was not considered significant for the purposes of the appraisal.

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
MM 66	98	4.41	<p><i>Amend text</i></p> <p>The Council will apply the sequential test to main town centre uses in the following order:</p> <ul style="list-style-type: none"> <li>● <del>Primary Shopping Area (or designated retail frontages in coastal towns);</del></li> <li>● Town Centre locations;</li> <li>● Edge of centre locations (within 300m of the <u>Primary Shopping Area in Canterbury and town centre boundary in Herne Bay and Whitstable</u>);</li> <li>● <del>Retail Nodes (in Canterbury);</del></li> <li>● Out of Centre locations.</li> </ul>	<p>No – Concluded in Appendix A that this is an amendment to supporting text confirming how the sequential approach will be applied. It was not considered significant for the purposes of the appraisal.</p>
MM 67	98	4.42	<p><i>Amend text</i></p> <p>Proposals at out of centre locations will only be permitted if suitable sites are not sequentially available in <del>Primary Shopping Areas, town centre, or</del> edge of centre locations <del>or designated retail nodes</del>. Preference will be given to accessible sites that are well connected to the town centre.</p>	<p>No – Concluded in Appendix A that this is an amendment to supporting text confirming how the sequential approach will be applied. It was not considered significant for the purposes of the appraisal.</p>
MM 68	99	4.45	<p><i>Amend text</i></p> <p>In the case of existing retail warehouses that are effectively limited to bulky goods, the Council will resist pressures to broaden out the range of goods permitted to be sold. This is to protect the vitality and viability of the City centre but it would also help retain the availability of units for bulky goods sales. If proposals come before the Council for relaxing the restrictions on the range of goods to be sold, then they should meet the requirements of policy TCL6 below. <del>929 sqm (10,000 sq ft) has commonly been used as part of conditions in the Canterbury District as the threshold below which bulky goods units units should not be subdivided or at which bulky goods conditions have been attached.</del></p>	<p>No – Concluded in Appendix A that this is an amendment to supporting text confirming how Policy TCL6 will be applied. It was not considered significant for the purposes of the appraisal.</p>



Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
MM 69	99	TCL6	<p><i>Amend policy text</i></p> <p>Policy TCL6: Main Town Centre Uses</p> <p>Planning permission for main town centre uses outside the <del>defined identified town centre boundaries boundary, or Primary Shopping Area/frontage in the case of retail uses,</del> will not be granted <u>unless where</u> the applicant has successfully demonstrated:</p> <p>(a) That there are no other more suitably located and available sites nearer to the <del>identified town centres</del> or Primary Shopping Area <u>(as relevant for Canterbury City Centre)</u> for the town centre use(s) proposed <del>for A1 retail uses,</del> using a sequential approach to site identification;</p> <p>(b) Flexibility in terms of format and scale;</p> <p>(c) The site is accessible <del>and well connected to the town centre through and convenient to</del> a range of transport modes other than the car, including good local public transport services, <del>and</del> walking and cycling; and</p> <p>(d) The proposed development does not have a significant detrimental effect on the highway network in terms of congestion, road safety and pollution.</p> <p>When assessing applications for <del>retail, leisure and office development main town centre uses-</del>outside the identified centre <u>boundaries, which are not in accordance with the adopted Local Plan,</u> and with a floorspace that meets or exceeds <del>920sqm</del> <u>2,500sqm,</u> the Council will also require an impact assessment. <u>Should any retail proposal come forward that exceeds the total identified retail capacity, as outlined in Policy SP2, an impact test will be required on the net additional floorspace. An Impact assessment</u> <del>which</del> will include an assessment of:</p> <p>(e) The impact of the development on existing, committed and planned public and private investment (including regeneration schemes) in a centre or centres in the catchment area of the proposal;</p> <p>(f) The impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, <u>up to five years</u></p>	<p>No – The screening exercise at Appendix A identified this as significant for the purposes of the SA. The proposed modification to the policy has been assessed, for example the implications of the amendment to criterion c). It was concluded that the findings of the original appraisal of the policy against the SA Objectives was valid and no further changes to the appraisal were required as a result of the proposed modifications. The appraisal of the policy is included in the addendum at Section 3.3 and Appendix C. .</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p><del>(ten for major schemes) from the time the application is made. and</del></p> <p><del>(g) Effect on the vitality and viability of other town centres and identified local centres within the catchment area of the proposal.</del></p> <p>Development <u>that fails the sequential approach to development or gives rise to significant adverse impacts</u> will be refused.</p>	
MM 70	100	4.47	<p><i>Amend text</i></p> <p><del>Diversification of the Retail Offer and</del> <u>The Wincheap Retail Area and Meeting the Retail Need</u></p> <p><del>The comparison (non-food) retail need identified for Canterbury City is significant. In order to maintain Canterbury's current role and competitive position in the retail hierarchy it follows that the Council should seek to meet this need.</del></p> <p><u>The NPPF states that Local Planning Authorities should: "allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, community services and residential development needed in town centres. It is important that retail and leisure needs are met in full and are not compromised by limited site availability. Local planning authorities should therefore undertake an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites".</u></p>	No – Concluded in Appendix A that the proposed amendment to supporting text clarifies the Council's preferred approach to retail provision and sets this in the context of the NPPF. The changes are not considered significant for the purposes of the appraisal.
MM 71	100	4.48	<p><i>Amend text</i></p> <p><del>The NPPF states that Local Planning Authorities should: "allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, community services and residential development needed in town centres. It is important that retail and leisure needs are met in full and are not compromised by limited site availability. Local planning authorities should therefore undertake an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites".</del></p>	No – Concluded in Appendix A that the proposed modification relates to the supporting text justifying the Windcheap Retail Area, as identified in Policy TCL7. It was not considered significant for the purposes of the appraisal.

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p><u>The Canterbury Retail and Leisure Study (2015) prepared by GL Hearn included a quantitative retail capacity assessment which identified capacity across the Canterbury District for 33,800 sqm of net comparison floorspace by 2031. This is a reduction from the 50,000sqm advised by DTZ in 2011.</u></p> <p><u>The 2015 study also indicates that Canterbury’s catchment has been contracting since 2011, indicating a slight diminution in its regional performance. Therefore, the Council has opted to pursue a commercial and defensive approach to its retail strategy that seeks to protect and consolidate Canterbury’s position in the retail hierarchy as a sub-regional centre by meeting the identified need in full.</u></p>	
MM 72	100	4.49	<p><i>Amend text</i></p> <p><del>Given the historic City is more constrained than most centres, the significant comparison retail capacity identified and the lack of suitable City centre sites to accommodate this need, the council needs to make a significant retail allocation in a suitable location.</del></p> <p><u>The NPPF advocates priority for retail in town centres in the first instance. However, whilst the character and heritage aspects of the City are of major benefit to Canterbury’s economic success as a retail destination, they also act as a constraint on the future development potential of the Primary Shopping Area.</u></p> <p><u>GL Hearn’s Sequential Assessment and Wincheap Capacity Study (2016) estimated that in the order of 8,500 sqm net of the capacity identified could potentially be accommodated through commitments and sequential sites across the District. In accord with the NPPF this leaves approximately 25,000 sqm net of floorspace still to be accommodated.</u></p> <p><del>Advice received from DTZ in the Retail and Leisure Strategy (2011) and supported by the updated guidance by GL Hearn (2015) recommends that the Council should focus on the higher quality and specialist retail and leisure operators within the city centre, providing an holistic offer for resident and visitor markets</del></p>	No - The proposed modification to the supporting text justifying the Windcheap Retail Area, as identified in Policy TCL7. Concluded in Appendix A that the policy has previously been assessed and the proposed modification was not considered significant for the purposes of the appraisal.

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p><del>and identifying opportunities for a satellite retail in an edge or out of centre location. This should be that offers a genuinely complementary function to the Canterbury City Centre. Whilst it is anticipated that this can be best achieved by catering more for bulky goods and large format/mass market retailers and leisure operators, (conditioned appropriately), ensuring a focus on high quality and specialist retailers in the City centre. The NPPF clearly indicates a priority for retail in town centres in the first instance, the gap analysis by GL Hearn identifies a number of town centre retailers that are present in comparable cathedral cities but not Canterbury. Therefore, in order to maintain its position within the retail hierarchy some additional town centre floorspace / uses may also need to form part of any future proposals provided the requirements of Policy TCL6 can be satisfied.</del></p> <p><u>To maintain Canterbury’s current role and competitive position in the retail hierarchy it follows that the Council should seek to meet this need through Policy TCL7 “The Wincheap Retail Area”. Whilst the Sequential Assessment identified some capacity elsewhere in the District there is no guarantee that these sites would be available, deliverable or that retail would be the sole use. Therefore, Policy TCL7 allows accommodation of up to 33,800 sqm net floorspace to inject a degree of flexibility and certainty in terms of meeting the retail needs of the District as identified in the GL Hearn Retail Study.</u></p>	
MM 73	100	4.50	<p><i>Amend text</i></p> <p><del>The Wincheap Retail Area (currently the Wincheap Industrial Estate and Riverside Retail Park) close to the Park and Ride, and within walking distance of the City centre, is well placed to act as a satellite retail area. It must, however, have a complementary retail function, catering for more mass market and large format retailers. There is already substantial retail floorspace on the estate and a target additional net retail floorspace of 50,000sqm should be provided. Any redevelopment should seek to provide alternative premises for existing occupiers of the estate where possible. Redevelopment should at Wincheap as envisaged in Policy TCL7 would make the best of the advantages of the current industrial estate as a brownfield location, including its position on one of the main entrances into the City, the presence of Canterbury East train station, Park and</del></p>	<p>No – Concluded in Appendix A that the proposed modification to the supporting text is to help outline the process for redevelopment of the Wincheap Retail Area, as identified in Policy TCL7. The policy has previously been assessed and the proposed modification was not considered significant for the purposes of the appraisal.</p>



Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p><u>Ride facilities</u> and major bus routes, its proximity to the new Canterbury - Chartham <u>riverside</u> footpath / cycle path and its close relationship to the historic City; an important sub-regional retail centre.</p> <p>It is anticipated that the <u>planned redevelopment of the Wincheap Industrial Estate as a retail area will be managed in a phased approach. This would aim to match the delivery of floorspace to the capacity forecasts for each of the five-yearly periods as set out in Policy SP2. The City Council will review the retail capacity of the District approximately every 5 years and any future studies will become a material consideration, ensuring that the scale of development is calibrated to any future update of the capacity assessment. Any retail or leisure application that seeks to provide floorspace over and above the level of provision identified in Policy SP2 for any of the phased period(s) should be accompanied by an Impact Assessment for the additional floorspace. This approach will ensure that no significant adverse impact on Canterbury or other centres should arise as stipulated by the NPPF.</u></p> <p><u>An overarching masterplan for the Wincheap Retail Area will be prepared by Canterbury City Council and/or its appointed agent in order to guide development proposals. In turn it is envisaged that separate Development Principles documents will be prepared preceding each phase. These will consider the relevant policies, material considerations, future floorspace capacity projections and design codes. The Development Principles document will also seek to identify potential alternative premises for existing occupiers not considered complementary to the new development proposals or those who may not wish to remain within a new scheme prior to the commencement of each phase. Until the development proposals are known in detail, it is not possible to do this as it would be highly speculative and subject to change given the Local Plan period and fluidity of the property market.</u></p>	
MM 74	100	4.51	<p><i>Amend text</i></p> <p><u>Any redevelopment proposals for A planned redevelopment of the estate Wincheap</u></p>	No - This is a proposed modification to the supporting text to Policy TCL 7 and it was concluded in Appendix A that this was not considered significant for the

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p><u>Retail Area</u> should incorporate a high quality design and enhanced environment, a traffic management scheme as detailed in Policy T11 that would ensure essential improvements to traffic flow on Wincheap; <del>(including a new off-slip from the A2, and a relief route for Wincheap itself)</del> and a mix of complementary retail, leisure, and business and possibly some residential uses. <del>The Council will encourage a residential element to the scheme where that helps deliver the Council's priorities, and is located and designed in such a way that it is not incompatible with leisure uses.</del></p>	<p>purposes of the appraisal.</p>
MM 75	101	4.52	<p><i>Amend text</i></p> <p><del>A master planning exercise will inform the preparation of a development brief for the Wincheap Retail Area. Any development should be sympathetic to the adjacent to the residential properties whilst on Wincheap should pay regard the scale of the residential context. Proposals adjacent to the open space on the Great Stour should also pay regard to its wildlife and landscape quality. This area of habitat is designated as a Local Wildlife Site and Area of High Landscape Value and will be safeguarded. The development brief proposals should also respond to flooding risks in the locality.</del></p>	<p>No - This is a proposed modification to the supporting text to Policy TCL 7 and it was concluded in Appendix A that this was not considered significant for the purposes of the appraisal.</p>
MM 76	101	4.53	<p><i>Amend text</i></p> <p>The Council <u>as majority landowner</u> will look to promote the improvement of Wincheap itself through the re-development of the existing estate, and highway improvements in particular. <u>Part of the S.106 agreement for planning permission CA/15/01479/OUT includes, amongst other items, the provision of an east bound slip road off the A2. The east bound A2 slip being the major highways infrastructure requirement necessary to support the comprehensive redevelopment of the Wincheap Retail Area.</u> The line of proposed new road infrastructure to relieve Wincheap of the in-bound traffic is safeguarded on the Proposals Map.</p>	<p>No - This is a proposed modification to the supporting text to Policy TCL 7 and it was concluded in Appendix A that this was not considered significant for the purposes of the appraisal.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
MM 77	101	TCL7	<p><i>Amend policy text</i></p> <p>Policy TCL7 Wincheap Retail Area</p> <p>The Wincheap Retail Area, as shown on the proposals map, will be <u>regenerated and developed predominantly as a satellite area retail area, complementary to of the existing Canterbury City Centre offer, to include larger format focused on retail and leisure provision. The City Council and / or its appointed agent will prepare a Masterplan in accordance with the total requirements of this policy and other relevant Local Plan Policies.</u> The Council will facilitate the implementation of a comprehensive <u>retail-led mixed-use redevelopment.</u> Any scheme <u>proposals</u> will be required to:</p> <p>(a) <u>substantially accommodate up to 33,800sqm (net) of the large format comparison retail and leisure floorspace as identified by the Wincheap Retail Development Brief during the plan period Canterbury Retail and Leisure Study 2015 and phased in accordance with Policy SP2;</u> and</p> <p>(b) <u>form an effective, and functional and retail location that is complementary satellite centre of to the Canterbury City Centre offer and which that complies with the requirements of Policy TCL6;</u> and</p> <p>(c) <u>provide improved, attractive and convenient pedestrian links with Canterbury City Centre:</u> and</p> <p>(d) <u>contribute towards a package of transport improvements as set out in Policy T11.</u></p> <p>Redevelopment of any <u>discrete</u> part of the Wincheap Retail Area must not impede the successful implementation of the <u>overarching comprehensive retail and leisure-led redevelopment aspirations scheme and must also contribute financially to the overall delivery of transport and pedestrian infrastructure as indicated in the Development Brief the Wincheap Traffic Management Scheme.</u></p> <p>The location and design <u>of new of any new business and/or residential development identified as a necessary requirement to ensure the sustainable regeneration of the area, or as essential to the viability of the overall scheme,</u> must be compatible with the primary retail and leisure function of the site.</p>	<p>No - The proposed modification is not considered significant for the purposes of the appraisal. The changes are to achieve clarity and to cross reference other relevant policies. However Appendix A noted that the revised justification for the policy highlights the intention to prepare a development principles document that includes consideration of the needs for any existing occupants that may not wish to remain when redevelopment takes place. An observation from the exercise in Appendix A was that the requirement to consider the future needs of existing occupants could also be referenced in the policy as it would have greater weight. As a recommendation was proposed on this basis the Modification was identified as significant at Appendix A. The SA was amended to include an observation to that effect.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
MM 78	105	TCL10	<p><i>Amend policy text</i></p> <p>TCL10 Mixed Use Development</p> <p>Within (and around) the town centre, new large developments and development within commercial frontages should incorporate a mix of uses (including residential and / or office uses on upper floors where practicable), which will make a more efficient use of land and add to the vitality of the area. Within the Primary Shopping Frontages, a mixed use retail development shall not result in the overall loss of A1 retail floorspace at ground floor level.</p> <p>In addition to new sites coming forward in town centres, the following sites are allocated for mixed use development with an indication of the types of uses that would be appropriate as part of the development. <u>Where retail and/or leisure uses are proposed, these should satisfy the requirements of Policy TCL6.</u></p> <p>Canterbury</p> <p>(a) White Horse Lane: retail, residential, community uses;            (b) Roger Britton Carpets, 190 Wincheap: retail and residential;            (c) Kingsmead: retail, leisure and business and residential;            (d) Peugeot Garage: student housing, office/commercial, leisure and education.</p> <p>Whitstable</p> <p>(e) The Warehouse, Sea Street: residential or offices or hotel, with public open space;            (f) Whitstable Harbour: fishing, industrial, office / business, leisure and parking</p> <p>Development of those sites listed above <del>will need to conform to the associated adopted Development Briefs or agreed development principles.</del> <u>shall have regard to any relevant masterplans, development briefs or guidance.</u></p>	<p>No – Appendix A concludes that the proposed modification introduces a cross reference to Policy TCL6 and clarifies the role of any masterplans, development briefs and guidance. The reference to Policy TCL6 was not considered to affect the results of the previous appraisal. The clarification of the role of masterplans etc was not considered significant for the purposes of the appraisal.</p>
<b>Chapter 5 : Transport Infrastructure</b>				



Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
MM 79	113	5.21	<p><i>Amend text</i></p> <p>Planning policies have encouraged a balance of land uses so that people have been encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities. Development has only been prevented or refused on transport grounds where the residual cumulative impacts of development are severe. When considering providing public car parking and controlling the level of parking the <u>City Council will have regard to refer to the Parking Strategy as set out in the Canterbury Draft Transport Strategy. Over the plan period the City Council propose to dispose of some of the smaller city centre car parks and replace them at other locations including at Park and Ride sites, having regard to the overall supply.</u></p>	<p>No – Concluded in Appendix A that this proposed modification to the supporting text clarifies the Council’s intention to dispose of smaller city centre car parks and was not considered significant for the purposes of the appraisal.</p>
MM 80	114	T1	<p><i>Amend policy text</i></p> <p>Policy T1 Transport Strategy</p> <p>In considering the location of new development, or the relocation of existing activities, the Council will always take account of the following principles of the Draft Transport Strategy:</p> <ul style="list-style-type: none"> <li>a. Controlling the level and environmental impact of vehicular traffic including air quality;</li> <li>b. Providing alternative modes of transport to the car by extending provision for pedestrians, cyclists and the use of public transport;</li> <li>c. Reducing cross-town traffic movements in the historic centre of Canterbury;</li> <li>d. Providing public car parking and controlling <del>parking in accordance with</del> <u>having regard to</u> the Parking Strategy;</li> <li>e. Assessing development proposals in the light of transport demands and the scope for choice between transport modes; and</li> <li>f. Seeking the construction of new roads and/or junction improvements which</li> </ul>	<p>No – Concluded in Appendix A that the proposed modification clarifies the role of the Parking Strategy and was not considered significant for the purposes of the appraisal.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			will improve environmental conditions and/or contribute towards the economic well-being of the District.	
MM 81	117	5.29	<p><i>Amend text</i></p> <p>Cycling has much to offer as a means of transport, particularly for local journeys as it has little environmental impact, keeps you fit, is affordable and also takes up less road space than the private car. Canterbury already has a good cycle network and more routes are identified in the Canterbury District Draft Transport Strategy, these are necessary to make cycling a sustainable alternative to the car. All new development will look to provide traffic free segregated cycle routes with residential streets that are safe for cycling through low vehicle speeds.</p> <p>Cycle parking will be provided in all new developments <del>as per</del> <u>having regard to the local standards set out in Appendix 4 of the Canterbury District Local Plan the Kent Medway Structure Plan Supplementary Planning Guidance 4 (SPG4) and Code for Sustainable Homes Technical Guide.</u> New cycling routes are also identified as part of the strategic site allocations and where provided, Kent Downs Area of Outstanding Natural Beauty Rural Streets and Lanes : a Design Handbook (2009) adopted by Kent County Council, should be referred to.</p>	No – Concluded in Appendix A that the proposed modification relates to the sourcing of local standards for car parking and was not considered significant for the purposes of the appraisal.
MM 82	121	T8	<p><i>Amend policy text</i></p> <p>The Council will require any future proposals for a park and ride at Whitstable to meet the criteria as set out below :</p> <ul style="list-style-type: none"> <li>e. Minimise the visual impact in respect of the location, layout and design of the development;</li> <li>f. Ensure that the development will not have a significant adverse effect on the amenity of local residents;</li> <li>g. Development which would materially harm scientific or nature</li> </ul>	No – The screening exercise at Appendix A identified this as significant for the purposes of the SA. Appendix A concluded that the SA should be amended to acknowledge the commitment to avoidance and mitigation measures in the policy and the relevance to SA Objective 6 ‘Geology and Biodiversity.’ The SA has been amended (see Appendix C).

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>conservation interests, either directly, indirectly or cumulatively is mitigated and any impacts can be adequately <u>avoided, mitigated or compensated</u> ;</p> <p>h. Any proposals will be expected to meet the aims of design policies DBE3 and DBE13.</p>	<p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>
MM 83	121	5.46	<p><i>Amend text</i></p> <p><del>Kent County Council will apply Kent County Council's residential parking standard IGN3 or any subsequent guidance. For all other developments the City Council will apply SPG4 and the Code for Sustainable Homes Technical Guidance, convenient, secure, covered and where possible complemented by showering and changing facilities for cyclists.</del> Government Policy no longer requires local authorities to set maximum parking standards. Instead, local authorities are encouraged to develop locally appropriate standards taking into account factors such as the availability of public transport and local car ownership levels. <u>The local parking standards are set out in Appendix 4 of this Local Plan.</u></p>	<p>No – Appendix A concluded that this proposed modification clarifies national policy in relation to parking standards and signposts the local standards at Appendix 4, which are referred to in Policy T9. It was not considered significant for the purposes of the appraisal.</p>
MM 84	121	T9	<p><i>Amend policy text</i></p> <p><del>The City Council will apply Kent County Council's residential parking standard IGN3 or any subsequent guidance. For all other developments The City Council will apply have regard to the local parking standards as set out in Appendix 4 of this Local Plan SPG4 or subsequent guidance. Cycle parking, <u>W</u>where provided, will also be as per the local standards cycle parking should be convenient, secure, covered and where possible complemented by showering and changing facilities, as set out in Appendix 4 SPG4 and the Code for Sustainable Homes Technical Guide convenient, secure, covered and where possible complemented by showering and changing facilities.</del></p>	<p>No – Appendix A concluded that this proposed modification clarifies the role of local parking standards and their source and was not considered significant for the purposes of the appraisal.</p>
MM 85	124	T13	<p><i>Amend policy text</i></p> <p>The Council will require the provision of an A291 Herne Relief Road as identified on the Proposals Map as an integral part of new development as set out in Policy SP3. Any development proposals that might prejudice this route will be resisted.</p>	<p>No – Appendix A concluded that this proposed modification clarifies the role of developer contributions and was not considered significant for the purposes of the appraisal.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			Contributions to this relief road <del>will</del> <u>may</u> be sought from appropriate developments.	
MM 86	124	5.54	<p><i>Amend text</i></p> <p>New mixed use development sites have been allocated at Sturry/Broad Oak and Hersden which lie within the A28 corridor. The A28 through Sturry suffers from congestion due the high levels of traffic and the operation of the level crossing at Sturry. Whilst sustainable modes like walking, cycling and public transport will be provided for by these new sites, it is accepted that the new development will still create additional traffic. Any further significant development in this area will be required to improve and mitigate the effects of this additional traffic <u>by provision of/or proportionate contribution to</u> <del>New development sites allocated in Herne Bay, Sturry, Broad Oak and Hersden will be required to fund</del> a Sturry Relief Road that avoids the level crossing <del>by providing with</del> a new road bridge, including a bus lane over the railway line <u>or other associated improvements to the A28 corridor</u>. The City Council will enter into appropriate legal agreements with the relevant site owners/agents to ensure that the Sturry relief road is delivered at an appropriate point with fair and proportionate contributions from all relevant developments.</p>	No – Appendix A concluded that this proposed modification clarifies the role of developer contributions and was not considered significant for the purposes of the appraisal.
<b>Chapter 6: Tourism and Visitor Economy</b>				

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
MM 87	133	TV1	<p><i>Amend policy text</i></p> <p>Policy TV1 Cultural and Arts Facilities</p> <p>Proposals for cultural or arts facilities will be encouraged, particularly where they are located within or close to town centres or public transport nodes or where new public places are created. The Council will encourage and grant planning permission for development that adds diversity to or improves the cultural development or heritage of the District. Such considerations will be subject to relevant design policies, <del>and</del> Policy TCL4 and the environmental and traffic management implications.</p> <p>All large development proposals should seek to <del>promote</del> <u>include</u> public art as part of the overall design strategy. <del>directly in the design of new developments and through the payment of a financial contribution secured through a section 106 agreement or another suitable mechanism such as CIL.</del></p>	<p>No – Appendix A concluded that the proposed change was not considered significant for the purposes of the appraisal.</p>
MM 88	136	TV3	<p><i>Amend policy text</i></p> <p>Planning permission will not be given for development involving the loss of visitor staying accommodation in the District unless :</p> <ul style="list-style-type: none"> <li>a. There is clear evidence to demonstrate that the existing accommodation is no longer needed; and</li> <li>b. The use is no longer viable and the business has been actively marketed for a minimum of <u>one year continuously</u> <del>2 years</del> with no genuine interest;</li> <li>c. The change of use is the only practical way to conserve a listed building;</li> <li>d. The building is no longer fit for purpose as visitor staying accommodation.</li> </ul> <p>If a change of use to residential accommodation is proposed, then, in addition to the above, the applicant must also demonstrate that every reasonable effort has been made to first secure other appropriate cultural, tourism, economic or community uses.</p>	<p>No – The screening exercise at Appendix A identified this as significant for the purposes of the SA.</p> <p>Appendix A concluded that the proposed change in the period required for marketing (from two years to one year) should be acknowledged in the SA Report but having reviewed the previous assessment no changes to the previous appraisal were considered necessary.</p> <p>It is not considered necessary to assess the options (1 year or 2 years) because the Inspector does not consider 2 years to be justified, it does not therefore constitute a reasonable alternative for the purposes of the appraisal.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>
MM 89	138	TV5	<p><i>Amend policy text</i></p>	<p>No – The screening exercise at Appendix A identified this as significant for the purposes of</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>Any proposal for Marina provision and associated facilities will <del>only</del> be permitted if :</p> <ul style="list-style-type: none"> <li><del>g. The relevant design policies are adhered to;</del></li> <li>h. A transport assessment has been carried out in order to assess the transport impact on the local road network and any mitigation or infrastructure measures arising from the transport assessment are completed before the development begins;</li> <li>i. The development would not result in any increased risk of flooding elsewhere, and any mitigation measures are completed in advance of the development;</li> <li>j. A full and detailed Habitats Regulations Assessment has been carried out to establish the impact on the surrounding internationally important sites for wildlife, such as Special Protection Area (SPA), Special Area for Conservation (SAC) and Ramsar;</li> <li>k. Development which would materially harm the scientific or nature conversation interests, either directly, indirectly or cumulatively of the Sites of Special Scientific Interest (SSSI) and areas of known nature conservation interest is mitigated and any impacts can be adequately compensated;</li> <li>l. If the proposals relate to Whitstable Harbour, any development does not undermine the Harbour Strategy to maintain a working harbour.</li> </ul> <p><u>The City Council will expect a Masterplan or Development Brief to be prepared in accordance with the relevant Local Plan Policies.</u></p>	<p>the SA.</p> <p>The previous appraisal took criteria a) on design into account and Appendix A identified that the appraisal needed to be updated. The policy now encourages the use of a Masterplan or development brief to inform development, rather than reliance on more general polices and this should be reflected in the revised appraisal for the policy included in the addendum. The SA has been updated accordingly.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>
MM 90	139	TV6	<p><i>Amend policy text</i></p> <p>Policy TV6 Reculver Country Park</p> <p>Proposals to further enhance the attraction of Reculver and develop Reculver Country Park (as shown on the proposals map, Inset 1) as a quality attraction for visitors, in particular open air recreational proposals, will be permitted by the Council. Any proposals would be subject to design, visual and environmental impacts, including meeting habitat regulations requirements and ensuring suitable access arrangements.</p> <p>Any future development at Reculver will need to <del>meet</del> <u>have regard to</u> the aims of the Reculver Masterplan.</p>	<p>No – Appendix A concluded that the proposed change was not considered significant for the purposes of the appraisal.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
<b>Chapter 7: Climate Change, Flooding, Coastal Change and Water Resources</b>				
MM 91	144	Box	<p><i>Amend text:</i></p> <p>Council responses to Climate change</p> <p>Action to reduce the Canterbury District’s impact on climate change will include:</p> <ul style="list-style-type: none"> <li>• giving priority to development in urban or edge of urban locations that are well served by sustainable forms of transport; and</li> <li>• ensuring development encourages and improves access to these sustainable forms of transport; and</li> <li>• encouraging walking, cycling and the use of public transport; and</li> <li>• promoting developments that generate renewable energy; and</li> <li>• encouraging <del>Combined Heat and Power</del> <u>local renewable and low carbon energy schemes</u> at strategic development sites; <del>and</del></li> <li>• designing development to increase energy efficiency and reduce energy consumption and carbon emissions: <u>and,</u></li> <li>• <u>undertaking an assessment of the District to ascertain, and where appropriate, allocate suitable sites for wind energy development and wind turbines in either a Development Plan Document or a review of the Local Plan.</u></li> </ul> <p>Action to adapt to expected climate change will include:</p> <ul style="list-style-type: none"> <li>• giving preference to development of previously developed land</li> </ul>	<p>No – Appendix A concludes that the proposed modification highlights the need for the Council as the Local Planning Authority to identify areas that are suitable for wind energy development in either a Development Plan Document or a review of the Local Plan. This modification is necessary to reflect policy at the national level. The modification was not considered to be significant for the purposes of the appraisal.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>where this is sustainably located;</p> <ul style="list-style-type: none"> <li>• encouraging environments that promote biodiversity and a green infrastructure network;</li> <li>• locating and designing development to eliminate unacceptable flood risk;</li> <li>• ensuring that there is no inappropriate development at designated coastal</li> <li>• Overtopping Zones and Coastal Protection Zones experiencing erosion;</li> <li>• adopting sustainable drainage systems; and</li> <li>• designing development to ensure water efficiency is an integral part of design.</li> </ul>	
MM 92	145	7.8	<p><i>Amend text</i></p> <p>The Council <del>will anticipate preparing</del> a Sustainable Construction and Renewable Energy <del>Supplementary Planning Document</del>, which will provide more information on the available opportunities and constraints relating to large scale renewable energy or low carbon energy installations. Proposals for renewable and low carbon energy will be supported where they respond positively to the opportunities identified, especially small-scale community-led initiatives <del>for wind schemes</del>, solar clubs and the use of biomass. Consideration of proposals will include assessments of public health and safety and impacts on landscape, air quality, biodiversity, historic environment and residential amenity.</p> <p><u>The Council will also assess the suitability of areas within the district for wind energy development including single turbines and wind farms. The work done by Kent County Council in Renewable Energy for Kent (2012) will be used as a basis for the study. Where sites are considered suitable the local community will be consulted and where appropriate sites will be allocated, and relevant policies developed, in either: a review of the Local Plan, or, a specific adopted Development Plan Document. Until that time any</u></p>	<p>No – Appendix A concluded that the proposed amendment to the supporting text sets out more detailed background on the intention to identify areas for wind energy and was not considered to be significant for the purposes of the appraisal.</p>



Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p><u>application for wind energy development will be assessed in accordance with the Written Ministerial Statement (HCWS42) and the briefing paper Planning for Onshore Wind (House of Commons, June 2015). Sites for wind energy development can also be allocated within neighbourhood plans.</u></p>	
MM 93	146	CC1	<p><i>Amend policy text</i></p> <p>Policy CC1 Renewable and Low Carbon Energy <u>Production Development (apart from wind energy development)</u></p> <p>Proposals for the utilisation, distribution and development of renewable and low-carbon sources of energy, including freestanding installations, will be encouraged in appropriate locations. In considering such proposals, the Council will give significant weight to their environmental, community and economic benefits, alongside consideration of public health and safety and impacts on biodiversity, air quality, landscape character, the historic environment, residential amenity of the surrounding area <u>and the protection of the best and most versatile agricultural land. Specific considerations are outlined in Policy DBE2.</u></p> <p>Permission will only be granted for <u>large scale or commercial</u> renewable and low carbon energy installations and associated equipment and buildings if there are commitments to ensure their removal after the use has ceased and land restored to its previous use and, where relevant, productive condition.</p> <p><u>Until suitable sites are allocated for wind energy development any applications for wind farms or wind turbines will be assessed in accordance with the Written Ministerial Statement (HCWS42) and the briefing paper Planning for Onshore Wind (House of Commons, June 2015).</u></p>	<p>No - The screening exercise at Appendix A identified this as significant for the purposes of the SA. The proposed modification includes a provision to protect best and most versatile agricultural land and clarifies that, until suitable sites are allocated for wind energy development, applications should be assessed in accordance with the Written Ministerial Statement and briefing paper referred to. Appendix A concluded that the SA of the policy should be amended and the update is included in this addendum at Appendix C.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
MM 94	146 - 147	7.12	<p><i>Amend text</i></p> <p>The final shape of the Government's Zero Carbon Homes Standard <del>will be</del> <u>was due to be</u> determined by the Government for implementation in 2016. It is <del>likely</del> <u>was anticipated</u> to require all carbon dioxide emissions arising from energy use regulated under Building Regulations to be abated from 2016. Regulated energy may derive from sources such as fixed heating, hot water, ventilation and fixed lighting and other fixed building services (but does not include appliances such as white goods). It <del>is</del> <u>was</u> expected that to meet <del>the</del> <u>a</u> Zero Carbon Standard, each home <del>would</del> <u>needs</u> to meet minimum standards for fabric performance (Fabric Energy Efficiency Standard), on site carbon compliance and then achieve zero carbon emissions from regulated energy use (0kg CO<sub>2</sub> per m<sup>2</sup>) which <del>is</del> <u>was</u> expected to be achieved via the use of Allowable Solutions. <del>The Government has now indicated that it does not intend to move forward with the implementation of Allowable Solutions.</del> Irrespective of whether this zero carbon target is brought into force, the Council will expect all development to make carbon savings. When seeking to reduce carbon emissions all development should take account of the following energy hierarchy:</p> <p><b>Fabric Energy Efficiency:</b> Achieving <del>improvements in the minimum standard for</del> fabric energy efficiency is a key first stage <del>in meeting the Zero Carbon Standard.</del> The fabric energy efficiency of a home is determined by the annual space heating and cooling demand in KWh per m<sup>2</sup>, assessed using the Standard Assessment Procedure (SAP).</p> <p><b>Carbon Compliance:</b> <del>Beyond</del> <u>Once</u> improvements to <del>complying with minimum level of fabric energy efficiency have been made the next step is the Zero Carbon Standard requires a specific</del> <u>reducing the</u> level of on-site CO<sub>2</sub> emissions <del>to be achieved.</del> This is termed carbon compliance and again calculated using SAP. The Dwelling CO<sub>2</sub> Emission Rate includes efficiency of energy supply and the type of fuel used as well as energy requirement in the calculation. This second stage should demonstrate the use of on-site low and zero carbon energy technologies for heat and power. This could include electric power generation from photovoltaics and wind generators, and heat from biomass and wind pumps. It could include micro-generation on individual</p>	<p>No – Concluded in Appendix A that the proposed modification to supporting text sets out changes in policy at the national level and was not considered significant for the purposes of the appraisal.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>homes up to development-scale district heat or CHP systems.</p> <p><del>Allowable Solutions:</del> Allowable Solutions is the overarching term for the carbon offsetting process and the various measures which house builders may support to achieve the zero carbon standard from 2016. Where energy efficiency and carbon compliance are unable to achieve the required carbon savings through on-site measures, developers can meet their commitments off-site at a cost no higher than the government's long-term value of carbon. This might include contribution to a carbon offsetting fund to enable investment in high quality low and zero carbon community projects.</p>	
MM 95	147	7.13	<p><i>Amend text</i></p> <p>It may not be possible for new development to achieve zero carbon by energy efficiency measures and carbon compliance alone and the developer will need to look to Allowable Solutions. From 2016 (and specified further as part of the preparation of a Sustainable Construction and Renewable Energy SPD), the Council will accept contributions to a carbon offsetting fund to enable investment in high quality low and zero carbon community projects, which could include programmes to improve the energy efficiency of the existing housing stock. The City Council will focus on Energy Efficiency and Carbon Compliance, adopting the any Government's agreed national standards for Energy Efficiency, and Carbon Compliance, and if implemented and permitting the use of Allowable Solutions to meet the zero carbon target.</p>	No – Concluded in Appendix A that the proposed modification to supporting text reflects changes in policy at the national level and was not considered significant for the purposes of the appraisal.
MM 96	147	7.15	<p><i>Amend text</i></p> <p>An Energy Statement <del>should</del> could be submitted as part of the 'Sustainability Statement' required to accompany planning applications by policy <del>DBE1 DBE6</del> and its supporting text paragraphs. As part of its Sustainable Construction and Renewable Energy SPD and Community Infrastructure Levy, the Council will establish a Community Renewable Energy Fund to administer and account for carbon credits and other funds generated through Allowable Solutions.</p>	No – Concluded in Appendix A that the proposed modification relates to the supporting text and was not therefore considered significant for the purposes of the appraisal.

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
MM 97	148	CC2	<p><i>Amend policy text</i></p> <p>Development in the Canterbury District should include <u>proportionate measures to reduce carbon dioxide and greenhouse gas emissions (as outlined table D1 and Policy DBE1) from energy use. in accordance with the following energy hierarchy:</u></p> <p>4. <del>_____ Fabric Energy efficiency;</del>            5. <del>_____ Carbon Compliance: (a) Incorporating renewable energy; (b) Incorporating Low Carbon Sources;</del>            6. <del>_____ Allowable Solutions</del></p> <p><del>Where available and feasible, new development will be expected to connect to existing Combined Heat and Power (CHP) distribution networks. The use of on-site CHP will be encouraged.</del>  <del>Where it is not feasible or viable to achieve the goal of zero carbon from energy efficiency and carbon compliance measures, the council will coordinate and accept contributions towards Allowable Solutions to enable investment in carbon reduction elsewhere in the district. The Community Renewable Energy Fund.</del>  <del>The Council's Sustainable Construction and Renewable Energy Supplementary Planning Document will provide further guidance.</del></p> <p><b><u>As well as incorporating measures to reduce carbon emissions development proposals shall show how they have taken account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.</u></b></p>	<p>No – The screening exercise at Appendix A identified this as significant for the purposes of the SA. Concluded in Appendix A that the references to allowable solutions in the previous appraisal should be deleted. The SA has been updated (see Appendix C).</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>
MM 98	149	CC3	<p><i>Amend policy text</i></p> <p><u>Policy CC3 Local/District Renewable and Low Carbon Energy and Heat Production Schemes</u> <del>Combined Heat and Power</del></p> <p><del>Within the Strategic Sites (as shown on the Proposals Map) and other development sites over 200 units, health facilities, education institutions and schools or substantial commercial developments, the development will be required to should provide site wide local renewable or low carbon energy</del></p>	<p>No – The screening exercise at Appendix A identified this as significant for the purposes of the SA. Noted in Appendix A that the proposed modification broadens the range of developments where local renewable energy schemes should be provided and puts the onus on developers to demonstrate that local schemes are not viable or feasible. Appendix A concluded that these amendments should be acknowledged in the</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p><del>and/or heat generation schemes, such as Combined Heat and Power (CHP) or connect to an existing CHP distribution network.</del></p> <p><del>An exception will only be made where it is</del> <u>If a local renewable/low carbon scheme or district heating scheme is not proposed it will need to be demonstrated that the provision would not be viable or feasible, or it can be demonstrated that an alternative carbon reduction strategy would be more appropriate.</u></p>	<p>addendum even if there is no impact on previous scoring against the SA objectives. The SA was updated accordingly.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>
MM 99	152	CC4	<p><i>Amend policy text</i></p> <p><del>All Development proposals within Flood Zones 2 and 3 and sites larger than 1 ha in Flood Zone 1 the areas at risk of flooding or increased surface water run-off shall be subject to a Flood Risk Assessment and/or Drainage Impact Assessment, where relevant. This</del> <u>The Flood Risk Assessment shall be in accordance with the Council's Drainage Impact Assessment Guidance Note and Strategic Flood Risk Assessment, including the requirement for a contribution towards any necessary new flood defence or mitigation measures. Where relevant, the assessment should also address the risk of flooding from surface water, groundwater and ordinary watercourses. Where there is evidence that water from these sources ponds or flows over the proposed site the assessment should state how this will be managed and what the impact on neighbouring sites will be.</u></p> <p>Measures identified to mitigate effects shall be installed and maintained at the developers' own expense or put into a management company to ensure their long term retention, maintenance and management. Other flood resilient and/or resistant measures may also be required, and their provision will be informed by the findings of a submitted Flood Risk Assessment <del>and/or Drainage Impact Assessment (where relevant).</del></p>	<p>No – Concluded in Appendix A that the proposed modification is necessary to ensure compliance with the NPPF and also ensure that all forms of flood risk are addressed. They were not considered significant for the purposes of the appraisal.</p>
MM 100	154	CC5	<p><i>Amend policy text</i></p>	<p>No – Concluded in Appendix A that the proposed modifications are necessary to ensure compliance</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			On sites that have not been previously developed within the Environment Agency's Zones 2 and 3, <del>no</del> new development will <u>only</u> be permitted <u>if it can be unless an exceptional justification can be demonstrated through that it satisfies the requirements of the Sequential Test and, where required, the Exception Test</u> . Extensions to existing property and change of use must meet the requirements of flood risk assessments.	with the NPPF. They were not considered significant for the purposes of the appraisal.
MM 101	154	CC7	<i>Amend policy text</i>  Policy CC7 Overtopping Hazard Zones  Within the overtopping hazard zones as shown on the Proposals Map <u>Inset 5 (see also all Insets)</u> , no development will be permitted.	No – Concluded in Appendix A that the proposed modification clarifies where the boundaries of the overtopping hazard zones are located on the proposals map. It was not considered significant for the purposes of the appraisal.
MM 102	156	CC10	<i>Amend policy text</i>  A Coastal Protection Zone is defined on the Proposals Map (Insets 3 and 5), and in this area planning permission for new development will <u>normally</u> be refused.	No – The screening exercise at Appendix A identified this as significant for the purposes of the SA.. Concluded in Appendix A that the change to the wording needs to be acknowledged in the appraisal where it refers to CC10 and the restriction of development in the Coastal Protection Zone but having reviewed the previous assessment, no changes to the previous appraisal were considered necessary.  No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.
MM 103	157	7.55	<i>Amend text</i>  The Flood and Water Management Act 2010 requires new developments and redevelopments to have drainage plans for surface runoff approved by the <u>Lead Local Flood Authority which is Kent County Council. The Local Flood Authority (Kent County Council) is responsible for adopting and maintaining new SuDS that serve more than one property and have been constructed as approved and function as designed.</u> <del>“National Standards for sustainable</del>	No – Appendix A concluded that the proposed modification to the supporting text clarifies the role of the Lead Local Flood Authority and references relevant the most recent guidance in the NPPG. It was not considered significant for the purposes of the appraisal.

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p><del>drainage systems” (designing, construction, operating and maintaining drainage for surface runoff) were published in 2014. The National Planning Practice Guidance recommends that sustainable drainage systems should be provided in major developments unless demonstrated to be inappropriate. The Non-statutory technical standards for sustainable drainage systems were produced in 2015 to provide guidance on the design, construction, operation and maintenance of sustainable drainage systems. These National Standards set out what to design and construct in order to gain approval from the lead Local Flood Authority and for operating and maintaining SuDS which the Local Flood Authority adopts. The documents sets out a hierarchy of destinations for surface water runoff: discharge to the ground, followed by a surface water body, surface water sewer, followed by combined sewer. Most relevant to SuDS, surface water runoff must be discharged to the ground.</del></p>	
MM 104	157	Para 7.56	<p><i>Amend text</i></p> <p><u>Kent County Council is the Lead Local Flood Authority within Kent and, as such, is the statutory consultee with respect to surface water on major developments. Development proposals must be accompanied by sufficient information to support the developers drainage strategy. This information may include ground investigation, surveys and design calculations.</u></p> <p><u>Kent County Council have produced a ‘Local flood risk management strategy’ in June 2013 in addition to this they have produced a Drainage and Planning Policy Statement in June 2015. These documents set out a countywide framework for managing the risk of local flooding and provide guidance on the requirements, design considerations and consulting on drainage and local flood risk. These should be referred to by developers prior to development proposals being drawn up. Pre-application advice prior to commencing design is encouraged. On major and strategic development sites consideration should be given to surface water strategically, as part of the scheme development and masterplanning process, which should detail how this infrastructure will be delivered over the life time of the development and different building phases to ensure that schemes are delivered as proposed and to manage ongoing and future flood risk. On-going maintenance of SuDs will need to be undertaken by either an adopting authority or by an appropriate management agent, this</u></p>	<p>No – Appendix A concluded that the proposed modification to the supporting text clarifies the arrangements for pre-application advice in relation to drainage and local flood risk and was not considered significant for the purposes of the appraisal.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p><u>information should be included with any planning application.</u></p> <p>To ensure the potential for SuDS is maximised on site and any delays in approval are avoided, pre-application discussions between developers, planners, highways authorities and the SAB (SuDS Approval Body) should be arranged from the earliest stages of site design. There will be two types of SuDS approval, a free standing application for permitted development and a combined application where planning permission is required. The detailed implementation of the Act, including phasing options, needs to be confirmed through secondary legislation, expected in 2014.</p>	
MM 105	158	CC11	<p><i>Amend policy text</i></p> <p><del>Planning decisions should utilise Sustainable Drainage Systems (SuDS) unless there are practical reasons for not doing so.</del></p> <p><u>All development applications should include drainage provision. This will ensure that surface water is appropriately controlled within the development site, manage flood risk on-site and off-site, and not exacerbate any existing flood risk in the locality. Within major<sup>1</sup> development sustainable drainage systems that deliver other benefits, such as biodiversity, water quality improvements and amenity, are expected to be included, except where they are demonstrated to be inappropriate.</u></p> <p>All developments should <del>aim to</del> achieve <u>as close as possible to the City Council's stipulated</u> greenfield runoff rates, <u>mimic natural flows and drainage pathways</u> and ensure that surface water run-off is managed as close to its source as possible using the following hierarchy:</p>	<p>No – The screening exercise at Appendix A identified this as significant for the purposes of the SA. Appendix A concluded that the proposed modification highlights the wider role that SuDS can play and this should be reflected in the appraisal of the policy. A revised appraisal is included in this addendum at Appendix C.</p> <p>Further minor wording changes to the modification have occurred since the draft modifications were provided; however, these are for the purposes of clarity and there are no further implications arising from the main modifications as published.</p>



Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>5. <del>a.</del> Discharge into the ground.</p> <p>6. <del>b.</del> Discharge to a surface water body.</p> <p>7. <del>c.</del> Discharge to a surface water sewer, <u>highway drain, or another drainage system.</u></p> <p>8. <del>d.</del> Discharge to a combined sewer <u>where there are absolutely no other options, and only where agreed in advance with the relevant sewage undertaker.</u></p> <p><u>Any drainage scheme must manage all sources of surface water, including exceedance flows and surface flows from offsite, provide for emergency ingress and egress and ensure adequate drainage connectivity. It will not be acceptable for surface water runoff to enter the foul water system.</u></p> <p>SuDS or other appropriate measures should:</p> <ul style="list-style-type: none"> <li>f. Maintain public safety;</li> <li>g. Provide sufficient attenuation to surface water flows as appropriate;</li> <li>h. Ensure that there is adequate treatment of surface water flows, such that there is no diminution in quality of any receiving watercourse;</li> <li>i. Ensure protection of groundwater; and</li> <li>j. Provide or enhance wetland habitat and biodiversity where possible.</li> </ul> <p><u>On major and strategic developments it should be shown how this infrastructure will be delivered over the different building phases to ensure that schemes are delivered as envisaged and that ongoing and future flood risk is managed.</u></p> <p>Approval <del>for</del> of the design and long term <u>management and maintenance</u> of SuDS will be required prior to <u>the development commencing, being permitted.</u></p> <p><b>Footnote:</b> <sup>1</sup> <u>As defined in Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (no.595) or any later amendment</u></p>	
MM 106	159	CC12	<i>Amend policy text</i>	No – Concluded in Appendix A that the previous

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>The <u>City</u> Council will require that new development incorporates well designed mitigation measures to ensure that the water environment does not deteriorate, both during construction and during the lifetime of the development. Furthermore, the <u>City</u> Council will seek to ensure that every opportunity is taken to enhance existing aquatic environments and ecosystems. This will include the restoration of natural river features (including riverbanks) and removal of barriers to fish passage when appropriate opportunities arise.</p> <p>Any new development <del>should not</del> <del>must not place further pressure on the environment and</del> compromise Water Framework Directive objectives.</p>	<p>appraisal for the policy recognised that the policy acknowledges the Water Framework Directive. Removal of the statement '<i>must not place further pressure on the environment</i>' was not considered significant for the purposes of the appraisal because it duplicates reference to the Water Framework Directive in terms of quality It was not considered significant for the purposes of the appraisal.</p>
MM 107	160	7.63	<p><i>Amend text</i></p> <p>New development in the Canterbury District must recognise the issue of water stress. There is a need for ongoing liaison between planners, water companies and the Environment Agency <del>in order</del> to ensure that the scale and distribution of housing and future demand is understood, planned for, and associated infrastructure is funded for <del>in</del> the long-term. The <u>City</u> Council will seek to ensure that new development <del>incorporates</del> <del>meets a number of</del> design measures that will contribute to demand management. <del>at new developments.</del> The main water efficiency measures are as follows:</p> <ul style="list-style-type: none"> <li>• <del>Water consumption within the home is one of the five compulsory aspects to address to achieve the Council's minimum standard of Level 4 of the Code for Sustainable Homes (Policy DBE1).</del></li> </ul> <p>Policy CC11 requires new development to utilise Sustainable Urban Drainage</p>	<p>No – Concluded in Appendix A that this is a proposed modification to the supporting text that reflects changes in policy at the national level and was not considered significant for the purposes of the appraisal. .</p>
MM 108	161	CC13	<p><i>Amend policy text</i></p> <p>The <u>City</u> Council will ensure that development is phased using appropriate time scales for the construction of any necessary water and/or wastewater</p>	<p>No – The screening exercise at Appendix A identified this as significant for the purposes of the SA. Appendix A concluded that the appraisal should be amended to reflect references to the Building Regulations, rather</p>



Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>infrastructure associated with development proposals. The <u>City</u> Council will consult in detail with water companies and the Environment Agency to ensure the need for new water services infrastructure is understood and planned for.</p> <p><u>All new housing or commercial development will need to incorporate suitable arrangements for the disposal of foul water into a sewerage system, at the nearest point of adequate capacity, in consultation with the service provider.</u></p> <p>Development should minimise water use as far as practicable by incorporating appropriate water efficiency and water recycling measures. In new homes, the <u>City</u> Council will seek a required level of <del>105</del> <u>110</u> litres maximum daily allowable usage per person in accordance <u>Regulation 36(2)(b) of the with Building Regulations 2010 (as amended)</u> <del>Level 4 of the Code for Sustainable Homes.</del></p>	<p>than the Code for Sustainable Homes and the SA has been updated.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>
<b>Chapter 8: Design and Built Environment</b>				

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
MM 109	164	8.7	<p><i>Amend text</i></p> <p>Land is a finite resource, and it is an objective of the City Council to make more efficient use of previously developed, derelict or underused land. Developments should conserve natural resources, be energy efficient and minimise pollution. In 2010 energy use in domestic buildings (heating, air conditioning, ventilation, lighting etc) accounted for 43% of the UK's total energy consumption. The City Council will encourage developments that incorporate best practice initiatives that aim to reduce this level of energy consumption, such as: the Code for Sustainable Homes (2006) with the accompanying Technical Guidance (updated on a six monthly basis); Passivhaus; and the recommendations from the Building Research Establishment (BRE). The City Council will produce a Sustainable Construction and Renewable Energy Supplementary Planning Document that will provide further advice, in due course.</p>	<p>No – Concluded in Appendix A that the changes are to supporting text and reflect national policy and were not considered significant for the purposes of the appraisal.</p>
MM 110	165	8.8	<p><i>Delete text</i></p> <p>The Code for Sustainable Homes (CSH) is a national standard designed to improve the sustainability of new homes. It is voluntary for private house builders but all publicly funded houses have had to be constructed to code Level 3 since 2008. The CSH measures the sustainability of a house against nine categories and a code level is awarded on the basis of how many mandatory minimum standards have been achieved. The code uses a star rating system to communicate the overall performance of the house (one star – Code Level One). The statutory means of achieving zero carbon homes is being progressed through the Building Regulations rather than through the CSH. By 2013 the Building Regulations will require an energy saving standard equivalent to CSH Code Level 4. In 2008, the Government published 'Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in an Ageing Society'. This set out the need to build more flexible and inclusive housing in order to meet the future requirements of our ageing population. To encourage the development of more Lifetime Homes the Government incorporated the standard into the Code for Sustainable Homes, and all housing built to Level Six of the code must comply with the Lifetime Homes Standard. Homes built to lower levels of the code can also obtain an additional four credits if they satisfy the Lifetime Homes criteria.</p>	<p>No – The screening exercise at Appendix A identified this as significant for the purposes of the SA. Concluded in Appendix A that references to the Code for Sustainable Homes, which was withdrawn by Central Government should be removed from the SA Report and it has been updated.</p> <p>An observation of this SA is that, in light of changes in government policy, the Local Plan could highlight the use of the Home Quality Mark on a voluntary basis.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>
MM 111	165	8.9	<p><i>Amend text</i></p>	<p>No – Concluded at Appendix A that the changes reflect national policy and were not considered</p>

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			<p>Passivhaus standards focus on building fabric and performance with the aim of reducing energy consumption. Typically a Passivhaus should result in an energy rating equivalent to level 5 or 6 of the Code for Sustainable Homes. The Code for Sustainable Homes and the BRE Environmental Assessment Method (BREEAM) standards are overarching sustainability assessment ratings which address a large number of environmental issues. The construction and occupation of buildings are major consumers of resources and can produce large quantities of waste and carbon emissions. In terms of embodied energy there is nothing more sustainable than an existing building and the possibilities of sensitively altering or retro-fitting buildings to bring them up to modern standards should always be considered before demolition and re-building is proposed. The City Council will generally encourage and support proposals to improve <u>the</u> energy efficiency <del>on</del> of existing buildings.</p>	<p>significant for the purposes of the appraisal.</p>
MM 112	166	DBE1	<p><i>Amend policy</i></p> <p>All development should respond to the objectives of sustainable development and reflect the need to safeguard and improve the quality of life for residents, conserve resources such as energy, reduce/minimise waste and protect and enhance the environment.</p> <p>The City Council will <del>therefore</del> require development schemes to incorporate sustainable design and construction measures, <u>to show how they All development should</u> respond to the objectives of sustainable development. <del>and reflect the need to safeguard and improve the quality of life for residents, conserve resources such as energy, reduce/minimise waste and protect and enhance the environment.</del></p> <p><del>a. Schemes must take account of t</del><u>The checklist in table D1 should be used to and demonstrate how sustainable construction and design principles have been incorporated into development into their proposals;</u></p>	<p>No – The screening exercise at Appendix A identified this as significant for the purposes of the SA. Concluded in Appendix A that whilst the changes to the policy and associated tables reflect national policy the results of the previous appraisal should be revisited to reflect these changes. The appraisal has been updated at Appendix C on this basis.</p> <p>An observation of this SA is that, in light of changes in government policy, the Local Plan could highlight the use of the Home Quality Mark on a voluntary basis.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications</p>

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			<p><u>Sustainability statements will be required for applications for major development<sup>44</sup> and for the strategic housing sites identified in Policy SP3. They should demonstrate how the proposal has responded to the objectives of sustainable development and had regard to the measures outlined in Table D1. Energy statements should be submitted for all strategic development sites listed in policy SP3. e. Non-residential developments should at least meet a 'very good' BREEAM rating from 2012 and provide evidence as to why an 'excellent' rating from 2015 cannot be achieved.</u></p> <p><u>Development proposals should also show how measures outlined in any sustainable design guidance or SPD adopted by the City Council have been considered.</u></p> <p><u>b. New build housing should be constructed to meet the Code for Sustainable Homes level 4 and should be compliant with the current building regulation standards which currently aims to have zero-regulated CO<sub>2</sub> emissions from the regulated use of energy for all new build houses from 2016;</u></p> <p><u>d. New developments will also need to be resilient to climate change, through the inclusion of appropriate climate change adaptation measures. These could include flood resilient measures, solar shading and drought resistant planting, limiting water runoff, reducing water consumption and reducing air pollution.</u></p> <p><sup>1</sup> <u>As defined in Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (no.595) or any later amendment</u></p>	<p>arising from the main modifications as published.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?						
MM 113	166/167	8.10	<p><i>Amend text</i></p> <p>When justifying a proposed <u>sustainable design</u> in a design and access statement, the following points in Table D1 concerning sustainability should be considered.</p> <p>Table D1: Sustainable Design and Construction Measures Checklist</p> <table border="1" data-bbox="763 783 1541 1420"> <thead> <tr> <th data-bbox="763 783 943 842">Issue</th> <th data-bbox="943 783 1541 842">Measure</th> </tr> </thead> <tbody> <tr> <td data-bbox="763 842 943 1118">Site selection and layout design</td> <td data-bbox="943 842 1541 1118"> <ul style="list-style-type: none"> <li>• Efficient use of land</li> <li>• Orientation to minimise energy consumption and maximize passive solar gain where applicable</li> <li>• Limiting excessive solar gain and provision of shading both on and around the building</li> <li>• Optimising natural ventilation</li> <li>• The presence of buildings of mixed use, tenure and type</li> <li>• Design standard and accessibility</li> </ul> </td> </tr> <tr> <td data-bbox="763 1118 943 1420">Materials</td> <td data-bbox="943 1118 1541 1420"> <ul style="list-style-type: none"> <li>• Life cycle environmental cost analysis of construction materials</li> <li>• Choice of materials including using those that are locally sourced, are from renewable resources or are recycled (e.g. secondary aggregates), where appropriate</li> <li>• Seek to minimize waste during construction</li> <li>• Life cycle environmental cost analysis of construction materials</li> <li>• Level of insulation</li> </ul> </td> </tr> </tbody> </table>	Issue	Measure	Site selection and layout design	<ul style="list-style-type: none"> <li>• Efficient use of land</li> <li>• Orientation to minimise energy consumption and maximize passive solar gain where applicable</li> <li>• Limiting excessive solar gain and provision of shading both on and around the building</li> <li>• Optimising natural ventilation</li> <li>• The presence of buildings of mixed use, tenure and type</li> <li>• Design standard and accessibility</li> </ul>	Materials	<ul style="list-style-type: none"> <li>• Life cycle environmental cost analysis of construction materials</li> <li>• Choice of materials including using those that are locally sourced, are from renewable resources or are recycled (e.g. secondary aggregates), where appropriate</li> <li>• Seek to minimize waste during construction</li> <li>• Life cycle environmental cost analysis of construction materials</li> <li>• Level of insulation</li> </ul>	<p>No – The screening exercise at Appendix A identified this as significant for the purposes of the SA. Concluded in Appendix A that the scoring for DBE1 in relation to relevant objectives should be reviewed. It also noted that amendments to Table D1 and D2 should be acknowledged in the appraisal. The appraisal has been updated at Appendix C.</p> <p>References to Lifetime Homes in the SA have removed following the review set out at Appendix A. Note previous comment in relation to the Home Quality Mark.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>
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MM 114	169	DBE2	<p><i>Amend policy text</i></p> <p>In determining applications for the development of renewable or micro-generation equipment (<del>apart from wind energy development</del>), the City Council will expect applicants to:</p> <ol style="list-style-type: none"> <li>i. Avoid any <u>significant adverse impacts (visual, <del>aural, olfactory noise, odour and amenity impacts)</del> or cumulative impact where appropriate;</u></li> <li>j. Have given weight to the environmental, social and economic benefits;</li> <li>k. Have minimised the visual impacts <u>by providing the optimum in respect of the layout and design of the development including screening;</u></li> <li>l. Ensure that the development will not have a significant adverse effect on the amenity of local residents;</li> <li>m. Ensure that the installation would not have an adverse cumulative impact on the environment <del>by reason of proximity to other existing or proposed renewable energy developments.</del></li> <li>n. <u>Show there is no adverse impact on heritage assets (Policy HE1);</u></li> <li>o. <u>Demonstrate that there is no significant impact on the landscape setting, habitats, biodiversity, wildlife or designations such as the AONB, AHLV, Ramsar, SACs or SPAs as outlined in Chapter 10;</u></li> </ol>	<p>No – The screening exercise at Appendix A identified this as significant for the purposes of the SA. Concluded in Appendix A that the proposed modification introduces reference to the Written Ministerial Statement (HCWS42) and the briefing paper Planning for Onshore Wind (House of Commons, June 2015) and their role in determining planning applications, until such time as local policies are developed.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>						

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			<p>p. <u>Ensure protection of the best and most versatile agricultural land unless it is demonstrated that it is necessary and no alternative poor quality land is available.</u></p> <p><u>It should be noted that wind energy development will be assessed in accordance with the Written Ministerial Statement (HCWS42) and the briefing paper Planning for Onshore Wind (House of Commons, June 2015) until sites can be allocated and relevant policies developed in either a review of the Local Plan or a specific Development Plan Document.</u></p>	
MM 115	170	8.17	<p><i>Amend text</i></p> <p>The aim of the City Council is to ensure that all new development in the Canterbury District achieves the highest standards of design. <u>The Strategic Site Allocations, in particular shall reflect “garden city” principles, as set out in Appendix 1.</u> Quality design has a key role to play in shaping and enhancing the District, as well as repairing the damage done by inappropriate development in the past. Developments should aim to create distinctive, linked, sustainable places that support community cohesion. The appearance of <u>a</u> proposed development and its relationship to its surroundings are material considerations in determining planning applications and appeals. Such considerations relate <u>both</u> to the design of buildings and to urban design. Successful streets, spaces, villages, towns and cities tend to have common characteristics which serve to remind us what should be sought to create a successful place. Those characteristics can be related to the following themes:</p> <ul style="list-style-type: none"> <li>• Townscape and character: a place with its own identity.</li> <li>• Space and enclosure: a place where public and private space is clearly distinguished.</li> <li>• Quality of the public realm: a place with attractive, <u>useful</u> and successful outdoor areas.</li> <li>• Ease of movement: a place that is safe and easy to get to and move about in.</li> <li>• Legibility: a place that has a clear image and is easy to understand.</li> <li>• Adaptability and resilience: a place that can change easily.</li> </ul>	<p>No – Concluded at Appendix A that the changes were to supporting text to confirm the scope of SP3 and reference to the ‘garden city’, already reflected in the SA. The proposed modifications were not considered significant for the purposes of the appraisal.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<ul style="list-style-type: none"> <li>• Diversity: a place with variety and choice.</li> <li>• <u>Heritage: history and the historic uses of a place.</u></li> </ul>	
MM 116	172 / 173	DBE3	<p><i>Amend policy</i></p> <p>The distinctive character, diversity and quality of the Canterbury District will be promoted, protected and enhanced through high quality, <u>sustainable inclusive, design,</u> which reinforces and positively contributes to its local context creating attractive, inspiring and safe places.</p> <p><del>The City Council will expect all development proposals to be of high quality design and will assess proposals against the following considerations:</del></p> <p><u>Proposals for development, which are of a high quality design, will be granted planning permission having regard to other plan policies and the following considerations:</u></p> <ul style="list-style-type: none"> <li>p. The character, setting and context of the site and the way the development is integrated into the landscape;</li> <li>q. The conservation, integration, extension, connection and management of existing natural <u>and historic</u> features including trees <del>and</del> hedgerows, <u>pathways and boundaries</u> to strengthen local distinctiveness, character, <u>habitats</u> and biodiversity;</li> <li>r. The visual impact including the impact on local townscape character <u>and landscape</u> and the skyline;</li> <li>s. <u>High quality design solutions appropriate to the site;</u></li> <li>t. The form and density of the development <u>including:</u> the efficient use of land, layout, landscape, density and mix, building heights, scale, massing, materials, <u>finishing</u> and architectural details including proposed lighting schemes;</li> <li>u. The provision of visually interesting frontages at street level;</li> <li>v. The privacy and amenity of neighbouring buildings and future occupiers (including overshadowing, outlook and <del>sunlight</del>);</li> <li>w. The provision of appropriate hard and soft landscaping;</li> <li>x. The impact of polluting elements, such as noise, dust, <u>odour, light,</u> <del>and</del> vibration <u>and air pollution</u> from the development or neighbouring uses <del>including polluting elements; such as noise, air, and light;</del></li> <li>y. The provision of appropriate amenity and open space;</li> <li>z. The safe movement of <u>pedestrians, cyclists and cars</u> within and</li> </ul>	<p>No – Concluded in Appendix A that the first amendment is required to make the policy compliant with the NPPF and was not therefore significant for the purposes of the appraisal.</p> <p>Concluded that the change at criterion k) and l) should be acknowledged in the SA report as they will impact positively on the assessment of DBE3, e.g. in relation to objective 4 Transport. Appraisal updated accordingly at Appendix C.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>around the proposed development;</p> <ul style="list-style-type: none"> <li>aa. <del>The a</del>Accessibility of buildings and places should meet the highest standards of access and inclusion;</li> <li>bb. Parking arrangements <del>conform</del> <u>having regard</u> to the latest adopted vehicle parking standards;</li> <li>cc. <del>That t</del>The proposed development does not have a detrimental effect on the highway network in terms of congestion, road safety and air quality; <u>and</u></li> <li>dd. The compatibility of the proposed development with other adjacent uses.</li> </ul>	
MM 117	173	DBE4	<p><del>Delete Policy</del></p> <p><del>Policy DBE4 Modern Design</del></p> <p><del>Proposals for new modern design will only be granted where the building design is of high quality. Any new proposals will be expected to demonstrate</del></p> <ul style="list-style-type: none"> <li><del>a. High quality design solutions appropriate to the site;</del></li> <li><del>b. Attention to the quality and appropriateness of materials, methods of construction, finishes and architectural detailing reflecting the local context;</del></li> <li><del>c. Visual interest when viewed as a whole and in detail;</del></li> <li><del>d. Attention to proportions, scale, form and massing;</del></li> <li><del>e. The impact on the skyline from short and long distance view points;</del></li> <li><del>f. Integration between the different parts of the building to create a coherent whole; and</del></li> <li><del>g. The impact on local amenity.</del></li> </ul>	<p>No – Appendix A concluded that the SA needed amending to acknowledge that the policy has been deleted. The SA has been updated accordingly.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
MM 118	173/174	8.26	<p><i>Amend text and footnote</i></p> <p>Design and access statements will be required for <u>development on strategic sites</u>, major developments <sup>(5)</sup> and for developments in designated areas such as World Heritage Sites or Conservation Areas, where the proposed development consists of one or more dwellings or a building or buildings with a floorspace of 100sqm or more; <del>and applications for listed building consent. Planning application design and access statements can also be appropriate for small, low key development proposals, as they still can have an impact on the community. In such cases, only a brief statement explaining the design approach is likely to be</del> necessary. Applicants <del>shall</del> will be tasked with demonstrating how their applications conform to the good design principles discussed above. The Kent Design Guide is a good resource for advice on the design process. In addition the City Council has published a number of conservation area appraisals which provide a useful source of information on the local context for proposals within conservation areas.</p> <p>Footnote: 5- as defined by Article 2 of the Town and Country Planning (Development Management Procedure (England)) Order 2015</p>	<p>No – The screening exercise at Appendix A identified this as significant for the purposes of the SA. Concluded in Appendix A that this is a proposed amendment to the supporting text explaining the role of design and access statements and the types of application that will need to prepare them. It should be acknowledged in the appraisal of policies relating to design and the built environment. The appraisal has been updated accordingly.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>
MM 119	174	8.27	<p><i>Amend text</i></p> <p><del>On occasions when</del> <u>Where</u> village design statements, <u>masterplans</u>, development briefs or design codes/<u>guides</u> have been prepared, <u>or</u> <del>and</del> adopted as a material consideration, <del>or as a supplementary planning document by the City Council,</del> these will form the background design guidance for <u>assessing new</u> development proposals <u>and will be a material consideration when determining planning applications.</u></p>	<p>No – Concluded in Appendix A that this is a proposed modification to the supporting text and was not considered significant for the purposes of the SA.</p>
MM 120	174	8.28	<p><i>Delete text</i></p>	<p>No – Concluded in Appendix A that this is a proposed modification to the supporting text and was not considered significant for the purposes of</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>A design and access statement should be submitted with planning applications and should:</p> <ul style="list-style-type: none"> <li>• explain the design principles and design concept;</li> <li>• outline how these are reflected in the development's layout, density, scale, visual appearance and landscape design;</li> <li>• explain how the design relates to its site and wider area through a full site appraisal including the potential effect on the significance of any heritage assets, a tree survey where appropriate, and to the purpose of the proposed development;</li> <li>• explain how the development will meet the local authority's design objectives/policies (and its other planning policies);</li> <li>• demonstrate that the development of the design has taken account of the views of the local community.</li> </ul>	<p>the SA.</p>
MM 121	174	8.29	<p><i>Delete text</i></p> <p><del>The written design and access statement should be illustrated (as appropriate) by plans and elevations, photographs of the site and its surroundings, and other illustrations, such as perspectives.</del></p>	<p>No – Concluded in Appendix A that this is a proposed modification to the supporting text and was not considered significant for the purposes of the SA.</p>
MM 122	174	8.30	<p><i>Amend text</i></p> <p><del>Development briefs for specific sites or areas will, in certain cases, have been adopted, following a period of public consultation. Where design statements, masterplans, development briefs or design codes/guides the development brief is are not prepared by the City Council, the landowner or developer is advised to seek guidance on its content because different types of site (large town centre sites and small rural infill sites) are likely to require different approaches. In general, they the development brief should set out the key constraints</del></p>	<p>No – Concluded in Appendix A that this is a proposed modification to the supporting text and was not considered significant for the purposes of the SA.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>and contextual characteristics of the site, and establish design parameters for the proposed development. These might include infrastructure needs, opportunities for external spaces and other environmental enhancements.</p>	
MM 123	175	DBE5	<p><i>Delete policy</i></p> <p><b>Policy DBE5 Design and Access Statements</b></p> <p><del>Design and access statements shall be submitted with planning applications setting out the principles used in the scheme to relate the development within and to its context, including the issues set out in paragraph 8.28. This will apply to all planning applications, where the development is visually significant or is significant to its neighbours.</del></p>	<p>No – The screening exercise at Appendix A identified this as significant for the purposes of the SA. Concluded at Appendix A that the SA needed to be amended to reflect the deletion of this policy. The SA has been updated on that basis.</p>
MM 124	175	8.33	<p><i>Delete text</i></p> <p><del>The City Council will expect energy statements to be submitted with large planning applications and for all sites listed in policy SP3. These should provide information on the following, this list is by no means exhaustive and should be read as a guide:</del></p>	<p>No – Concluded in Appendix A that this is a proposed modification to the supporting text and was not considered significant for the purposes of the SA.</p>



Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?								
MM 125	175	Table D2	<p><i>Delete table</i></p> <p>Table D2 : Energy Statements</p> <table border="1" data-bbox="763 440 1541 1241"> <thead> <tr> <th data-bbox="763 440 1151 472">Issue</th> <th data-bbox="1151 440 1541 472">Example</th> </tr> </thead> <tbody> <tr> <td data-bbox="763 472 1151 970">Description of the overall energy strategy for the site</td> <td data-bbox="1151 472 1541 970"> <ul style="list-style-type: none"> <li>* Reduce demand for energy in the building design e.g. passivhaus standards</li> <li>* Use energy more efficiently eg low / zero carbon homes</li> <li>* Supply energy from renewable and low carbon resources</li> </ul> <p>More stringent requirements for energy efficiency are expected to emerge in the Building Regulations updates.</p> </td> </tr> <tr> <td data-bbox="763 970 1151 1062">A calculation of baseline energy demand and emissions</td> <td data-bbox="1151 970 1541 1062">This would generally be expressed in kWh or MWh for energy and kg or tonnes for CO2 both per annum.</td> </tr> <tr> <td data-bbox="763 1062 1151 1241">An assessment of the feasibility of the available renewable and low carbon energy technologies</td> <td data-bbox="1151 1062 1541 1241">Feasibility should include issues such as the suitability of sites/design for chosen technology, reasons for discounting other forms; other potential impacts such as visual, noise or other pollution.</td> </tr> </tbody> </table>	Issue	Example	Description of the overall energy strategy for the site	<ul style="list-style-type: none"> <li>* Reduce demand for energy in the building design e.g. passivhaus standards</li> <li>* Use energy more efficiently eg low / zero carbon homes</li> <li>* Supply energy from renewable and low carbon resources</li> </ul> <p>More stringent requirements for energy efficiency are expected to emerge in the Building Regulations updates.</p>	A calculation of baseline energy demand and emissions	This would generally be expressed in kWh or MWh for energy and kg or tonnes for CO2 both per annum.	An assessment of the feasibility of the available renewable and low carbon energy technologies	Feasibility should include issues such as the suitability of sites/design for chosen technology, reasons for discounting other forms; other potential impacts such as visual, noise or other pollution.	<p>No – The screening exercise at Appendix A identified this as significant for the purposes of the SA. Concluded in Appendix A that the amendments to Table D1 and D2 should be acknowledged in the appraisal. The appraisal has been updated at Appendix C.</p>
Issue	Example											
Description of the overall energy strategy for the site	<ul style="list-style-type: none"> <li>* Reduce demand for energy in the building design e.g. passivhaus standards</li> <li>* Use energy more efficiently eg low / zero carbon homes</li> <li>* Supply energy from renewable and low carbon resources</li> </ul> <p>More stringent requirements for energy efficiency are expected to emerge in the Building Regulations updates.</p>											
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			<table border="1"> <tr> <td data-bbox="763 308 1151 507">A calculation of the potential contribution of each technology to site energy savings and emissions reductions</td> <td data-bbox="1151 308 1538 507">This should be expressed as both a percentage of annual total and as an absolute figure (i.e. kWh or kg CO2 saved)</td> </tr> <tr> <td data-bbox="763 507 1151 687">Approximate costs of each feasible technology, to inform discussion about viability</td> <td data-bbox="1151 507 1538 687">Viability should be considered from the point of view of the developer and future occupants of the development, have regard to government schemes and incentives.</td> </tr> <tr> <td data-bbox="763 687 1151 775">Other potential impacts of renewable and low carbon energy technologies selected</td> <td data-bbox="1151 687 1538 775">This might include issues such as noise or air quality</td> </tr> <tr> <td data-bbox="763 775 1151 1011">Long term management of energy supply on the site</td> <td data-bbox="1151 775 1538 1011">This should demonstrate that sufficient consideration has been given to how energy will be managed in the long term especially where shared solutions are proposed such as community wind schemes, district heating networks and so on</td> </tr> </table>	A calculation of the potential contribution of each technology to site energy savings and emissions reductions	This should be expressed as both a percentage of annual total and as an absolute figure (i.e. kWh or kg CO2 saved)	Approximate costs of each feasible technology, to inform discussion about viability	Viability should be considered from the point of view of the developer and future occupants of the development, have regard to government schemes and incentives.	Other potential impacts of renewable and low carbon energy technologies selected	This might include issues such as noise or air quality	Long term management of energy supply on the site	This should demonstrate that sufficient consideration has been given to how energy will be managed in the long term especially where shared solutions are proposed such as community wind schemes, district heating networks and so on	
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MM 126	176	DBE6	<p><i>Delete Policy</i></p> <p>Policy DBE6 Sustainability Statements</p> <p><del>Sustainability statements including an energy statement, will also be required in appropriate circumstances, particularly with applications for major development, and should demonstrate how the proposal has responded to the objectives of sustainable development and taken into account the checklist in table D1.</del></p> <p>In addition, a Sustainability Statement will be required for all the strategic sites identified in policy SP3.</p>	<p>No – The screening exercise at Appendix A identified this as significant for the purposes of the SA. Concluded in Appendix A that the SA needs to be amended to reflect the deletion of this policy and amendments to DBE1. The SA has been updated on this basis.</p>								

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
MM 127	179	DBE7	<p><i>Amend policy text</i></p> <p>All new housing proposals should have an acceptable standard of accommodation in terms of internal layout, room sizes and amenity space. Residential accommodation should have regard to meet the minimum space standards set out in <u>the Department for Communities and Local Government’s Technical housing standards – nationally described space standard, table D3</u>. In addition developments should provide:</p> <ul style="list-style-type: none"> <li>d. Storage space and space for refuse and recycling</li> <li>e. Facilities for covered cycle parking</li> <li>f. Outdoor space for private and/or communal use</li> </ul> <p>The City Council will expect at least 20% of all residential developments to be built to Lifetime Home Standards spread equally between all tenure groups.</p>	<p>No – The screening exercise at Appendix A identified this as significant for the purposes of the SA. Concluded in Appendix A that the deletion of references to the Lifetime Home Standards needed to be reflected in the SA. The SA was updated accordingly.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>
MM 128	179	8.47	<p><i>Amend text</i></p> <p>To achieve a good standard of homes that are flexible and adaptable they <u>should have regard to must be built to the Department for Communities and Local Government’s nationally described space standards, the minimum internal space standards set out in Table D3</u>. These standards are considered to be the minimum acceptable and the City Council would expect to see a range of homes in excess of these minimum sizes. The usability of a home is not solely dependent on its size but also on whether it can be organised to meet the needs of the residents. People appreciate larger living space and the number of rooms provided. Providing a large internal floor area will, however, not compensate for a poorly designed internal layout, badly proportioned spaces and awkward door swings. Rooms should be of sufficient size to allow them to function in relation to their proposed use. <del>Where multi functional rooms are proposed they should allow for future sub-division. Living rooms should have a width greater than 3.3 metres. Bedrooms should have a minimum floor area of 7m<sup>2</sup> for a single bedroom and 12m<sup>2</sup> for a double/twin bedroom (ensuite showers/bathrooms do not count towards this minimum). Single bedrooms should be at least 2m wide, double bedrooms at least 2.6m wide and all bedrooms should be at least 3m in length. Additional guidance concerning internal space standards is available from</del></p>	<p>No – Concluded in Appendix A that the proposed modification reflects changes in national policy and was not considered significant for the purposes of the appraisal.</p>

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			the Lifetimes Homes Standard.																																									
MM 129	180	Table D3	<p><i>Delete table D3</i></p> <p><b>Table D3: Minimum residential space standards</b></p> <table border="1"> <thead> <tr> <th></th> <th>Dwelling type (bedroom/persons)</th> <th>Essential GIA (sq.m)</th> </tr> </thead> <tbody> <tr> <td rowspan="10">Flats</td> <td>1p</td> <td>37</td> </tr> <tr> <td>1b2p</td> <td>50</td> </tr> <tr> <td>2b3p</td> <td>61</td> </tr> <tr> <td>2b4p</td> <td>70</td> </tr> <tr> <td>3b4p</td> <td>74</td> </tr> <tr> <td>3b5p</td> <td>86</td> </tr> <tr> <td>3b6p</td> <td>95</td> </tr> <tr> <td>4b5p</td> <td>90</td> </tr> <tr> <td>4b6p</td> <td>99</td> </tr> <tr> <td rowspan="5">Two storey houses</td> <td>2b4p</td> <td>83</td> </tr> <tr> <td>3b4p</td> <td>87</td> </tr> <tr> <td>3b5p</td> <td>96</td> </tr> <tr> <td>4b5p</td> <td>100</td> </tr> <tr> <td>4b6p</td> <td>107</td> </tr> <tr> <td rowspan="3">Three storey houses</td> <td>3b5p</td> <td>102</td> </tr> <tr> <td>4b5p</td> <td>106</td> </tr> <tr> <td>4b6p</td> <td>113</td> </tr> </tbody> </table>		Dwelling type (bedroom/persons)	Essential GIA (sq.m)	Flats	1p	37	1b2p	50	2b3p	61	2b4p	70	3b4p	74	3b5p	86	3b6p	95	4b5p	90	4b6p	99	Two storey houses	2b4p	83	3b4p	87	3b5p	96	4b5p	100	4b6p	107	Three storey houses	3b5p	102	4b5p	106	4b6p	113	No – Concluded in Appendix A that the proposed modification reflects changes in national policy and was not considered significant for the purposes of the appraisal.
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MM 130	181	8.48	<p><i>Amend text</i></p> <p>The Lifetime Homes Standard was established in the 1990's to incorporate a set of principles that should be implicit in good housing design. In this context Good housing design should maximise utility, independence and quality of life without compromising on the aesthetics or cost effectiveness of design. It <u>should</u> seeks</p>	No – The screening exercise at Appendix A identified this as significant for the purposes of the SA. Concluded in Appendix A that the deletion of references to the Lifetime Home Standards needs to be reflected in the SA. The SA has been																																								

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>to provide flexible accommodation that meets the changing needs of households over time. <del>It is therefore an expression of Inclusive design as it is that which</del> has the ability to meet the requirements of a wide range of households such as families with pushchairs, wheelchair users, <u>the elderly</u> and <del>some</del> people with disabilities.</p>	<p>updated accordingly.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>
MM 131	181	8.49	<p><i>Amend text</i></p> <p>The City Council instructed Adams Integra as part of their Economic Viability Assessment to appraise <del>the impact of a 20% requirement for all housing developments to be built to lifetime homes standards, space standards as part of their overall assessment.</del> They concluded that it would not have a significant negative impact on scheme viability and therefore the City Council will expect 20% of all residential developments to be built to <u>Lifetime Home Standards, the Requirement M4(2) of the Building Regulations 2010 (as amended) accessible and adaptable dwellings</u>, as set out in Policy DBE8.</p>	<p>No – Concluded in Appendix A that the proposed modification reflects changes in national policy and was not considered significant for the purposes of the appraisal.</p>
MM 132	181	8.50	<p><i>Amend text</i></p> <p>The City Council will expect all buildings and places to meet the highest standards practicable for access and inclusion. An inclusive environment will be easily used by as many people as possible without separation, special treatment or undue effort <u>and will be adaptable over time to meet changing needs</u>. It is important to ensure that full access is integrated into all design features rather than being seen as an add-on or just for disabled people. The Commission for Architecture and the Built Environment (CABE) describe inclusive design as ‘making places everyone can use’. In their guidance document, entitled Principles of Inclusive Design (2006), CABE note that by ‘designing and managing the built environment inclusively, the frustration and hardship experienced by many.....can be overcome (2006: iii).’ Five principles set by CABE are deemed vital towards achieving this objective, and are broken down as follows:</p>	<p>No – Concluded in Appendix A that this is a proposed modification to the supporting text explaining the scope of policy DBE8 and was not considered significant for the purposes of the appraisal but see comments in relation Policy DBE8.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p><b>Principles of Inclusive Design</b></p> <ul style="list-style-type: none"> <li>i. Placing people at the heart of the design process – through extensive stakeholder consultation right at the start of the thinking process.</li> <li>ii. Acknowledging diversity and difference – good design can only be achieved if the environment created meets as many people’s needs as possible.</li> <li>iii. Offering choice – where a single design solution cannot accommodate all users, applying the same high design standards should enable the access requirements of all users to be met.</li> <li>iv. Providing flexibility in use – places need to be designed so they can adapt to changing uses and demands.</li> <li>v. Providing buildings and environments that are convenient and enjoyable to use for everyone – involves considering roads, walkways, building entrances, signage, lighting, visual contrast and materials.</li> </ul> <p><u>Inclusive flexible design should future proof development to ensure that it is accessible to the widest sections of the population.</u> The principles above provide an important starting point for addressing inclusive design in the built environment. They should be used in assessing planning applications and in drawing up masterplans, <u>development briefs</u> and <u>design codes</u> area planning frameworks, as well as in the scoping of highways and traffic management schemes.</p> <p>Creating an inclusive environment requires that developments:</p> <ul style="list-style-type: none"> <li>• Can be used safely, independently, easily and with dignity by all regardless of disability, age, gender, ethnicity or other circumstances;</li> <li>• Are convenient and welcoming with no barriers, so everyone can use them independently without undue effort or separation;</li> <li>• Are flexible and responsive to taking account of what different people say they need and want, so people can use them in different ways;</li> </ul>	

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<ul style="list-style-type: none"> <li>• Are planned in a way that encourages active community participation, particularly from disability/access groups;</li> <li>• Are realistic, offering more than one solution to help balance everyone’s needs, recognising that one solution may not work for all.</li> </ul> <p>Whilst inclusive design is a primary objective of any development or streetscape scheme, it is appreciated that there are other policies and drivers associated with the conservation of specific buildings and their setting, and the preservation and enhancement of wider locations through Conservation Area designations.</p> <p>The provision of an ‘access for all’ approach does not need to preclude high quality design solutions. However, careful consideration should be given to the design rationale early in the scoping and planning process, so that ‘competing demands’ can be managed and stakeholder discussions facilitated. Developers should have regard to the best practice set out in BS8300 – 2009 “Design of buildings and their approaches to meet the needs of disabled people”. Attention to materials palette, long term maintenance and problems associated with a disconnected streetscape environment need to be tackled early in discussions.</p>	
MM 133	182	DBE8	<p><i>Amend policy text</i></p> <p>The City Council will require developments to meet the highest standards of accessibility and inclusion. Developers should ensure that developments:</p> <ul style="list-style-type: none"> <li>f. Can be used <u>and accessed</u> safely and easily by all;</li> <li>g. Are convenient, welcoming and enjoyable to use independently without special treatment;</li> <li>h. Are flexible and responsive so that people can use them in different ways;</li> <li>i. Are realistic and recognise that one solution may not work for all.</li> <li>j. <u>Can be adapted to the changing needs of users and environmental conditions.</u></li> </ul> <p><u>The City Council will expect 20% of homes on major developments and strategic sites to meet the accessibility and adaptable dwellings Regulation M4(2) of the Building Regulations (as amended).</u></p>	<p>No – The screening exercise at Appendix A identified this as significant for the purposes of the SA. Concluded in Appendix A that the appraisal should be amended to reflect the proposed modifications to the policy. The SA has been updated on this basis.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
MM 134	183	DBE9	<p><i>Delete policy</i></p> <p><del>Policy DBE9 Residential Intensification</del></p> <p><del>The principle of residential intensification will only be acceptable if:</del></p> <p><del>a. The site is in an existing residential area;</del></p> <p><del>b. The site has been allocated for housing;</del></p> <p><del>c. And the development would not conflict with other policies in the Local Plan.</del></p> <p><del>The development should take account of the guidance given in the paragraphs below and the Council's Residential Intensification Design Guide (2008).</del></p>	<p>No – The screening exercise at Appendix A identified this as significant for the purposes of the SA. Concluded in Appendix A that the SA needs to be amended to reflect the deletion of this policy. The SA was updated accordingly.</p>
MM 135	188	DBE10	<p><i>Amend policy</i></p> <p>The City Council will permit alterations and extensions to buildings which:</p> <p>f. Are compatible with the character of the original building in terms of design, layout, <u>size, bulk, mass, height</u>, choice of materials and position;</p> <p>g. <u>Integration between different parts of the building to create a coherent whole;</u></p> <p>h. Will not result in unacceptable loss of privacy to neighbouring properties;</p> <p>i. Will not create unacceptable overlooking or overshadowing to neighbouring properties; and</p> <p>j. Are not detrimental to the amenity and character of the locality <u>and streetscape.</u></p> <p>Particular attention will be paid to ensuring that such <u>new development or</u> works to listed buildings and non-listed buildings in conservation areas do not damage their special architectural character.</p>	<p>No – The screening exercise at Appendix A identified this as significant for the purposes of the SA. Concluded in Appendix A that the proposed modifications are consistent with the NPPF and should result in a significant positive effect in relation to SA Objective 11. In the previous SA a minor positive effect was identified. The SA has been updated accordingly to reflect this.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>



Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
MM 136	191	DBE12	<p><i>Amend policy text</i></p> <p>In order to ensure that functional, visually successful public open space is created with a strong sense of place as part of new development, the <u>City Council</u> will expect developments to incorporate the following:-</p> <ul style="list-style-type: none"> <li>f. The retention and incorporation of public rights of way and the creation of a connected open space and pedestrian/cyclist circulation system related, where appropriate, to a landscape framework having regard to safety and security;</li> <li>g. The maximising of opportunities <del>iesy</del> for all areas of the public realm to be subject to natural surveillance;</li> <li>h. The incorporation of landscape design to the frontage of development sites, particularly where they border principal roads;</li> <li>i. In order to improve the physical environment of the public realm the <u>City Council</u> will expect the promotion of public art, subject to appropriate consultative and planning considerations. Where new development changes or creates new public places, the <u>City Council</u> will <del>expect</del> <u>encourage</u> the provision of public art to be included as part of the proposal.</li> <li>j. <u>Create opportunities for wildlife habitats and corridors where appropriate.</u></li> </ul> <p><u>Demonstrate how the management and maintenance of public open space will be continued long term.</u></p>	<p>No – The screening exercise at Appendix A identified this as significant for the purposes of the SA. Concluded in Appendix A that the proposed modification in relation to the new criterion e) needed to be acknowledged in the revised appraisal against SA objective 6 ‘Geology and Biodiversity.’ The SA has been updated accordingly.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>



Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
<b>Chapter 9: Historic Environment</b>				
MM 137	200	HE1	<i>Amend policy text</i>	No – Concluded in Appendix A that the proposed modification is considered significant

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>The <u>City</u> Council will support proposals which protect, conserve and, <del>where appropriate,</del> enhance the historic environment and the contribution it makes to local distinctiveness and sense of place. Proposals that make sensitive use of historic assets through regeneration and reuse, particularly where these bring redundant or under-used buildings and areas into an appropriate use, will be encouraged.</p> <p>Development must conserve and <del>where appropriate</del> enhance, or reveal, the significance of heritage assets and their setting. Development will not be permitted where it is likely to cause <u>substantial</u> harm to the significance of heritage assets or their setting <u>unless it is necessary to achieve substantial public benefit that would outweigh the harm or loss, or all of the following apply:</u></p> <ul style="list-style-type: none"> <li>• <u>the nature of the heritage asset prevents all reasonable uses of the site; and,</u></li> <li>• <u>no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and,</u></li> <li>• <u>conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and,</u></li> <li>• <u>the harm or loss is outweighed by the benefit of bringing the site back into use.</u></li> </ul> <p>Any development affecting directly, or the setting of, a listed or locally listed building, Conservation Area, Scheduled <del>Ancient</del> Monument, registered park or garden, historic landscape, or archaeological site will be required to submit a Heritage Statement with any Planning Application. The statement will need to outline and provide evidence as to the significance of the heritage asset including its setting, the likely impact of the development upon it and be proportional to the importance of the said heritage asset.</p> <p>Should permission be granted for the removal of part or all of a heritage asset the City Council will not permit the removal or demolition of the heritage asset until it is proven that the approved replacement development will proceed.</p>	<p>and should be acknowledged in the revised appraisal. The appraisal has been updated accordingly.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
MM 138	212	HE6	<p><i>Amend policy text</i></p> <p>Development within a conservation area should preserve or enhance its special architectural or historic character or appearance.</p> <p>Development, in or adjoining a conservation area, which would <del>harm</del> <u>enhance</u> its character, appearance, or setting will <del>not</del> normally be permitted. Important features or characteristics, which contribute to its special character and setting, that need to be protected, include; plan form, buildings, architectural features, built form, archaeological sites, materials, trees, streets and spaces and the relationships between these features.</p> <p>New development in a conservation area should <u>aim to preserve and enhance</u> <del>make a positive contribution to</del> the character and local distinctiveness of the historic environment and respect its surroundings in terms of height, massing, volume, scale, form, materials, details, roofscape, plot width and the design of any new pedestrian, <u>cycle</u> or vehicular access.</p> <p>Development within, affecting the setting of, or views into and out of, a conservation area, as shown on the Proposals Map and all Insets, should preserve or enhance all features that contribute positively to the area's character, appearance or setting. Particular consideration will be given to the following:</p> <ol style="list-style-type: none"> <li>a. The retention of buildings, groups of buildings, existing street patterns, historic building lines and ground surfaces;</li> <li>b. Retention of architectural details that contribute to the character or appearance of the area;</li> <li>c. The impact of the proposal on the townscape, roofscape, skyline, landscape and the relative scale and importance of buildings in the area;</li> <li>d. The need to protect trees and landscape;</li> </ol>	<p>No – Concluded in Appendix A that the proposed modification is necessary to make the policy compliant with the NPPF and was not considered significant for the purposes of the appraisal.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>e. The removal of unsightly and negative features; and</p> <p>f. The need for the development.</p>	
MM 139	213	9.55	<p><i>Amend text</i></p> <p><del>The Council will resist the demolition of h</del> Heritage assets which contribute to the character and appearance of conservation areas <u>should be retained</u>. When Planning Permission <u>for demolition of a heritage asset</u> is applied for <del>the Council will refuse consent unless it can be</del> <u>applicants should demonstrated</u> that:</p> <ul style="list-style-type: none"> <li>• the demolition is necessary in order to deliver substantial public benefits; or the nature of the heritage asset affected prevents all reasonable uses for the site; and</li> <li>• no viable use for the asset can be found in the medium term that will enable conservation; and</li> <li>• conservation through grant funding is not possible; and</li> <li>• the harm or loss of the heritage asset is outweighed by the benefits of bringing the site back into use.</li> </ul>	No – Concluded in Appendix A that the proposed modification reflects national policy and was not considered significant for the purposes of the appraisal.
MM 140	214	HE8	<p><i>Amend policy text</i></p> <p><b>The City Council has a presumption in favour of the conservation of heritage assets. The more significant the asset, the greater the presumption in favour of conservation and the greater the justification required for its alteration. Proposals involving substantial harm to heritage assets within a conservation area will normally be refused unless it can be shown that the harm or loss is necessary to achieve substantial public benefits <u>that outweigh that harm or loss</u>. If the proposal will lead to less than substantial harm to the significance of a heritage asset, or the building, or the element affected does not contribute to the significance of the area, the harm will be weighed against the public benefits of the proposal.</b></p>	No – Concluded in Appendix A that the proposed modification reflects national policy and was not considered significant for the purposes of the appraisal.

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MM 141	216	HE9	<p><i>Amend policy text</i></p> <p><b>In conservation areas and on, or affecting, listed buildings, advertisements will be kept to a minimum in order to maintain the character and appearance of conservation areas and to avoid harm to the fabric, character or setting of listed buildings. Their size, design, materials and colouring <del>must</del> <u>should</u> not detract from the character and appearance of the area.</b></p> <p><b>Where a building is listed, locally listed or has a special character, the Council will grant advertisement consent or listed building consent for painted timber fascia advertisements and traditional hanging signs.</b></p> <p><b><del>Consent for Internally illuminated box signs and plastic blinds will be</del> <u>are</u> inappropriate in an historic context <del>and will be refused.</del> Where illumination of a sign in a conservation area is acceptable it should be achieved by halo or other illumination to individual letters.</b></p> <p>Projecting signs of traditional design will be acceptable provided they are:</p> <ol style="list-style-type: none"> <li>Carefully positioned in relation to the elevation of the building;</li> <li>Hung from traditional brackets;</li> <li>There is only one sign attached to the building; and</li> <li>Any illumination is external and/or unobtrusive.</li> </ol> <p>Advertisements alongside roads will not be permitted where they would prejudice road safety.</p>	No – Concluded in Appendix A that the proposed modification reflects national policy and was not considered significant for the purposes of the appraisal.
MM 142	221	HE12	<p><i>Amend policy text</i></p> <p>Within the Canterbury Area of Archaeological Importance and areas of recognised archaeological potential elsewhere in the District the Council will <del>not</del> determine planning applications involving work below ground level <del>until</del> <u>once</u> the applicant has provided information in the form of an evaluation of the archaeological importance of the site, and, an assessment of the archaeological implications of the proposed development.</p>	No – Concluded in Appendix A that the proposed modification is required to make the policy compliant with the NPPF and was not considered significant for the purposes of the appraisal.
MM 143	223	HE13	<p><i>Amend policy text</i></p>	No – Concluded in Appendix A that the proposed

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>The historic landscape, including ancient woodlands, hedgerows and field boundaries, parks and gardens of historic or landscape interest and archaeological features (such as standing remains and earthwork monuments) will be preserved and enhanced. Within historic landscapes:</p> <ul style="list-style-type: none"> <li>e. Development that would <u>not</u> adversely affect their historic character and appearance <del>and will not</del> <u>normally</u> be permitted <u>subject to compliance with other Local Plan policies;</u></li> <li>f. The conservation of landscape and architectural elements will be encouraged;</li> <li>g. The maintenance, restoration and reconstruction of the layout and features of historic parks and gardens will be encouraged where this is appropriate and based on historical research; and</li> <li>h. Development that <del>would</del> <u>does not</u> detract from landscape and village settings <del>would will normally not be supported, permitted</del> <u>subject to compliance with other Local Plan policies.</u></li> </ul>	<p>modification is required to make the policy compliant with the NPPF and was not considered significant for the purposes of the appraisal.</p>
<b>Chapter 10: Landscape and Biodiversity</b>				
MM 144	227	LB1	<p><i>Amend policy text</i></p> <p>High priority will be given to conservation and enhancement of natural beauty in the Kent Downs Area of Outstanding Natural Beauty (AONB) and planning decisions should have regard to its setting. <u>Major developments and proposals which conflict with the objective to conserve and enhance the AONB, or that endanger tranquillity, will not be permitted except in exceptional circumstances where it is demonstrated to be in the public interest, the need is shown and any detrimental effect is moderated or mitigated.</u></p> <p>In considering proposals for development within the AONB, the emphasis should be on <del>small scale</del> proposals that are sustainably and appropriately located and</p>	<p>No – The screening exercise at Appendix A identified this as significant for the purposes of the SA. Concluded in Appendix A that the proposed modification is required to make the policy compliant with the NPPF, with the potential for major developments and proposals to be permitted in exceptional circumstances. This change (and any implications for the SA) should be acknowledged in the appraisal for LB1.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications</p>

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			<p>designed to enhance the character of the AONB. The <u>City Council</u> will grant proposals which support the economy and social well-being of the AONB and its communities, including affordable housing schemes, provided that they do not conflict with the aim of conserving and enhancing natural beauty by addressing location, scale, form, high quality design, materials and mitigation and <del>conform with</del> <u>have regard to</u> the advice set out in the Kent Downs AONB Management Plan, <u>and its supporting guidance.</u></p> <p>Proposals will be encouraged where they <del>serve to</del> facilitate the delivery of the statutory Kent Downs AONB Management Plan and are desirable for the understanding and enjoyment of the area.</p>	<p>arising from the main modifications as published.</p>
MM 145	229	LB2	<p><i>Amend policy text</i></p> <p>The following Areas of High Landscape Value are defined on the Proposals Map and Inset Maps:</p> <ul style="list-style-type: none"> <li>a. The North Kent Marshes;</li> <li>b. The North Downs;</li> <li>c. Blean Woods;</li> <li>d. Wantsum Channel;</li> <li>e. Canterbury (the valley of the River Stour around Canterbury).</li> </ul> <p>Within these areas, development will be considered in relation to the extent to which its location, scale, design and materials would <u>impact on or</u> protect the local landscape character and enhance the future appearance of the designated landscape and its <u>heritage and</u> nature conservation interest. Development proposals <u>that which run contrary to support the</u> landscape character (including settlement character), <del>or</del> <u>and have no significant impact directly</u> upon historic setting, archaeological or nature conservation interests, where relevant, will <del>not</del></p>	<p>No – The screening exercise at Appendix A identified this as significant for the purposes of the SA. Concluded at Appendix A that the SA for LB2 could acknowledge the reference to heritage as a factor in relation to SA objective 5 ‘Countryside and Historic Environment. The SA has been updated on that basis.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>



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			<p>be permitted.</p> <p>Within the Canterbury AHLV, development proposals should have particular regard to the historic setting of the City and the World Heritage Site.</p>	
MM 146	229	LB3	<p><i>Amend policy text</i></p> <p>Development <del>that does not</del> <u>will not be permitted</u> if it detracts from the unspoilt scenic quality or scientific value of the undeveloped coast as shown on the Proposals Maps <u>will be permitted</u>.</p>	No – Concluded in Appendix A that the amendment is required to make the policy compliant with the NPPF and was not therefore significant for the purposes of the appraisal.
MM 147	231	LB4	<p><i>Amend policy text</i></p> <p>Proposals for development, and associated land use change or land management, <del>must</del> <u>should</u> demonstrate that they are informed by, and <u>are</u> sympathetic to, the landscape character of the locality. In considering development proposals, the <u>City</u> Council will take every opportunity to reinforce, restore, conserve or improve, as appropriate, the landscape character of the area in which development is proposed.</p> <p>Development will <del>only</del> be permitted if the following criteria <del>can be</del> <u>are</u> satisfied:</p> <ul style="list-style-type: none"> <li>f. Development would be appropriate to the economic and social wellbeing of the area;</li> <li>g. The site selection can be adequately justified, with the siting of development minimising the impact;</li> <li>h. Development would safeguard or strengthen tranquillity, features and patterns that contribute to the landscape character and local distinctiveness of the area;</li> <li>i. The scale, design, materials and landscaping measures are appropriate and would lead to an enhancement of the character of the landscape; and</li> <li>j. Development will promote maintenance, enhancement, and restoration</li> </ul>	No – Concluded in Appendix A that the amendment is required to make the policy compliant with the NPPF and for clarity and was not therefore significant for the purposes of the appraisal.

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>of biodiversity as appropriate in accordance with policy LB9.</p> <p>All development <del>must</del> <u>should</u> take into account the sensitivity of the particular landscape to accommodate change. Development, or associated land use change or land management, which <u>does not</u> <del>would</del> <u>significantly</u> adversely affect the landscape character of an area, will <del>not</del> normally be allowed. The development should <u>have regard to</u> <del>appropriately address the findings of the</del> <u>Canterbury Landscape Character and Biodiversity Appraisal condition and sensitivity guidelines of the particular landscape policy to identify the</u> character areas <u>and features</u> affected.</p>	
MM 148	232	10.22	<p><i>Amend text</i></p> <p>Biodiversity resources are not restricted to designated sites and it is important to conserve and enhance the diversity and distribution of habitats and species more widely.</p> <p>Sites designated in the District for their international, national and local importance, however, form a critical part of the District’s strategy for habitat and species protection <u>and as such, wherever possible, should be protected, buffered and linked to form a network of habitats.</u></p>	<p>No – Concluded at Appendix A that this is a proposed modification to supporting text and as such was not considered significant for the purposes of the appraisal.</p> <p>Also noted that Policy LB8 reflects these principles.</p>
MM 149	232	10.25	<p><i>Amend text</i></p> <p>Other sites <u>within a 15km radius of which lie close to the</u> Canterbury District include:</p> <ul style="list-style-type: none"> <li>• <u>Dover to Kingsdown Cliffs SAC;</u></li> <li>• <u>Folkestone to Etchinghill Escarpment SAC;</u></li> <li>• Lydden and Temple Ewell Downs SAC;</li> <li>• <u>Margate and Long Sands SAC;</u></li> <li>• Parkgate Down SAC;</li> <li>• <u>Medway Estuary and Marshes SPA/Ramsar;</u></li> </ul>	<p>No – Concluded at Appendix A that this is a proposed modification to supporting text and as such was not considered significant for the purposes of the appraisal.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<ul style="list-style-type: none"> <li>• <u>Outer Thames Estuary SPA;</u></li> <li>• Thanet Coast SAC;</li> <li>• <u>Sandwich Bay SAC</u></li> <li>• <u>North East Kent European Marine Site;</u></li> <li>• <u>The Swale SPA/Ramsar;</u></li> <li>• <u>Swale and Medway European Marine site;</u></li> <li>• Wye and Crundale Downs SAC.</li> </ul>	
MM 150	233	10.30	<p><i>Amend text</i></p> <p>If there is a risk of a significant effect of a plan or a project on one of these internationally designated sites <u>that cannot be mitigated for or avoided</u>, development proposals will require an Appropriate Assessment under <del>the</del> Habitats Regulations 2010 (as amended), to determine whether or not they would have an adverse effect on the integrity of the site <u>either alone or in combination</u>. Under European legislation, the City Council as a competent authority has a duty to exercise its functions to ensure that these sites are maintained in a favourable condition. <u>The Conservation Objectives for each European site provide a helpful reference when assessing what, if any, potential impacts a plan or project may have and what mitigation may be effective.</u></p>	No – Concluded at Appendix A that this is a proposed modification to supporting text and as such was not considered significant for the purposes of the appraisal.
MM 151	233	LB5	<p><i>Amend policy text</i></p> <p>Sites of international nature conservation importance must receive the highest levels of protection. No development will be permitted which may have an adverse <del>effect impact</del> on the integrity of an SAC, SPA or Ramsar site, alone or in combination with other plans or projects, <del>as it would not be in accordance with the</del> <u>Habitat Regulations 2010 (as amended) and</u> the aims and objectives of this Local Plan. Where a <del>likely significant effect of a plan or project's</del> effects on <del>European sites</del> <u>a SAC, SPA or Ramsar site, alone or in-combination</u>, cannot be <del>excluded</del> <u>screened out</u> during Habitat Regulations Assessment <u>as not likely to be significant</u> <del>Screening</del>, an Appropriate Assessment in line with the</p>	No – Concluded at Appendix A that the proposed modification reflects the approach, terminology and requirements of reg 61 and 62 of the Conservation of Habitats and Species Regulations 2010 (as amended) and was not considered significant for the purposes of the appraisal.

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>Habitats Regulations <u>2010 (as amended) Directive and associated regulations</u> will be required.</p> <p><u>Any development (plan or project) considered likely to have a significant effect on a SAC, SPA or Ramsar site will need early consultation with Canterbury City Council and any other appropriate Statutory Consultee or authority as to the likely impacts and to identify appropriate mitigation as necessary. Where mitigation measures are agreed by the City Council, the development will be required to fund and/or implement such mitigation measures as agreed. Any residual impacts may still require in-combination assessment.</u></p> <p>In the event that the <u>City Council</u> is unable to conclude that there will be no adverse effect on the integrity of any <del>European</del> <u>internationally designated site</u>, the plan, or project will be refused <u>unless the tests of no alternative sites and the imperative reasons of overriding public interest in accordance with Regulation 62 of the Habitats Regulations 2010 (as amended) are proven.</u></p>	
MM 152	234	10.35	<p><i>Amend text</i></p> <p>Thanet Coast and Sandwich Bay SPA/Ramsar (Thanet Coast SAC)</p> <p><del>To date</del>, Advice from Natural England is that the planned quantum of housing in the Canterbury and Thanet Districts is likely to result in a <u>significant</u> effect on the bird interest (over-wintering Turnstones) of the Thanet Coast and Sandwich Bay SPA and Ramsar site from increased recreational disturbance associated with new housing. <del>They have advised that</del> A 'zone of influence' is <u>has been</u> identified to establish which future housing sites are <del>most</del> likely to contribute to this recreational impact. Access management, awareness raising and education delivered through a wardening scheme have been identified as appropriate mitigation to reduce impacts on Turnstones during their over wintering period (<u>1 October to 31 March</u>) <del>8 months</del> with further monitoring to ensure that these measures are effective. Given the level of housing coming forward these measures <del>are</del> <u>may</u> be required in-perpetuity, unless further evidence <del>suggests</del> <u>proves</u> otherwise. <del>or other mitigation can be shown to reduce the impact on the site from future housing. For example the provision of green infrastructure may well have a role in reducing the pressure on sensitive coastal sites, and if this can</del></p>	<p>No – The screening exercise at Appendix A identified this as significant for the purposes of the SA. This proposed modification updates the Draft Local Plan to confirm that arrangements are in place to manage access to the Thanet Coast and Sandwich Bay SPA/Ramsar (Thanet Coast SAC) and is linked to the revisions of SP7. Concluded in Appendix A that this modification should be acknowledged in the SA. The SA has been updated on that basis</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p><del>be evidenced such an approach could be used to mitigate for this recreational pressure.</del></p>	
MM 153	235	10.37	<p><i>Amend text</i></p> <p>The Blean Complex Special Area of Conservation (SAC) - The main interest feature of this site is the Oak Hornbeam forest. Lack of coppice management and deterioration in air quality are considered to be the main vulnerabilities for this important woodland. <del>The Council is currently considering (as part of its Habitat Regulations Screening) whether the local plan proposals are likely to have a significant negative effect on the Blean SAC. Proximity of roads to sensitive habitats and any physical barriers between the road and the habitat that filter air pollution are key issues. The probable impact of predicted Annual Average Daily Traffic (AADT) along the Blean Road (A290) (which is within 200m of the SAC) resulting from housing allocations in the Local Plan has been calculated using the approach set out in the Design Manual for Road and Bridges. This result concluded that there was unlikely to be a significant impact on the Blean SAC resulting from air pollution from increased housing, in particular nitrogen deposition. In particular</del> However, it is important that there are no further decreases in air quality or other impacts to the detriment of sensitive parts of the site. <del>Proximity to roads of sensitive habitat, and any barriers to air pollution are key issues under consideration.</del> Recreation levels at the Blean SAC will need to be monitored, but it is not currently a particular concern, due to the current access management and educational programme on this site. The <u>City</u> Council will work with the managers (Royal Society for the Protection of Birds, Kent Wildlife Trust) of the site to understand any potential impacts from future developments.</p>	<p>No – The screening exercise at Appendix A identified this as significant for the purposes of the SA. This proposed modification updates the Draft Local Plan to confirm that there was unlikely to be a significant impact on the Blean SAC resulting from air pollution from increased housing and this update to the baseline is acknowledged in the addendum to the Sustainability Appraisal.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>
MM 154	235	10.39	<p><i>Amend text</i></p> <p>Strategic Access, Mitigation and Monitoring Plan -The <u>City</u> Council will produce a Strategic Access, Mitigation and Monitoring Plans for <u>the two</u> European coastal SPAs/Ramsars designated sites in the Canterbury District, that will be applied to development within the <u>identified</u> zones of influence of those Natura 2000 sites to ensure that no adverse effect will result from <u>recreational disturbance from</u> development proposed under the Plan. This will include tariff setting and essential</p>	<p>No –Concluded in Appendix A that the proposed modification clarifies the approach to be taken in relation to mitigation of recreational disturbance in the context of SP7. The changes were not considered significant for the purposes of the appraisal.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>mitigation to be agreed with Natural England <u>and other appropriate authorities</u>. This is to ensure in-combination effects are considered and development is <u>made fairly charged responsible</u> for mitigation <u>costs</u>. To permit development in early stages of the plan without making a fair contribution to ‘in-combination’ impacts would place unfair responsibility on development at later stages of plan period and potentially place viability and deliverability of those developments at risk.</p>	
MM 155	236	LB6	<p><b><i>Amend policy text</i></b></p> <p>Planning permission will not <u>normally</u> be granted for development which would materially harm the scientific or nature conservation interest, either directly, indirectly or cumulatively, of sites designated as a <u>sSite</u> of Special Scientific Interest (SSSI), <del>or</del> National Nature Reserve (NNR) <u>and Marine Conservation Zones (MCZ)</u> for their nature conservation, geological, or geomorphological value. Support will be given for enhancement.</p> <p>Development that affects a Site of Special Scientific Interest or associated National Nature Reserve will only be permitted where an appraisal prepared by an appropriate specialist has demonstrated that:</p> <ul style="list-style-type: none"> <li>a. The objectives and features of the designated area and overall integrity of the area would not be compromised, or</li> <li>b. Any adverse effects on the qualities for which the area has been designated which cannot be avoided (through locating on an alternative site with less harmful impacts) or adequately mitigated, are clearly outweighed by social or economic benefits of national importance and a compensatory site of at least equal value is proposed.</li> </ul> <p>Enhancement measures are required to accompany any development proposal in order to ensure ongoing benefits for biodiversity.</p>	<p><b>No – The screening exercise at Appendix A identified this as significant for the purposes of the SA. Concluded at Appendix A that the proposed modification clarifies that Policy LB6 applies to Marine Conservation Zones and that this should be acknowledged in the appraisal of the policy against SA Objective 3 ‘Water Quality.’ The SA has been amended accordingly.</b></p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>
MM 156	238	LB7	<p><b><i>Amend policy text</i></b></p> <p>Development or land-use changes likely to have an adverse effect, either directly or indirectly, on:</p>	<p>No – Concluded at Appendix A that the proposed modification is necessary to make the policy compliant with the NPPF and was not considered significant for the purposes of the appraisal.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>a. Local Wildlife Sites; b. Local Nature Reserves; or c. Regionally Important Geological / Geomorphological Sites</p> <p>will <del>only</del> be permitted if the justification for the proposals clearly outweighs any harm to the intrinsic nature conservation and/or scientific value of the site. Where negative impact is unavoidable, measures <del>must</del> <u>should</u> be taken to ensure that the impacts of the development on valued natural features and wildlife have been mitigated to their fullest practical extent. Where mitigation alone is not sufficient, adequate compensatory habitat enhancement or creation schemes will be required. Any application affecting locally important sites will be expected to demonstrate enhancement measures to benefit biodiversity.</p>	
MM 157	239	LB8	<p><i>Amend policy text</i></p> <p>New development will need to <u>show how it will</u>:</p> <p>d. avoid the fragmentation of existing habitats and support the creation of coherent ecological networks through both urban and rural areas; and e. retain, protect and enhance notable ecological features of conservation value such as ancient woodland, neutral grassland, hedgerows, trees, wetlands, river corridors and other water bodies, and habitats that offer breeding or feeding sites of local importance to populations of protected or targeted species. <del>Only</del> Lighting that has been sensitively designed to minimise disturbance to protected species and their food sources (e.g. low level, directed, warm, tinted lighting) will be permitted. f. <u>protect opportunities for improving connectivity of habitats in strategically important Biodiversity Opportunity Areas.</u></p> <p>Strategic opportunities for biodiversity improvement will be actively pursued within the Biodiversity Opportunity Areas. <del>Development which significantly damages opportunities for improving connectivity of habitats in these strategically important areas will be refused.</del></p>	No – Concluded at Appendix A that the proposed modification is necessary to make the policy compliant with the NPPF and was not considered significant for the purposes of the appraisal.

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
MM 158	244	LB9	<p><i>Amend policy text</i></p> <p>All development should avoid a net loss of biodiversity/nature conservation value and actively pursue opportunities to achieve a net gain, particularly where:</p> <ol style="list-style-type: none"> <li>4. There are wildlife habitats/species identified as Species or Habitats of Principal Importance;</li> <li>5. There are habitats/species that are protected under wildlife legislation;</li> <li>6. The site forms a link between or buffer to designated wildlife sites.</li> </ol> <p>This will be secured by:</p> <ol style="list-style-type: none"> <li>c. Ensuring that <u>a development</u> site evaluation is undertaken to establish the nature conservation value of <u>the</u> proposed development sites. Developers will be expected to carry out appropriate ecological survey/s and present <u>outline</u> proposals for mitigation and enhancement prior to <u>the</u> determination of a planning application. Planning permission will <del>only</del> be granted where the City Council is satisfied that <u>the avoidance and</u> mitigation measures proposed <u>can give an effective means to conserve, and enhance the habitat or species and</u> represent an appropriate response to the habitat or species interest of the site. Where on-site mitigation is not possible, <u>as a last resort, compensatory <del>adequate compensatory</del> habitat</u> enhancement, creation schemes or other measures will be required to ensure that the impacts of the development on valued natural features and wildlife have been offset to their fullest practical extent. <p>In some cases, where wildlife impacts are significant, it may be necessary to find an alternative location for the development. <del>if</del> <u>a suitable alternative location cannot be found the application may be refused</u>. For European protected species, planning permission will only be granted where the three tests set out in the Habitats Regulations 2010 (as amended) are satisfied.</p> <ol style="list-style-type: none"> <li>d. <del>b-</del> Delivering positive opportunities for habitat restoration and creation through the development process: identifying, safeguarding and managing existing and potential land (or landscape features of major importance for wild flora and fauna) for nature conservation as part of</li> </ol> </li> </ol>	<p>No – Concluded at Appendix A that the proposed modification is necessary to make the policy compliant with the NPPF and was not considered significant for the purposes of the appraisal.</p>



Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>development proposals, particularly where a connected series of sites can be achieved.</p> <p>Development which may harm (either directly or indirectly) Habitats or Species of Principal Importance will <del>only</del> be permitted if:</p> <ul style="list-style-type: none"> <li>• <del>e</del>. There are no reasonable alternatives and there are clear demonstrable social or economic benefits of the development which clearly outweigh the need to safeguard the site or species; and</li> <li>• <del>d</del>. Adequate mitigation, <del>and</del> compensation <u>and enhancement</u> measures are <del>secured</del> <del>provided</del> <u>in advance of development</u>, when damage to biodiversity interests are unavoidable.</li> <li>• <u>Over the long term the mitigation area is secured, to ensure that the site is protected against future development.</u></li> <li>• <u>The management of the habitats and funding for its implementation are provided by the applicant to ensure the habitats or populations of species are conserved and enhanced in the long term.</u></li> </ul> <p><del>Any mitigation measures must be within the control of the developer. The developer must take responsibility for ensuring mitigation measures are fully implemented. The full implementation of the mitigation measures must be secured as part of any planning permission.</del></p>	
MM 159	246	LB10	<p><i>Amend policy text</i></p> <p>Development should be designed to retain trees, hedgerows and woodland that make an important contribution to the amenity of the site and the surrounding area and which are important to wild flora and fauna. New development should incorporate trees, in areas of appropriate landscape character, <u>to</u> help restore and enhance degraded landscapes, screen noise and pollution, provide recreational opportunities, help mitigate climate change and contribute to floodplain management. The value and character of woodland and hedgerow networks should be maintained and enhanced, particularly where this would improve the landscape, biodiversity or link existing woodland habitats. This will be achieved by:</p> <ol style="list-style-type: none"> <li>Incorporating tree planting as an integral element of landscaping schemes where this is in keeping with the landscape character of the area;</li> <li>Protecting ancient woodland, ancient trees and 'important' hedgerows from</li> </ol>	<p>No – The screening exercise at Appendix A identified this as significant for the purposes of the SA. Concluded at Appendix A that the proposed modification introduces new criteria relating to decision making and mitigation/compensation and that these should be acknowledged in the addendum to the appraisal. The SA has been updated accordingly.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>damaging development and land uses;</p> <p>c. Promoting the retention and effective management, and where appropriate, extension and creation of new woodland areas and hedgerows;</p> <p>d. Promoting and encouraging the economic use of woodlands and wood resources, including wood fuel as a renewable energy source;</p> <p>e. Promoting the growth and procurement of sustainable timber products; and</p> <p>f. Promoting the retention, enhancement and extension of existing hedges.</p> <p>The Council will refuse planning permission for proposals that would threaten the future retention of trees, hedgerows, woodland or other landscape features of importance to the site's character, an area's amenity or the movement of wildlife, <u>unless:</u></p> <ul style="list-style-type: none"> <li>• <u>The need for, and benefits of, the development in that location clearly out-weigh the loss; and,</u></li> <li>• <u>Adequate mitigation and compensation measures can be agreed with the City Council and are fully implemented by the developer.</u></li> </ul>	
MM 160	247	LB11	<p><i>Amend policy text</i></p> <p>The Council will support projects that restore, enhance and connect the valued woodland habitat complex of the Blean. The Council will give particular support to projects that benefit the landscape through sensitive and traditional woodland practices and which support the timber market and wider local economy.</p> <p>The <u>City</u> Council will refuse proposals for development that <u>would result in the loss, deterioration or damages the character or and integrity of the Blean Complex. Development should provide or which would will prevent important opportunities for biodiversity improvement within the identified Biodiversity Improvement Areas.</u></p>	<p>No – Concluded at Appendix A that the proposed modification is necessary to make the policy compliant with the NPPF and was not considered significant for the purposes of the appraisal. The screening exercise at Appendix A did query the intention to delete the word 'integrity' from the policy. It is noted that the term is retained in the policy.</p>
MM 161	249	LB13	<p><i>Amend policy text</i></p> <p><u>Development shall show how t</u>The environment within river corridors and river catchments, including the landscape, water environment and wildlife habitats,</p>	<p>No – concluded in Appendix A that the proposed modification clarifies the policy but would not affect the previous appraisal, as such the proposed modification was not considered</p>



Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?								
			<p>will be conserved and enhanced.</p> <p>Supply of water, treatment and disposal of waste water and flood risk management should be <u>shown to be</u> sustainable and deliver environmental benefits, <u>within the water environment</u></p>	<p>significant for the purposes of the appraisal.</p>								
<b>Chapter 11: Open Space</b>												
MM 162	255	OS1	<i>Amend Policy text as follows:</i>									
<p>The following sites are designated as Local Green Space</p> <table border="1" data-bbox="152 1401 1328 1437"> <thead> <tr> <th data-bbox="152 1401 461 1437">Site</th> <th data-bbox="461 1401 714 1437">Address</th> <th data-bbox="714 1401 1019 1437">Settlement</th> <th data-bbox="1019 1401 1328 1437">Size/Ha</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				Site	Address	Settlement	Size/Ha					<p>No – The screening exercise at Appendix A identified this as significant for the purposes of the SA. Concluded in Appendix A that the appraisal should be amended where appropriate</p>
Site	Address	Settlement	Size/Ha									

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
Prospect Field	Joy Lane	Whitstable	2.53	<p>to acknowledge that two sites (rather than 3 sites) are designated as Local Green Space. The SA has been updated accordingly.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>
Columbia Avenue Recreation Ground	Columbia Avenue	Whitstable	1.54	
West Beach		Whitstable	4.26	
<p><del>Only</del> Proposals that protect or enhance these Local Green Spaces will be permitted. <del>and</del> Development proposals that would impact upon or change the character of the Local Green Space will <del>only</del> be permitted <del>under where</del> very special circumstances <u>can be shown</u>; such as :</p> <ol style="list-style-type: none"> <li>1. The construction of a new building for one of the following purposes : essential facilities for outdoor sport or recreation, allotment use or community uses that do not conflict with the purpose of the Local Green Space;</li> <li>2. The extension or alteration of an existing building provided it does not result in disproportionate additions;</li> <li>3. The re-use or replacement of existing buildings, provided that uses do not conflict with the character of the Local Green Space and any replacement building is not materially larger; and</li> <li>4. The carrying out of engineering or other operations required for public safety.</li> <li>5. <u>Buildings for agriculture and forestry.</u></li> </ol>				
MM 163	256	11.21	<p><i>Amend text</i></p> <p>Canterbury City contains a World Heritage Site and a high number of listed buildings with the Cathedral at its core. It includes a network of green spaces, with Dane John and Westgate Gardens as two principal historic parks. Canterbury has significant recreational space at Thanington, Victoria Recreation Ground, St Stephen’s Field <del>and</del> the Sturry Road Community Park <u>and Kingsmead Field.</u></p>	No – Concluded at Appendix A that the proposed modification is to supporting text. It was not considered significant for the purposes of the appraisal.
MM 164	260	OS2	<p><i>Amend Policy text</i></p> <p>Proposal for development, which would result in the loss, in whole or in part, of playing fields will <del>only</del> be permitted if :</p> <p>a. The site has first been considered for other <del>sport, recreation/amenity uses in the wider community or community uses; particularly where the site provides a strong visual amenity and</del></p>	<p>No – Concluded in Appendix A that the proposed modification was not considered to affect the previous results of the appraisal for this policy and not considered significant for the purposes of the appraisal.</p> <p>No further changes to the modification have</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>b. <u>It has been demonstrated that the playing field is surplus to requirements having regard to the City Council’s Open Space Strategy; or</u>  <del>bc.</del> There is an overriding need for the proposed development which outweighs the loss of the playing fields and the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location ; or,  <del>c d.</del> Sports and recreation facilities can best be retained and enhanced through <del>t</del>  <u>The redevelopment of a is for a small part of the site; and, where it has been demonstrated that it will result in enhanced sport and recreational facilities.</u>  <del>d.</del> An alternative open space is provided of an equivalent amenity and leisure standard in the locality which does not generate significant additional trips by private car; or  <del>e.</del> The developer enters into an agreement to provide an appropriate amount of land as public open space as part of a new development</p>	<p>occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>
MM 165	261	11.44	<p><i>Amend text</i></p> <p>Historically, some development has occurred outside the urban area, that has led to the gradual erosion of the open countryside and coalescence between built up areas. The Council is concerned that this gradual coalescence between existing built up areas not only harms the character of the open countryside, but is having an adverse impact on the setting and special character of villages.</p> <ul style="list-style-type: none"> <li>• <del>Therefore, the Local Plan has proposed an extension</del> <u>A boundary change is proposed</u> to the green gap between Sturry and <del>Broad Oak</del> Canterbury, in order to facilitate the Sturry Relief Road;</li> <li>• <u>The green gap at Sturry/Broad Oak is divided by the A291; the area of green gap to the west of the A291 forms part of the Strategic Allocation Site 2- Land at Sturry/Broad Oak. The masterplan for Site 2 needs to clearly identify and explain how the green gap will be integrated; and</u></li> <li>• <u>The Council is also proposing a 2</u> new green gaps between Canterbury and Bridge <del>and University and Canterbury</del> to ensure the countryside between these areas <del>is</del> <u>are</u> protected.</li> </ul>	<p>No – Concluded at Appendix A that the proposed modification to the supporting text confirms the geographical extent of the Green Gaps. It was not considered significant for the purposes of the appraisal.</p>
MM 166	262	11.48	<p><i>Delete text</i></p> <p>The following Green Gaps are shown on the Proposals Map (see also Insets 1,3 and 5)</p> <ul style="list-style-type: none"> <li>• Between the urban areas Herne Bay and Whitstable</li> </ul>	<p>No – Concluded in Appendix A that there was no need to review the SA of Policy OS6.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<ul style="list-style-type: none"> <li>• Between Canterbury and Sturry</li> <li>• Between Sturry and Westbere</li> <li>• Between Sturry and Hersden</li> <li>• Between Sturry and Broad Oak</li> <li>• Between Blean and Rough Common</li> <li>• Between Canterbury and Tyler Hill</li> <li>• Between Bridge and Canterbury</li> <li>• <del>Between Canterbury and University of Kent</del></li> </ul>	
MM 167	262	OS6	<p><i>Amend policy text</i></p> <p>Within the Green Gaps identified on the Proposals Map(see also Insets 1 ,3 and 5) development will <del>only</del> be permitted where it does not :</p> <p>a. Significantly affect the open character of the Green Gap, or lead to coalescence between existing settlements;</p> <p>b. Result in new isolated and obtrusive development within the Green Gap.</p> <p>Proposals for open sports and recreational uses will be permitted subject to there being no overriding conflict with other policies and the wider objectives of the Plan. Any related built development should satisfy criteria (a) and (b) above and be kept to a minimum necessary to supplement the open sports and recreation uses, and be sensitively located and of a high quality design.</p>	No – Concluded at Appendix A that the proposed modification is necessary to make the policy compliant with the NPPF and was not considered significant for the purposes of the appraisal.
MM 168	263	OS7	<p><i>Amend policy text</i></p> <p>Within the Herne Bay and Whitstable Green Gap identified on the Proposals Map (Insets 3 and 5), development will <del>only</del> be permitted where it does not :</p> <p>a. Result in a material expansion of the built up confines of the urban areas of Herne Bay or Whitstable; or</p> <p>b. Significantly affect the open character or separating function of the Green Gap; and</p> <p>c. Result in new isolated development within the Green Gap</p> <p>In those areas within the green gap where education, <u>outdoor</u> leisure uses or allotments are promoted planning permission will be granted where in addition to the considerations set out in (a) to (c) above, built development shall be</p>	No – Concluded at Appendix A that the proposed modification is necessary to make the policy compliant with the NPPF and was not considered significant for the purposes of the appraisal.

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>incidental, necessary to the function of those uses and located to have a minimal impact upon the open character of the green gap and provided there is no overriding conflict with other Policies of this Local Plan.</p>	
MM 169	265	OS8	<p><i>Amend policy text</i></p> <p>Proposals for sports and recreation facilities in the countryside will <del>only</del> be permitted where :</p> <ul style="list-style-type: none"> <li>a. They are well related to an existing settlement;</li> <li>b. There is no detrimental impact on landscape interests, protected species, sites or features of nature conservation interest or on sites of archaeological or historical importance;</li> <li>c. There is no adverse impact upon residential amenity;</li> <li>d. Access and parking provisions are acceptable, the use does not significantly increase traffic to the detriment of the rural area or highway safety and the site is accessible by a range of transport modes;</li> <li>e. Buildings and other related development are well designed, appropriate in scale and function to the use of the land and sensitively located to retain the openness of the area;</li> <li>f. The rural character of the area is safeguarded.</li> </ul>	<p>No – Concluded at Appendix A that the proposed modification is necessary to make the policy compliant with the NPPF and was not considered significant for the purposes of the appraisal.</p>
MM 170	266	OS9	<p><i>Amend policy text</i></p> <p>Proposals which would result in the loss of protected existing open space as shown on the proposals map (all insets), will <del>only</del> be permitted if :</p> <ul style="list-style-type: none"> <li>a. There would be no material harm to the contribution the protected open space makes to the visual or recreational amenity of the area; <u>and</u></li> <li><del>a.</del> <u>b.</u> The open space has been assessed by the <u>City</u> Council as making no positive contribution to its overall strategy on open space.</li> <li><del>b. c.</del> <u>c.</u> Where there would be material harm, this would be balanced against demonstrable need for the development;</li> </ul>	<p>No – Concluded at Appendix A that the proposed modification is necessary to make the policy compliant with the NPPF and was not considered significant for the purposes of the appraisal.</p>

Reference	Page	Policy/ Paragraph	Main Modification as Published	Are there any further Implications for the Appraisal arising from the Main Modifications as published?														
			<p>e. <del>d.</del> There is no alternative site available to accommodate the proposed development, and any harm that might result from the development could be offset by the provision of other open space of comparable quality, size, character and usability in <del>the locality;</del> a suitable location.</p> <p><del>Development which would involve the loss of open spaces and play areas provided as part of new developments which contribute to the visual or recreational amenity of the area will be refused.</del></p>															
MM 171	268	11.69	<p><i>Delete table and replace with Open Space typologies table as follows:</i></p> <p>11.69 Local Quantity Open Space Provision Standards for new residential development. Open Space typology requirements per 1000 new residents are as follows :</p> <table border="1" data-bbox="763 703 1541 919"> <tbody> <tr> <td>Parks</td> <td>0.3 ha</td> </tr> <tr> <td>Green corridors</td> <td>0.3 ha</td> </tr> <tr> <td>Sports fields</td> <td>0.87 ha</td> </tr> <tr> <td>Amenity green space</td> <td>1.3 – 1.7 ha</td> </tr> <tr> <td>Play areas</td> <td>0.3 ha</td> </tr> <tr> <td>Semi natural</td> <td>4.0 ha</td> </tr> <tr> <td>Allotments</td> <td>15 plots per 1,000 – 1.56msq per person</td> </tr> </tbody> </table>	Parks	0.3 ha	Green corridors	0.3 ha	Sports fields	0.87 ha	Amenity green space	1.3 – 1.7 ha	Play areas	0.3 ha	Semi natural	4.0 ha	Allotments	15 plots per 1,000 – 1.56msq per person	<p>No – The screening exercise at Appendix A identified this as significant for the purposes of the SA. Concluded at Appendix A that the amendments should be acknowledged and the SA was updated accordingly.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>
Parks	0.3 ha																	
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Allotments	15 plots per 1,000 – 1.56msq per person																	



<u>Typology</u>	<u>Definition</u>	<u>Agreed thresholds</u>	<u>Justification of threshold</u>	<u>Local Standard</u>
<b><u>Parks and Gardens</u></b>	<u>Including urban parks, country parks and formal gardens.</u>	<u>2,000 metres</u>	<u>CABE* guidance and consultation</u>	<u>0.3 hectares per 1,000 people (3m<sup>2</sup> / person)</u>
<b><u>Green corridors</u></b>	<u>Including rivers and canal banks, cycle ways and rights of way</u> <u>Plus accessible green space in urban fringe.</u>	<u>300 metres</u>	<u>Based on ANGST** guidance and consultation results</u>	<u>1.3 –1.7 hectares per 1,000 people (1.3 –17 m<sup>2</sup> / person)</u>
<b><u>Amenity green space</u></b>	<u>Including informal recreation spaces, green spaces in and around housing.</u>	<u>1,000 metres</u>	<u>ANGST and consultation results</u>	<u>1.3 –1.7 hectares per 1,000 people (13 –17 m<sup>2</sup> / person)</u>
<b><u>Fixed Play areas</u></b>				<u>0.3 hectares per 1,000 people (3m<sup>2</sup> / person)</u>
<b><u>LAPs Facilities targeted at 0 to 5 year olds</u></b>	<u>Local Area of play space (LAP) – no equipment</u>	<u>100 metres /up to 1 minutes walk</u>	<u>Based on FIT guidance and consultation results</u>	<u>Part of 0.3 hectares per 1,000 people (3m<sup>2</sup> / person)</u>
<b><u>LEAPS Facilities targeted at 5 to 12 year olds</u></b>	<u>Local Equipped Area for Play (LEAP)</u>	<u>400 metres /up to 5 minutes walk</u>	<u>Based on FIT guidance and consultation results</u>	<u>Part of 0.3 hectares per 1,000 people (3m<sup>2</sup> / person)</u>
<b><u>NEAPS Facilities targeted at 12 to 18 year olds</u></b>	<u>Neighbourhood Equipped Area for Play (NEAP)</u>	<u>1,000 metres/up to 15 minutes walk</u>	<u>Based on FIT guidance and consultation results</u>	<u>Part of 0.3 hectares per 1,000 people (3m<sup>2</sup> / person)</u>

<b><u>Destination play facilities targeted at 0 to 18 year olds</u></b>	<u>Play facilities have a distinctive feature and part of a larger facility</u>	<u>20 minutes drive time</u>	<u>Based on FIT guidance</u>	<u>Part of 0.3 hectares per 1,000 people (3m<sup>2</sup> / person)</u>
<b><u>Semi natural and natural open space</u></b>	<u>Including woodlands, urban forestry, scrub, grasslands, wetlands, open and running water, wastelands and derelict open land and rock areas – cliffs, quarries and pits</u>	<u>1,000 metres</u>	<u>Based on ANGST guidance and consultation results</u>	<u>4.0 hectares per 1,000 people (40m<sup>2</sup> / person)</u>
<b><u>Outdoor sports pitches</u></b>	<u>Including tennis courts, bowling greens, sports pitches, golf courses athletics tracks school and institutional playing fields and other outdoor sports areas.</u>	<u>1,000 metres</u>	<u>Based on FIT guidance and consultation results</u>	<u>0.87 hectares per 1,000 people (9m<sup>2</sup> / person)</u>
<b><u>Allotments</u></b>	<u>An allotment is a piece of land approximately 250 square metres in size which can be rented out for growing fruit and vegetables predominantly</u>	<u>NA</u>	<u>National Society for Allotments and Leisure Gardeners</u>	<u>15 plots per 1,000 household/ dwelling</u>
<b><u>Civic Space</u></b>	<u>Civic and market squares and other hard surfaced areas designed for pedestrians perform a range of recreation functions and are a key element of the civic environment.</u>	<u>TBC</u>	<u>CABE Space guidance</u>	<u>One major civic space per urban centre</u>

\* CABE is the Commission for Architecture and the Built Environment, also the Design Council

\*\* ANGST is Access to Natural Green Space Standard

\*\*\* FIT is Fields in Trust

Reference	Page	Policy/ Paragraph	Main Modification	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
MM 172	269	OS11	<p><i>Amend policy text</i></p> <p>New housing development shall make provision for appropriate outdoor space, including semi-natural areas, strategic urban parks and green corridors, amenity greenspace, children’s play areas, open space for sport, allotments or community gardens proportionate to the likely number of people who will live there.</p> <p>Where the development does not allow for the provision of such open space on site, developers will be expected to make financial contribution towards the provision of new, or improvement of open space or recreational facilities elsewhere in the locality, through entering into a legal agreement or another suitable mechanism. <del>New open space that is created through new developments will automatically be protected and Policy OS9 will apply.</del></p>	<p>No – Concluded in Appendix A that the previous appraisal did not acknowledge that new open spaces would be protected through Policy OS9. The proposed change was not considered significant for the purposes of the appraisal.</p>
MM 173	270	OS12	<p><i>Amend policy text</i></p> <p>Proposals for new development should ensure that :</p> <p>a. Green infrastructure is planned, designed and managed to conserve and enhance the distinctive character and special qualities of, rural and urban landscapes, and the identity of settlements. Where feasible as part of all new developments and proposals, developers will need to establish and extend green space networks as corridors for movement by foot and cycle, as havens for wildlife and natural habitats and for leisure, amenity and recreational use. Where practicable green linkages should be encouraged from within existing settlements to the open countryside.</p>	<p>No – Concluded in Appendix A that the proposed modification does not affect the previous appraisal, replacing ‘protected and improved’ with ‘conserved and enhanced’ is not considered significant for the purposes of the appraisal. The acknowledgement that open space contributes to sustainable development and health and well-being or residents provides further justification for the policy but was not considered significant for the purposes of the appraisal.</p>

Reference	Page	Policy/ Paragraph	Main Modification	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>b. Existing open space is <del>protected and improved</del> <u>conserved and enhanced</u> as part of these networks, which where possible, should extend through major new development sites and connect directly with community facilities, employment areas and transport hubs <u>in order to deliver sustainable development and support the health and well-being of residents.</u></p>	
MM 174	271	OS13	<p><i>Amend policy text</i></p> <p>Land identified on the Proposals Map (Inset <u>1 and 2</u>), <u>as Open Space and Riverside Path</u>, along the River Stour corridors in Canterbury City will be protected from development to enable its future use and contribution towards the riverside corridor, <del>land is allocated as open space having regard to as part of the existing</del> Riverside Strategy.</p>	<p>No – Concluded at Appendix A that the proposed modification clarifies the intent of the policy. The policy was previously appraised on the basis that it provided open space and access to the riverside. The proposed modifications were not considered significant for the purposes of the proposal.</p>
MM 175	272	OS15	<p><i>Amend policy text</i></p> <p>Permission will <del>only</del> be granted for development proposals that involve the loss of existing allotment land and/or community garden land if both the following criteria are met :</p> <p>a. Demand for allotment land and/or community garden land within the locality no longer exists, or suitable alternative provision of allotment land, of comparable quality, can be made available locally; and</p> <p>b. The allotment land or community garden land is not suitable for, or</p>	<p>No – Concluded at Appendix A that the proposed modification is necessary to make the policy compliant with the NPPF and was not considered significant for the purposes of the appraisal.</p>

Reference	Page	Policy/ Paragraph	Main Modification	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			not required to rectify any local shortages of, public outdoor playing space.	
<b>Chapter 12: Quality of Life</b>				
MM 176	276	QL3	<p><i>Amend policy text</i></p> <p>The <u>City</u> will <del>not</del> permit the loss of village and community facilities in the parishes, such as village halls, public houses, shops and post offices to other uses <del>unless</del> <u>if</u> it can be demonstrated that :</p> <p>a. The use is no longer viable, the business has been actively marketed for 2 years with no genuine interest or there is no longer a continuing demand for the use or facility; or,</p> <p>b. There is alternative provision for a similar type of use within an acceptable walking distance; and</p> <p>c. There would be no detrimental impact on the rural character and community.</p>	No – Concluded at Appendix A that the proposed modification is necessary to make the policy compliant with the NPPF and was not considered significant for the purposes of the appraisal.
MM 177	278	QL5	<p><i>Amend policy text</i></p> <p>Provision <del>will</del> <u>shall</u> be made to accommodate local community services within new residential development and mixed use developments.</p> <p>New community services <del>will</del> <u>should</u> be located where they are</p>	No – Concluded at Appendix A that the proposed modification is necessary to make the policy compliant with the NPPF and was not considered significant for the purposes of the appraisal.

Reference	Page	Policy/ Paragraph	Main Modification	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			<p>accessible by walking or cycling and by public transport from the area they serve. Wherever practical they should be located within urban or local centres.</p> <p><del>Residential development will not be permitted until the</del> The required funding for the community services and facilities <del>it requires has been</del> shall normally be identified and agreed <u>prior to grant of planning permission for residential and mixed use developments.</u></p>	
MM 178	278	QL6	<p><i>Amend policy text</i></p> <p>Planning permission will <del>not</del> be granted for development involving the loss of public or privately operated community buildings or sites, or uses for community purposes, <del>unless</del> <u>if</u> there is no demonstrable need for the use of the facilities within the locality, and it is demonstrated that other uses to serve the local community could not operate from the buildings or land.</p>	No – Concluded at Appendix A that the proposed modification is necessary to make the policy compliant with the NPPF and was not considered significant for the purposes of the appraisal.
MM 179	281	12.41	<p><i>Amend text</i></p> <p>Good quality health facilities (primary and acute) are also important to the wider economic well-being of the community, and are seen as a key factor in attracting investment and in catering for the needs of the large number of visitors to the District. Policy QL9 promotes and safeguards <u>an area adjacent to the Kent &amp; Canterbury Hospital's for future health care development</u> <del>strategic role for the district and wider area and</del> Policy SP3 is <del>proposing to relocate the hospital to a new site as part of the strategic site at South Canterbury.</del> Policy SP3 reserves land at Site 1 for the potential relocation of the Kent &amp; Canterbury Hospital, <u>if required in the future.</u></p>	No – Concluded at Appendix A that the proposed modification is necessary to make the policy compliant with the NPPF and was not considered significant for the purposes of the appraisal.

Reference	Page	Policy/ Paragraph	Main Modification	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
MM 180	281	QL9	<p><i>Amend policy text</i></p> <p>Land is allocated <del>at adjacent to the</del> Kent &amp; Canterbury Hospital as shown on the Proposals Map (Inset 1) for health-related development. <del>until such a time that the hospital relocation has taken place.</del></p>	No – Concluded at Appendix A that the proposed modification is necessary to make the policy compliant with the NPPF and was not considered significant for the purposes of the appraisal.
MM 181	283	QL11	<p><i>Amend policy text</i></p> <p>Development that could directly or indirectly result in material additional air pollutants and worsening levels of air quality within the area surrounding the development site <u>or impact on the existing Air Quality Management Area will not be permitted unless acceptable measures to offset or mitigate any potential impacts have been taken agreed as part of the proposal. An air quality assessment will be required if the proposal is likely to have a significant effect taking account of the cumulative effects on individual sites.</u></p> <p><del>Sensitive development (such as housing) will not normally be permitted in Air Quality Management Areas unless mitigation measures are incorporated.</del></p>	<p>Yes – The screening exercise at Appendix A identified this as significant for the purposes of the SA. Concluded at Appendix A that the modifications to the policy should be reflected in the appraisal, which previously interpreted QL11 as restricting development. The appraisal was updated accordingly.</p> <p>The modification that is being consulted on includes reference to cumulative effects and the SA for QA11 has been updated to reflect this.</p>
MM 182	285	QL13	<p><i>Delete policy text</i></p> <p><del>Policy QL13 Waste Management and Recycling</del>  <del>Any major proposals for waste disposal, waste incineration, energy generation from waste or other waste – related proposals, will need to address the following issues:</del>  <del>k. The need for proposal;</del>  <del>l. Consideration of alternative sites;</del></p>	<p>No – Concluded at Appendix A that deletion of the policy should be reflected in the SA. The SA was updated accordingly.</p> <p>No further changes to the modification have occurred since the draft modifications were provided and there are no further implications arising from the main modifications as published.</p>



Reference	Page	Policy/ Paragraph	Main Modification	Are there any further Implications for the Appraisal arising from the Main Modifications as published?
			m. — Air quality and impact on public health ; n. — Impact on the landscape and visual amenity; o. — Geology, hydrology and ground conditions; p. — Ecology and nature conservation interests; q. — Noise impact; r. — Archaeology; s. — Traffic generation and alternative methods of transportation of waste by means other than by road; t. — Impact on residential amenity; Lifetime of the scheme and any subsequent restoration of the site.	



## Changes to Appendices

### Are there any further Implications for the Appraisal arising from the Main Modifications as published?

No – the Garden City Principles at Appendix 1 are associated with Policy SP3 and the previous appraisal took account of the use of such principles.

Appendix 2 sets out the revised Schedule of Housing Allocations and Permissions. The SA has been amended to take account of the revised housing number and capacity of specific sites.

Appendix 3 confirms the extent of the area covered by the Article 4 Direction referred to in Policy HD6 which has been appraised.

Appendix 4 sets out parking standards referred to in Policy T9, which has been appraised.

Reference	Appendix	Main Modification
MM 183	Appendix 1	<i>Remove the Indicative layouts for Strategic Development Sites and Insert a new Appendix 1 Garden City Principles</i>

## Appendix 1

### Garden City Principles

- **Mixed-tenure homes and housing types that are genuinely affordable for everyone.**
- **A wide range of employment opportunities including local jobs within easy commuting distance of homes.**



- **Well-designed quality homes with gardens, combining the best of town and country to create healthy communities including opportunities to grow food.**
- **Development that enhances the natural environment, providing public open space and a comprehensive green infrastructure network and net biodiversity gains and energy-positive technology to ensure climate resilience.**
- **Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.**
- **Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.**

Reference	Appendix	Main Modification
MM 184	Appendix 2	Delete existing Schedule of Housing Allocations and Permissions and insert new Schedule as follows:

**Schedule of Housing Allocations and Permissions**

**Summary Table of Housing Land Supply**

Components of Housing Land Supply	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Total No. of units
Strategic Sites and Other Housing Allocations (inc PA)	0	105	395	1,247	1,494	1,465	1,269	1,220	1,030	811	736	560	500	460	370	370	<b>12,032</b>
Existing Allocations from 2006	0	5	28	106	159	0	40	40	189	5	0	0	0	0	0	24	<b>596</b>
Planning Permissions HIA 2015	182	247	270	274	153	30	30	27									<b>1,213</b>
Small Site Windfall Calculation				138	138	138	138	138	138	138	138	138	138	138	138	138	<b>1,794</b>



Total	182	357	693	1,765	1,944	1,633	1,477	1,425	1,357	954	874	698	638	598	508	532	15,635
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**Strategic Allocations**

Site name	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Total No. of units
Site 1 Land at South Canterbury	0	0	100	300	300	300	300	300	300	300	300	300	300	300	300	300	4000
Site 2 Land At Sturry/Broad Oak		0	20	140	150	150	150	150	150	90							1000
Site 3A Land at Hillborough, Herne Bay	0	0		80	130	90	70	70	70	70	70	70	70	70	70	70	1000
Site 3 B Hillborough A E Estates				40	60	70	70	60									300
Site 4 Land at Herne Bay Golf Course, Herne Bay			30	80	80	80	80	100	20	51	51						572
Site 5 Land at Strode Farm, Herne Bay				30	80	80	80	80	80	80	80	80	80	50			800
Site 6 Land at Greenhill, Herne Bay				50	50	50	50	50	50								300
Site 7 North of Thanet Way, Whitstable		20	95	95	95	95											400
Site 8 Land North of Hersden				70	75	75	75	120	120	120	125	20					800
Site 9 Land at Howe Barracks, Canterbury		0	60	90	100	100	100	50									500
Site 10 Land at Ridlands Farm/Hospital site, Cant				50	50	50	50	50	60								310
Site 11 A Land at Cockering Farm, Thanington			30	100	100	100	100	100	100	100	20						750
Site 11 B Cockering Road Thanington					50	90	90	90	80								400



Site 12 Land South of Ridgeway (Grasmere pasture) Chestfield				20	100	100	80	0	0	0	0							<b>300</b>
<b>Other Housing Allocations</b>																		
Site name	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Total No. of units	
St Martin's Hospital, Canterbury					55	55	54											<b>164</b>
Land at Bullockstone Road, Herne Bay	0										50	50	50	40				<b>190</b>
Spires, Land at Bredlands Lane, Sturry		40	40															<b>80</b>
Barham Court Farm, Barham	0	25																<b>25</b>
Land at Baker's Lane, Chartham	0	20																<b>20</b>
Kingsmead Field				15														<b>15</b>
HB Golf Driving range Greenhill (SHLAA 12)											20	20						<b>40</b>
Land adjacent to Herne Bay Golf Driving range Greenhill (SHLAA 199)											20	20						<b>40</b>
Land adjacent to Cranmer and Aspinall Close, Bekesbourne (SHLAA 171)				7	7													<b>14</b>



Land to rear of 51 Rough Common Road, Rough Common adj to existing allocation (SHLAA 78)*																			12
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**Local Plan Allocations carried forward from District Local Plan (2006)**

Site name	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Total No. of units	
<b>Canterbury</b>																		
CA481 Adj Canterbury West Station, Canterbury									20									20
CA480 Kingsmead depot, Canterbury				20	20													40
CA282 St Johns Lane Employment Exch, Canterbury																24		24
CA482 Canterbury East Station (North Side) Car Park					24													24
CA278 Northgate Car Park, Canterbury									21									21
CA507 Castle Street Car Park, Canterbury									54									54
CA503 BT Car Park, Upper Chantry Lane, Canterbury				20														20
CA477 Holmans Meadow Car Park, Canterbury									20									20
CA043B Rosemary Lane Car Park, Canterbury					20													20
CA554 8-12 Pilgrims Way, Canterbury			20															20



CA488 Land East of White Horse Lane, Canterbury					10												10
CA347 Ivy Lane North, Canterbury					10												10
CA500 Sea Cadets Centre, Canterbury			3														3
CA281 Hawks Lane, Canterbury					9												9
CA047 St Radigund's Place, Canterbury									7								7
CA479 Car Park adj Registry Office, Canterbury			5														5
CA286 St John's Lane Car Park, Canterbury										5							5
<b>Herne Bay</b>																	
CA340 Garage Site, Kings Road, Herne Bay									43								43
CA491 Herne Bay Station, Land at				15	20												35
HB1 Central Development Area (Herne Bay Area Action Plan), Herne Bay								40	40								80
HB2 Beach Street (Herne Bay Area Action Plan), Herne Bay				20													20
CA375/HB3 Herne Bay Bus Depot, Herne Bay					30												30
<b>Whitstable</b>																	
CA530 Ladysmith Grove (UCS Site W17), Land at				15	16												31







CA0901882	153 Ashford Road		Thanington	4					4			
CA1000503	Land West Of Mill Lane & North Of A299 Thanet Way		Herne Bay	2					2			
CA1000713	53 Joy Lane		Whitstable			0			0			
CA1001228	Land Rear Of 12 Gorse Lane		Herne			1			1			
CA1001299	Sweech Farm	Herne Bay Road	Broad Oak				2	2	4			
CA1001301	66 Eddington Lane		Herne Bay			2	2		4			
CA1001360	33a Borstal Hill		Whitstable				3		3			
CA1001644	Chestfield Farm	The Drove	Chestfield			2	2		4			
CA1001662	56-58 Central Parade		Herne Bay				5	5	10			
CA1100590	7-16 Stour Street		Canterbury				6	6	12			
CA1100660	Bigbury Gap Site	Land Between Bigbury House, Bigbury Cottage & Bigbury	Chartham Hatch				1		1			
CA1100747	55 Millstrood Road		Whitstable			2	4		6			
CA1100945	Cornerstone Maypole Lane	Hoath	Hoath		0				0			
CA1101128	Freshfields Westcourt Lane	Woolage Green	Womenswold		1				1			
CA1101190	156 Tankerton Road	Tankerton	Whitstable			6			6			
CA1101610	23 Stanley Road		Herne Bay			1			1			
CA1101627	57 Grand Drive		Herne Bay			2			2			
CA1101727	10 Longport		Canterbury				7		7			
CA1101879	2 Sturry Hill		Sturry	4	8				12			
CA1101885	The Thatched House	Gravel Castle Road	Barham		0				0			
CA1101902	2-4 St John's Road	Swalecliffe	Whitstable				3	6	9			
CA1102032	Land Adjacent To	40 Park View,	Sturry	1					1			
CA1102145	Land Adjacent To 6 The Avenue	Hersden	Sturry			1			1			
CA1102170	Land Adjacent To No 1		Whitstable		1				1			



	Clare Road											
CA1200019	The Old Malt House	Malthouse Road	Canterbury			7	7		14			
CA1200022	Downland Cycles Ltd	Malthouse Road	Canterbury				5		5			
CA1200087	62 Sturry Hill		Sturry		1	1			2			
CA1200136	15 The Friars		Canterbury	-1					-1			
CA1200140	Ridgeway Farm Bungalow	Ridgeway Road	Herne		0				0			
CA1200161	Tankerton Evangelical Church,	154 Northwood Road	Whitstable			5	6		11			
CA1200213	66-68 Shalmsford Street		Chartham	1					1			
CA1200256	Land Adjacent To 10 Cogans Terrace		Canterbury	1					1			
CA1200559	The Old Farm House	The Drive	Chestfield			1			1			
CA1200621	Almonry House	Monastery Street	Canterbury		2				2			
CA1200678	38b St Dunstan's Street		Canterbury	1					1			
CA1200689	64 High Street		Whitstable		1				1			
CA1200690	64 Mortimer Street		Herne Bay		2				2			
CA1200720	65-65a London Road		Canterbury	12					12			
CA1200731	Land At Junction Of Farleigh Rd Broad Oak Rd		Canterbury	2					2			
CA1200741	2 Chapel Street		Herne Bay			1			1			
CA1200810	7 Sea View Road		Herne Bay	0					0			
CA1200814	Land To The Rear Of Ilydene Montpellier Avenue		Whitstable			1			1			
CA1200831	34 St Anne's Road	Tankerton	Whitstable			2			2			
CA1200915	Land Adjacent To	38 Whitstable Road	Canterbury			3			3			
CA1200927	Land Adjacent To	31 Ulcombe Gardens And Rear Of 32 Ulcombe Gardens	Canterbury		2				2			
CA1200932	Coach House	55 London Road	Canterbury			2			2			



CA1201137	Bridge Methodist Chapel	Patricxbourne Road	Bridge	1					1			
CA1201138	The Coach House	Denne Hill Farm	Womenswold	1					1			
CA1201153	Land To Rear Of	137 Canterbury Road	Herne Bay			1			1			
CA1201169	Folly Farm	Headcorn Drive	Canterbury			4			4			
CA1201173	The Old Jolly Sailor	142 Joy Lane	Whitstable	1					1			
CA1201208	53 Dargate Road	Yorkletts	Whitstable			1			1			
CA1201405	Land Rear Of Homeside Farmhouse	The Street	Bossingham Upper Hard			1			1			
CA1201458	126 And Garages To Rear Of 128 Tankerton Road		Whitstable	8	5				13			
CA1201532	21-23 Whitstable Road		Canterbury			1			1			
CA1201608	38 Island Road	Sturry Road	Sturry			5			5			
CA1201615	140 Cromwell Road		Whitstable			1			1			
CA1201693	5 High Street		Whitstable			2	5		7			
CA1201698	Land At Sea Farm And Croft Farm	Dargate Road	Yorkletts			2	3		5			
CA1201715	Land At Farleigh Road		Canterbury			0	0		0			
CA1201722	North Barn	Home Farm House	Marshside			1			1			
CA1201775	National House	65 High Street	Herne Bay			6			6			
CA1201818	Neville House	90-91 Northgate	Canterbury	4	3				7			
CA1201865	Beltinge Lodge	Hillborough Road	Herne Bay			1			1			
CA1202029	The Local Ph	Cockering Road	Chartham				2		2			
CA1202037	35 Island Road		Sturry				2		2			
CA1202061	Denge Wood Farm	Flaxland Lane	Garlinge Green, Petham	0					0			
CA1202062	Land Adjacent To	74 Wincheap	Canterbury				3		3			
CA1202086	120 Blean Common		Blean	1					1			
CA1202104	74 The Broadway		Herne Bay			0			0			
CA1202108	Land Rear Of	36 St Martin's Road	Canterbury				1		1			

CA1202135	Woodlands	Fox's Cross Hill	Yorkletts		0				0			
CA1202145	23 St George's Avenue		Herne Bay			1			1			
CA1202220	Land Adjacent To	133 Reculver Road	Herne Bay				1		1			
CA1202243	38 Western Esplanade		Herne Bay		0				0			
CA1300002	Land Adjacent To No 11 Lismore Road		Whitstable	1					1			
CA1300031	Former Wyevale Garden Centre	London Road	Upper Harbledown		5	7	7		19			
CA1300058	44 Honey Hill		Blean		-1				-1			
CA1300098	32 High Street		Herne Bay			4	4		8			
CA1300153	Jersey Dairy Farm	80 Mill Lane	Herne	3	2				5			
CA1300195	Herne Bay Court	Canterbury Road	Herne Bay			10	30	30	70	30	30	27
CA1300299	61 Lansdown Road		Canterbury		1				1			
CA1300301	2 Beer Cart Lane & 70 Stour Street		Canterbury		7	7			14			
CA1300421	3 Argyle Road		Whitstable			1			1			
CA1300432	Land Adjacent To	64 Warwick Road	Canterbury			8			8			
CA1300439	55 Millstrood Road		Whitstable		1				1			
CA1300484	80 Herne Avenue		Herne Bay	1					1			
CA1300576	Horton Chapel	Cockering Road	Chartham	1					1			
CA1300600	102 New Dover Road		Canterbury			-1			-1			
CA1300606	8 High Street		Canterbury			4			4			
CA1300694	Barham Methodist Chapel	Derringstone Hill	Barham		1				1			
CA1300764	Folly Farm	Headcorn Drive	Canterbury			1			1			
CA1300773	Sea Pinks	Sunray Avenue	Whitstable	1					1			
CA1300787	37 Vauxhall Avenue		Herne Bay			0			0			
CA1300791	Bees End	Chapel Lane	Broad Oak		1				1			
CA1300833	226a And 226b	Tankerton Road	Whitstable			2	3		5			
CA1300853	Former Oil Depot	Union Road	Bridge		2	2			4			
CA1300868	190 Wincheap		Canterbury				5	5	10			
CA1301015	69-71 High Street		Whitstable		1				1			
CA1301033	Land Off Cranmer Close,		Bekesbourne			1			1			



	Station Road											
CA1301110	Braymor House,	Queens Avenue	Canterbury			1				1		
CA1301132	Port & Starboard House	26 & 26a Admiralty Walk	Whitstable		-1					-1		
CA1301192	54 Sea View Road		Herne Bay			2				2		
CA1301205	10 Upper Bridge Street		Canterbury		8					8		
CA1301210	114a High Street		Herne Bay	1						1		
CA1301220	Broadway Green Farm	Broadway	Petham			1				1		
CA1301223	Land At Bakers Lane		Chartham			1				1		
CA1301266	St John Ambulance	St Marys Court, Church Lane	Canterbury			5	5			10		
CA1301269	The Marlowe Centre	St Peter's Lane	Canterbury	6	5					11		
CA1301335	Old Oast House	Hollow Lane	Canterbury			2				2		
CA1301336	Land At Woodside House	London Road	Harbledown			1				1		
CA1401386	Land Between The Sycamore And Chequer Tree Close	Island Road	Hersden		5	5				10		
CA1301391	Sparrow Court	Gravel Castle Road	Barham	0						0		
CA1301413	16 Dover Street		Canterbury		1					1		
CA1301491	12 Lower Chantry Lane		Canterbury			7	15	10		32		
CA1301521	Downland Cycles Ltd	Malthouse Road	Canterbury			7	7			14		
CA1301525	Springfield Nurseries	Bekesbourne Lane	Bekesbourne	0						0		
CA1301582	115 High Street		Herne Bay			2				2		
CA1301617	Land At Calcott Hall	Calcott Hill	Sturry		1	2				3		
CA1301700	Land Adjacent To Rosary Farmhouse	Church Road	Hoath			1				1		
CA1301717	62 Burgate		Canterbury		1					1		
CA1301718	Land And Garages At 41 Shalmsford Street		Chartham		1					1		
CA1301727	15 Albion Place		Canterbury		1					1		
CA1301729	Dempseys Removals	Diamond Road	Whitstable	22						22		
CA1301862	6 Teynham Road		Whitstable		1					1		



CA1301863	68 Old Dover Road		Canterbury					5	5			
CA1301865	73 Sweechgate		Broad Oak			2			2			
CA1301875	Oriel Lodge	3 Queens Avenue	Canterbury			1			1			
CA1301876	19 South Canterbury Road		Canterbury			1			1			
CA1301886	6 Dargate Road	Yorkletts	Whitstable			0			0			
CA1301945	Unit 3 Towergate House	Chaucer Business Park	Wraik Hill			5	10		15			
CA1301949	Land Adjoining 5 And 6 Thornden Wood Road		Herne Bay			2	2		4			
CA1302036	32 Jubilee Road		Littlebourne		2				2			
CA1302053	Units 1, 2 3 Hoath Farm	Bekesbourne Lane	Canterbury	1					1			
CA1302094	St Andrews House	Station Road East	Canterbury				10	15	25			
CA1302111	7 Vinten Close		Herne		1				1			
CA1302177	Buckholt Barn	Anvil Green Road	Waltham		1				1			
CA1302197	Ford Manor Farm Oast	Ford Hill	Hoath		1				1			
CA1302201	1-6 Manwood Hospital	St. Stephens Green	Canterbury		4				4			
CA1302245	Land Adjacent To Southern Water Pump House	Nethergong Hill	Chislet			1			1			
CA1302269	Sturry Fire Station	High Street	Sturry				7		7			
CA1302308	130-132 Tankerton Road		Tankerton		3				3			
CA1302353	Units 7 Hoath Farm	Bekesbourne Lane	Canterbury	1					1			
CA1302377	The Loft, Little Bursted Farm	Lynsore Bottom	Upper Hard		0				0			
CA1peter	Land At Gordon Road	Wincheap	Canterbury			7	7		14			
CA1302396	Beechmount	Conyngham Lane	Bridge		0				0			
CA1302403	47 Castle Street		Canterbury		0				0			
CA1400001	108 High Street		Herne Bay			6			6			
CA1400032	The Coach House	7 Mill Road	Sturry			3			3			
CA1400091	57 New Dover Road		Canterbury	-1					-1			
CA1400172	Land Adjacent To 36		Whitstable		2				2			



	Bellevue Road											
CA1400276	26 Daytona Way		Studd Hill	1						1		
CA1400304	10 Station Road West		Canterbury	1						1		
CA1400311	32 Oxford Street		Whitstable			1				1		
CA1400319	212 Tankerton Road		Whitstable		1					1		
CA1400322	85 High Street		Herne Bay			1				1		
CA1400327	Land Adjoining 54 Mill Lane		Harbledown			1				1		
CA1400346	26 Golden Hill		Whitstable			1				1		
CA1400349	Anester Cottage	London Road	Harbledown	1						1		
CA1400479	St Joseph's Hall	River View	Sturry	3						3		
CA1400480	Land Adjacent To 7 West Cliff Gardens		Herne Bay	1						1		
CA1400499	Land Adjacent To 21 Pretoria Road		Canterbury			1				1		
CA1400549	93 Osborne Gardens			2	0					2		
CA1400550	Blackman House	6a St Peter's Lane	Canterbury			1				1		
CA1400580	Land Adjacent To 49 Queensbridge Drive		Herne Bay	1						1		
CA1400604	Barretts	Pound Lane	Canterbury			1	10			11		
CA1400621	Deeson's,	25-27 Sun Street	Canterbury		-1					-1		
CA1400654	Roseacre	Trenley Drive	Canterbury	0						0		
CA1400682	Land Rear Of 43 Old Dover Road		Canterbury			1				1		
CA1400716	Lesser Knowlethorpe	Barton Mill Road	Canterbury	9						9		
CA1400747	The Treasury	The Street	Ickham			1				1		
CA1400765	Marsh House	St Peter's Road	Whitstable			3				3		
CA1400861	Duckpitts Farm	Wingham Road	Bramling Ickham	1						1		
CA1400933	Artichoak Cottage	Island Road	Upstreet		-1					-1		
CA1400994LB	Flat 12/13 Chantry Hall	Dane John	Canterbury	2						2		
CA1400999	87 High Street		Herne Bay			1				1		
CA1401001	127 Spring Lane		Canterbury	1						1		



CA1401020	Ibis Rising	Worcester Lane	Canterbury	0					0			
CA1401025	54 Northgate		Canterbury	2					2			
CA1401028	15 William Street		Herne Bay					-1	-1			
CA1401066	56-58 Bentley Avenue		Herne Bay					1	1			
CA1401091	Mount Charles House, 5 Mount Charles Walk	Union Road	Bridge		1				1			
CA1401094	Northgate House	115-120 Northgate	Canterbury				10	14	24			
CA1401110	Hickling	Manwood Avenue	Canterbury	1					1			
CA1401113	St Aubins	60 Sturry Hill	Sturry					1	1			
CA1401125	159 Ashford Road		Thanington					2	2			
CA1401129	Land Rear Of Hollydene	Staines Hill	Sturry					1	1			
CA1401165	103b Tankerton Road		Tankerton					1	1			
CA1401173	40 Railway Avenue		Whitstable					1	1			
CA1401200	62 And 64 Blean Common		Blean	-1					-1			
CA1401207	Four Seasons	Bigbury Road	Chartham Hatch					1	1			
CA1401219	6-9 Larkey View,		Chartham Hatch					2	2			
CA1401333	2 Becketts Wood	Upstreet	Chislet					1	1			
CA1401347	The Retreat And Beach Cottage	Seasalter Beach	Whitstable					-2	-2			
CA1401357	7 Busheyfields Road	Herne	Herne	0					0			
CA1401422	Telephone Engineering Centre	Littlebourne Road	Canterbury	16	53	20	4		93			
CA1401493	103 St John's Road		Swalecliffe					1	1			
CA1401495	103 St John's Road		Swalecliffe					2	2			
CA1401501	Little Well Farm	Fleets Lane	Tyler Hill					1	1			
CA1401502	First Floor And Second Floor Flat	114 Whitstable Road	Canterbury	1					1			
CA1401503	Land At Farleigh Road		Canterbury			12			12			
CA1401506	11 Admiralty Walk		Whitstable			0			0			
CA1401527	Land Adjacent To The	Hatch Lane	Chartham			1	1		2			





	Royal Oak											
CA1401551	Land At 7 Valkyrie Avenue		Whitstable			1			1			
CA1401569	8 Admiralty Walk		Seasalter	1					1			
CA1401594	Land Adjacent 1 Studds Cottages,	Whitstable Road	Herne Bay		1				1			
CA1401601	Seacroft	10a Dargate Road	Yorkletts,			1			1			
CA1401609	Rear Of 10 Station Road West		Canterbury	1					1			
CA1401708	Land Rear Of Elliot Close And East Street,		Canterbury		5	5			10			
CA1401753	Melbury	Maypole Lane	Hoath			1			1			
CA1401762	11 Richmond Drive		Herne Bay	1					1			
CA1401774	Land Adjacent To 10 Brabourne Close		Canterbury		1				1			
CA1401861	Broomfield Orchard	Broomfield Road	Herne			0			0			
CA1401868	Herne Bay Musical Theatre Society,	28 Arkley Road	Herne Bay				3		3			
CA1401908	2 Victoria Road		Canterbury			1			1			
CA1401931	Land Adjacent To 40 Grasmere Road		Whitstabe			1			1			
CA1401937	Land Adjoining 140 Cromwell Road		Whitstable		1				1			
CA1401939	Park End	Station Chine	Herne Bay		1				1			
CA1401955	130 Tankerton Road		Tankerton			0			0			
CA1401969	111-113 Carlton Hill		Herne Bay			2			2			
CA1401980	Peggatty House	68 Marine Parade	Whitstable			1			1			
CA1401983	The Bungalow	North Stream	Marshside		0				0			
CA1402004	77-79 Castle Street		Canterbury		2				2			
CA1402054	11-12 Orchard Street		Canterbury	-1					-1			
CA1402071	Sydney House	Sydney Road	Whitstable			1			1			
CA1402072	Sercos Yard	St Peters Place	Canterbury	2	2				4			
CA1402075	Land Adj	2 Cobblers Bridge	Herne Bay			1			1			



		Road									
CA1402094	47 Old Bridge Road		Whitstable			2			2		
CA1402157	Longshot	Maypole Lane	Hoath			0			0		
CA1402202	7 Bicknor Close		Canterbury			1			1		
CA1402203	Hillside Cottage	Wood Hill	Tyler Hill			0			0		
CA1402205	Woodways	Clapham Hill	Whitstable		0				0		
CA1402214	Methodist Church	Glenbervie Drive	Herne Bay			1			1		
CA1402235	Plot At Meadow View	Herne Common	Herne	1					1		
CA1402238	Durham House	69 Canterbury Road	Herne Bay				9		9		
CA1402244	Land To The Rear Of	19 And 21 Chestfield Road	Chestfield			1			1		
CA1402245	Westbrook Farmhouse	Sea Street	Herne Bay				7		7		
CA1402295	38 Whitstable Road		Canterbury				4		4		
CA1402299	49 Hillman Avenue		Herne Bay		0				0		
CA1402301	Victoria Lodge, Victoria Mews	Regent Street	Whitstable			1			1		
CA1402317	Two Ac	Hard Court Road	Upper Hard			1	3		4		
CA1402318	20 Talbot Avenue		Herne Bay	0					0		
CA1402333	Rear Of 115 High Street		Herne Bay		2				2		
CA1402382	2 The Halt		Whitstable		1				1		
CA1402408	57a New Dover Road		Canterbury		-1				-1		
CA1402428	49 Hillman Avenue		Studd Hill			1			1		
CA1402452	27-28 Burgate		Canterbury			2			2		
CA1402476	51 Wolseley Avenue		Studd Hill		0				0		
CA1402480	6 Preston Parade		Seasalter			1			1		
CA1402565	16 Grafton Rise		Herne Bay			1			1		
CA1402578	Land West Of Huntsman And Horn Public House	Margate Road	Broomfield		4	4			8		
CA1402582	66 Poplar Drive		Greenhill		1				1		
CA1402603	Sunnybank	Iffin Lane	Thanington		0				0		
CA1402653	Sydney House	Sydney Road	Whitstable	1					1		
CA1402679	Sunnyside	Rayham Road	Whitstable			2			2		



CA1402696	100 Queens Road		Whitstable	0					0			
CA1500008	Durleigh	1 The Circus	Herne Bay		1				1			
CA1500019	Talltrees	Albion Lane	Herne		1				1			
CA1500080	45 St Peters Street		Canterbury			2			2			
CA1500091	61 Wolseley Avenue		Herne Bay		0				0			
CA1500123	Land At Croft View	Dargate Road	Yorkletts			1			1			
CA1500153	97 Fairview Gardens		Sturry			1			1			
CA1500179	Land Adjacent, 9 The Fairway		Herne Bay	1	1				2			
CAE0300009	Blue Anchor Caravan Park (Beach Court)	Faversham Road	Seasalter	2	8				10			
CA1400801	62 London Road		Canterbury		1				1			
CA1401768	Brook House	Reeves Way	Chestfield				20	27	47			
CA1402270	Beckett House	New Dover Road	Canterbury				25	28	53			
CA1500185	Holme Lodge Farm	Pea Hill	Blean			3			3			
CA1402034	St James House	77-79 Castle Street	Canterbury		10				10			
CA1500065	The Coach House	7 Mill Road	Sturry			3			3			
			<b>Totals</b>	<b>182</b>	<b>247</b>	<b>270</b>	<b>274</b>	<b>153</b>	<b>1126</b>	<b>30</b>	<b>30</b>	<b>27</b>



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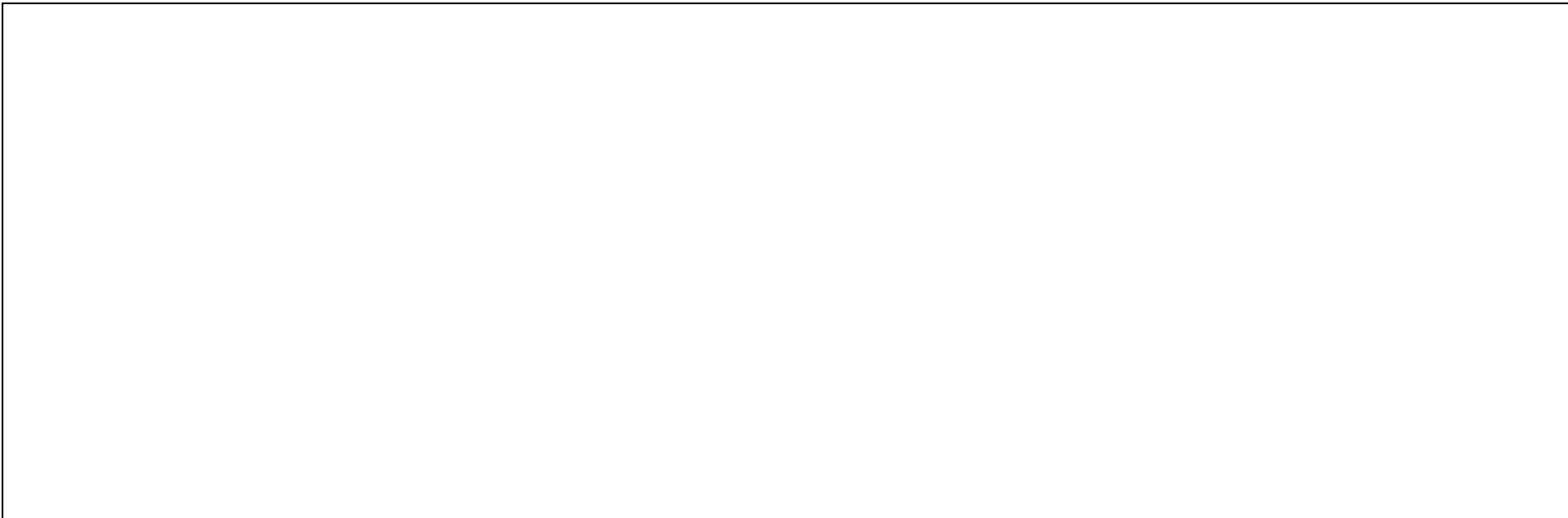
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**Reference**

MM 185

**Appendix 3**  
**Housing in Multiple Occupation – Possible Article 4 Direction Area**





Reference	
MM 186	

**Appendix 4**  
**Canterbury City Council Local Parking Standards**

**Canterbury City Council**  
**Local Parking Standards**

The parking standards set out below are based on the Kent vehicle parking standards set out in KCC Supplementary Planning Guidance 4 (2006) and



## KCC Interim Guidance Note 3 (2008)

### **Land Use Class A1: Shops**

Development of retail premises for the sale, display or provision of goods and services (except hot food) to visiting members of the public. Such development includes:

- grocers, green grocers, butchers, supermarkets, superstores, hypermarkets
- non-food retail warehouses but excluding retail warehouse clubs



- electrical goods and hardware stores
- garden centres/DIY stores
- pet shops/stores
- post offices
- ticket sales or travel agencies
- sale of sandwiches or other cold food for consumption off the premises
- internet (cyber) cafes
- hairdressers/beauty salons
- funeral directors
- hire of domestic or personal goods
- washing or cleaning of clothes/fabrics on the premises

**Maximum Goods Vehicle & Car Parking Standards**

	Goods Vehicle Parking	Car Parking
Food retail up to 1,000m <sup>2</sup>	1 space per 500m <sup>2</sup>	1 space per 18m <sup>2</sup>
Food retail over 1,000m <sup>2</sup>	1 space per 500m <sup>2</sup>	1 space per 14m <sup>2</sup>
Non food retail	1 space per 500m <sup>2</sup>	1 space per 25m <sup>2</sup>

**Notes:**

1. Car parking provision includes spaces for staff.
2. For Garden Centres: greenhouses that are used predominantly for growing and are not open to members of the public should not be included as part of the gross floor space for determining the level of car parking provision. Up to 50% of the car parking spaces required can be provided as overflow car parks, which would not have to be constructed to as high a standard as the main car park.
3. For all large retail establishments the provision for goods vehicles only applies up to a maximum of 6 spaces. For sites where more provision is required, a minimum of 6 spaces should be provided with the actual number being determined by consideration of the operational requirements and demonstrated through a Transport Assessment.





**Minimum Cycle Parking Standards**

	Short to medium stay (collection/ delivery/ shopping)	Medium to long stay (staff)
Up to 1,000m <sup>2</sup>	1 space per 200m <sup>2</sup>	1 space per 200m <sup>2</sup>
Up to 5,000m <sup>2</sup>	1 space per 400m <sup>2</sup>	1 space per 400m <sup>2</sup>
Over 5,000m <sup>2</sup>	Minimum of 12 spaces	

**Land Use Class A2: Financial and Professional Services**

Uses include:

- banks, building societies, bureaux de change
- estate agents
- employment agencies
- solicitors and accountants
- betting offices
- tourist information centres
- travel agencies

Most Class A2 uses are located in town centres where the provision of dedicated on-site car or cycle parking may not be appropriate or possible. Such developments will be assessed on a case by case basis taking into account the public parking provision available.

**Maximum Car Parking Standards**

	Car Parking
All developments	1 space per 20m <sup>2</sup>

Note

1. Car parking provision covers spaces for both staff and visitors/ customers.
--

**Minimum Cycle Parking Standards**



	Short to medium stay (collection/ delivery)	Medium to long stay (staff)
All developments	1 space per 1,000m <sup>2</sup>	1 space per 200m <sup>2</sup>
Minimum of 2 spaces to be provided		

### Land Use Class A3: Restaurants and Cafés

Class A3 uses may be located in town centres where the provision of dedicated on-site car or cycle parking may not be appropriate or possible. Such developments will be assessed on a case by case basis taking into account the public parking provision available.

#### **Maximum Goods Vehicle & Car Parking Standards**

	Goods Vehicle Parking	Car Parking	
		Employees	Customers
Restaurants and Cafés <sup>(2)</sup>	See note 1	1 space per 2 staff	1 space per 6m <sup>2</sup>
Transport Cafés <sup>(3)</sup>	1 lorry space per 5m <sup>2</sup>	1 space per 2 staff	1 space per 15m <sup>2</sup>



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**Notes:**

- |    |  |
|----|--|
| 1  | Adequate facilities should be provided to enable delivery vehicles to park and manoeuvre clear of the highway. |
| 2. | Includes roadside restaurants  |
| 3. | Car parking provision for customers should be contained within the allocated space for lorry parking           |

**Minimum Cycle Parking Standards**

	Short to medium stay (collection/ delivery)	Medium to long stay (staff)
All developments	1 space per 10 seats	1 space per 20 seats
Minimum of 2 spaces to be provided		

**Land Use Class A4: Drinking Establishments**

Class A4 uses may be located in town centres where the provision of dedicated on-site car or cycle parking may not be appropriate or possible. Such developments will be assessed on a case by case basis taking into account the public parking provision available.

**Maximum Goods Vehicle & Car Parking Standards**

	Goods Vehicle Parking	Car Parking	
		Employees	Customers
Public Houses, Licenced Bars and Banqueting Halls <sup>(2)</sup>	See note 1	1 space per 2 staff	1 space per 10m <sup>2</sup>

Notes:

- |    |  |
|----|--|
| 1  | Adequate facilities should be provided to enable delivery vehicles to park and manoeuvre clear of the highway. |
| 2. | Includes bars open to non-residents in hotels and non-diners in restaurants.                                   |

**Minimum Cycle Parking Standards**

	Short to medium stay (collection/ delivery)	Medium to long stay (staff)
	All developments	1 space per 10 seats
Minimum of 2 spaces to be provided		

## Land Use Class A5: Hot Food Takeaways

This use class caters specifically for takeaways and fast food premises and are differentiated from A3 uses as they raise different traffic and parking demands

Class A5 uses may be located in town centres where the provision of dedicated on-site car or cycle parking may not be appropriate or possible. Such developments will be assessed on a case by case basis taking into account the public parking provision available.

### **Maximum Goods Vehicle & Car Parking Standards**

	Goods Vehicle Parking	Car Parking	
		Employees	Customers
Takeaways <sup>(2)</sup>	See note 1	1 space per 2 staff	1 space per 8m <sup>2</sup>

#### Notes:

- 1 Adequate facilities should be provided to enable delivery vehicles to park and manoeuvre clear of the highway.
2. Includes drive-in or drive- through restaurants. These establishments must also provide sufficient on-site waiting space for vehicles to wait clear of the public highway.

### **Minimum Cycle Parking Standards**

Short to medium stay (collection/ delivery)	Medium to long stay (staff)
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All developments	1 space per 10 seats	1 space per 20 seats
	Minimum of 2 spaces to be provided	

### **Land Use Class B1: Business**

This use class includes office development, other than the uses which are set out in use class A2, research and development and light industrial uses which could be carried out in a residential area without detriment to the amenity of the area. Offices will normally have a higher employment density and therefore a higher parking requirement than light industry or research uses. In particular B1 uses outside town centres will normally require a higher parking provision than general industrial uses in use class B2.

The variations in employment density between the use classes incorporated with the B1 use class and the location of the development will mean that there is scope for each case to be assessed individually taking into account the public parking provision available.

#### ***Maximum Goods Vehicle & Car Parking Standards***

	Goods Vehicle Parking	Car Parking
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Offices up to 500m <sup>2</sup>	See note 1	1 space per 20m <sup>2</sup>
Offices 500m <sup>2</sup> to 2,500m <sup>2</sup>	See note 1	1 space per 25m <sup>2</sup>
Offices over 2,500m <sup>2</sup>	See note 1	1 space per 30m <sup>2</sup>
High Tech/ Research/ Light Industrial	1 space per 200m <sup>2</sup>	1 space per 35m <sup>2</sup>

**Notes:**

- 1 Adequate facilities should be provided to enable delivery vehicles to park and manoeuvre clear of the highway.
2. For large developments the provision for goods vehicles applies up to a maximum of 6 spaces. For sites where a greater provision is likely to be required the actual number should be determined through the consideration of operational requirements and demonstrated through a transport assessment.

**Minimum Cycle Parking Standards**

	Short to medium stay (collection/ delivery)	Medium to long stay (staff)
All developments	1 space per 1,000m <sup>2</sup>	1 space per 200m <sup>2</sup>
Minimum of 2 spaces to be provided		

**Land Use Class B2: General Industrial**

This use class covers development of any size to accommodate industrial processes which do not meet the residential amenity test of use class B1. The standard should be applied with discretion to industrial premises that will demonstrate a high employee density, comparable, for example with B1 High Tech and Research.



**Maximum Goods Vehicle & Car Parking Standards**

	Goods Vehicle Parking	Car Parking
Development up to 200m <sup>2</sup>	See note 1	3 spaces
Development over 200m <sup>2</sup>	1 space per 200m <sup>2</sup>	1 space per 50m <sup>2</sup>

Notes:

- 1 Adequate facilities should be provided to enable delivery vehicles to park and manoeuvre clear of the highway.
2. For large developments the provision for goods vehicles applies up to a maximum of 6 spaces. For sites where a greater provision is likely to be required the actual number should be determined through the consideration of operational requirements and demonstrated through a transport assessment.

**Minimum Cycle Parking Standards**

	Short to medium stay (collection/ delivery)	Medium to long stay (staff)
All developments	1 space per 1,000m <sup>2</sup>	1 space per 200m <sup>2</sup>
Minimum of 2 spaces to be provided		



## Land Use Class B8: Storage and Distribution

This use class covers storage and distribution of food and other products and wholesale trade of those products, but excluding retail to the general public or shopping discount clubs which are covered by A1 uses.

The standard should be applied with discretion to industrial premises that will demonstrate a high employee density, for example with sophisticated storage and tracking of high value products. The office component of use class B8 should be assessed as B1 development in addition.

### **Maximum Goods Vehicle & Car Parking Standards**

	Goods Vehicle Parking	Car Parking
Storage and Distribution	1 space per 300m <sup>2</sup>	1 space per 110m <sup>2</sup>
Wholesale trade distribution	1 space per 300m <sup>2</sup>	1 space per 35m <sup>2</sup>

#### Notes:

1	Parking provision for associated office space to be determined using the standards set out in Land use class B1.
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### **Minimum Cycle Parking Standards**

	Medium to long stay (staff)
All developments	1 space per 200m <sup>2</sup>



Minimum of 2 spaces to be provided

### Land Use Class C1: Hotels

This use class covers development providing accommodation for payment (including self-catering accommodation) which cannot be classed as residential and where there is no significant element of care provided. This includes caravan or chalet parks, but not individual premises which are classed under use class C3. Residential hostels are excluded and are considered to be unclassified and dealt with on a case by case basis.

Where hotels are proposed to be located in town centres the provision of dedicated on-site car or cycle parking may not be appropriate or possible. Such developments will be assessed on a case by case basis taking into account the public parking provision available.

The use class includes:

- hotels, motels, boarding and guest houses.
- Holiday/ touring caravan sites and campsites

### Maximum Goods Vehicle & Car Parking Standards

	Goods Vehicle and Coach Parking	Car Parking	
		Employees	Guests/ visitors
Hotels, Motels,	See notes 1 and 2	1 space per 2 staff	1 space per bedroom



Boarding and Guest Houses			(see note 3)
Other C1 development	See note 1	1 space per 2 staff	1 space per unit/ pitch + 1 space per 3 units of 5 person capacity or greater.

**Notes:**

- 1 Adequate facilities should be provided to enable delivery vehicles to park and manoeuvre clear of the highway.
2. For developments exceeding 20 bedrooms suitable provision should be made for coaches by either:  
Facilities to drop off and pick up guests off the public highway or by utilisation of the car parking area, or
3. Off street coach parking provision of 1 space per 20 bedrooms contained within the allocated space for car parking.  
An additional provision should be made where bars and restaurant facilities are open to the general public of one third of the appropriate standard under Class A3.  
For bars this equates to 1 space per 12m<sup>2</sup> and for restaurants 1 space per 15m<sup>2</sup>

**Minimum Cycle Parking Standards**

All developments	1 space per 10 beds, units or pitches.
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**Land Use Class C2: Residential Institutions**

This use class covers development providing residential accommodation which includes an element of care, hospitals and residential accommodation for an educational establishment

**Maximum Goods Vehicle & Car Parking Standards**

	Goods Vehicle and Coach Parking	Car Parking	
		Employees	Residents/ visitors
Nursing/ Residential care homes	Minimum of 1 space for an ambulance and See note 1	1 space per resident staff + 1 space per 2 other staff	1 space per 6 beds or residents
Hospitals and Hospices	See notes 1 and 2	1 space per 2 staff	2 spaces per 3 beds
Residential schools, colleges or training centres	See notes 1 and 3	1 space per resident staff + 1 space per 2 other staff	1 space per 15 students

**Notes:**

- |    |  |
|----|--|
| 1  | Adequate facilities should be provided to enable delivery vehicles to park and manoeuvre clear of the highway.   |
| 2. | Sufficient ambulance bays and/or parking should be provided to meet the operational needs of the development. Site specific details should be agreed with the Local Planning Authority<br>At special schools there is a need to include appropriate additional spaces for ambulances, taxis and coaches. |
| 3. |  |

**Minimum Cycle Parking Standards**

Hospitals and other residential units offering a level of care	1 space per 10 beds
Residential schools, colleges or training centres	1 space per 5 students

## Land Use Class C3: Dwellings

This use class covers dwellings for occupation by single persons or families, shared accommodation where up to 6 people live together as a single household, self-contained individual accommodation with a resident warden (sheltered accommodation) and static residential caravan sites.

### *Car Parking Standards*

Location	Town Centre	Edge of Centre	Suburban	Suburban Edge/ Village/ Rural
On-street controls	On street controls preventing long stay parking	On street controls, residents' scheme or existing saturation (Note 3)	None, or very limited	None or very limited
Nature of Guidance	Maximum (Note1)	Maximum	Minimum (Note 6)	Minimum (Note 6)
1 and 2 bed flats	1 space per unit Controlled (Note 2)	1 space per unit Not allocated	1 space per unit Not allocated	1 space per unit Not allocated
1 and 2 bed houses	1 space per unit Controlled (Note 2)	1 space per unit Allocation possible	1 space per unit Allocation possible	1.5 spaces per unit Allocation of 1 space per unit possible
3 bed houses	1 space per unit Controlled	1 space per unit Allocation possible	1.5 spaces per unit	2 independently accessible spaces

	(Note 2)		Allocation of 1 space per unit possible	per unit Allocation of one or both spaces possible
4+ bed houses	1 space per unit Controlled (Note 2)	1.5 spaces per unit Allocation of 1 space per unit possible	2 independently accessible spaces per unit Allocation of both spaces possible (Note 7)	2 independently accessible spaces per unit Allocation of both spaces possible (Note 7)
Are garages acceptable? (Note 4)	Yes	Yes, but not as a significant proportion of the overall provision	In addition to standards given above	In addition to standards given above
Additional visitor parking (Note 5)	Public car parks	Communal areas 0.2 per unit max.	On- street areas 0.2 per unit	On- street areas 0.2 per unit

Notes:

1. Reduced or nil provision is encouraged in support of demand management and efficient use of land.
2. Parking or garage courts with controlled entry.
3. .Reduced or nil provision is acceptable in rented properties subject to tenancy controls
4. Open car port or car barns are acceptable at all locations, subject to good design
5. Visitor parking may be reduced where the main provision is not allocated. May not be required for flats
6. A lower provision may be acceptable if vehicular trip rate constraints are to be applied in connection with a binding and enforceable travel plan.
7. Best provided side by side or in another independently accessible form. Tandem parking arrangements are often under- used.



### **Minimum Cycle Parking Standards**

Individual residential dwellings (1)	1 space per bedroom
Flats and maisonettes (2)	1 space per unit
Sheltered accommodation (2)	1 space per 5 units

#### Notes:

- 1 Cycle parking should normally be provided within the curtilage of the dwelling. Where a garage is provided it should be of a suitable size to accommodate the cycle parking provision.
- 2 Cycle parking should be provided as a secure covered communal facility if a suitable individual alternative is not available.

### **Land Use Class D1: Non Residential Institutions**

This use class covers development where there is no residential element, which is not used principally as a place of entertainment but where members of the public have access eg education and health facilities. It includes day centres, adult training centres and other premises for the provision of non-resident social services as well as non-residential schools and colleges. The car parking standards are maxima, and more stringent provision may be appropriate for the allocation of spaces to pupils and students.

**Maximum Vehicle Parking Standards**

	Goods Vehicle Parking	Car Parking	
		Employees	Pupils, visitors, clients
Primary and Secondary Schools	See notes 1, 2, 3 and 6	1 space per staff + 10%	
Further and Higher Education	See notes 1, 2 and 3	1 space per 1 staff	1 space per 7 students
Libraries, art galleries, museums, public exhibition halls	See note 1	1 space per 60m <sup>2</sup>	
Places of worship	See note 1	1 space per 5 seats	
Medical Centres/ Clinics/ Surgeries (including veterinary surgeries)	See notes 1 and 4	1 space per 2 staff	4 spaces per consulting/ treatment room
Nurseries/ Crèches/ Playschools	See notes 1 and 3	1 space per 2 staff	1 space per 4 children
Day care centres	See notes 1 and 5	1 space per 2 staff	1 space per 4 attendees

Notes:

1	Adequate facilities should be provided to enable delivery vehicles to park and manoeuvre clear of the highway.
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2. Provision should be made to accommodate school/ public transport vehicles delivering and picking up children.
3. Appropriate provision should be made for the setting down and picking up children in a safe environment and in a manner that does not unduly interfere with the operation and use of the public highway.
4. Provision should be made to accommodate ambulances where appropriate.
5. Provision within the overall allocation for car parking should be made for mini buses where these are used to transport people to and from day care centres.
6. At special schools there is a need to include appropriate additional spaces for ambulances, taxis and coaches

***Minimum Cycle Parking Standards***

Junior Schools	1 space per 50 pupils
Secondary schools, further and higher education	1 space per 7 students rising to 1 space per 5 students as demand dictates
Medical centres, surgeries	1 space per 2 consulting/ treatment rooms
Other non-residential institutions	1 space per 50 seats or per 100m <sup>2</sup>

**Notes**

Cycle parking that is intended for long stay use at schools or for staff at other establishments should be secure and covered.



## **Land Use Class D2: Assembly and Leisure**

This use class covers development of sites for leisure, recreation and entertainment purposes (excluding libraries, art galleries, museums and exhibition halls which are covered by use class D1, and theatres and casinos which are unclassified)

### ***Maximum Vehicle Parking Standards***

	Car Parking
Cinemas, concert halls, conference centres, bingo halls	1 space per 5 seats

Social Clubs, discos, dance halls, ballrooms	1 space per 22m <sup>2</sup>
Multi activity sports and leisure centres, swimming pools, ice rinks, health and fitness centres, gymnasiums	1 space per 22m <sup>2</sup> + 1 space per 15 seats if appropriate
Marinas and other boating facilities	1 space per mooring or berth
Stadia	1 space per 15 seats or 1 coach space per 300 seats
Bowling greens/ centres/ alleys, snooker halls, tennis/ squash/ badminton clubs	3 spaces per lane/ court/ table + 1 space per 15 spectators if required
Outdoor sports facilities, playing fields	1 space per 2 participants + 1 space per 15 spectators
Golf courses and driving ranges	3 spaces per hole/ bay
Equestrian centres, riding stables	1 space per stable
Historic house and gardens, country parks	1 space per 400 visitors per annum + 1 coach space per 5000 visitors per annum
Theme parks, leisure parks	1 space per 200 visitors per annum + 1 coach space per 5000 visitors per annum
Other uses	1 space per 22m <sup>2</sup>

Notes:

1	Adequate facilities should be provided to enable delivery vehicles to park and manoeuvre clear of the highway.
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### **Minimum Cycle Parking Standards**

	Short stay (visitors, spectators)	Long stay (staff)
Leisure and entertainment venues	1 space per 300 seats	1 space per 300 seats
Sports facilities and venues	1 space per 10 participants + 10%	1 space per 10 staff

#### Notes

Cycle parking that is intended for long stay use should be secure and covered.



## Unclassified Land Uses

There are miscellaneous developments that do not fall into any of the main use classes.

Some of these unclassified uses may be located in town centres where the provision of dedicated on-site car or cycle parking may not be appropriate or possible. Such developments will be assessed on a case by case basis taking into account the public parking provision available.

### ***Maximum Vehicle Parking Standards***

	Car Parking	
	Employees	Customers/ visitors
Car sales (including auctions)	1 space per 2 staff	1 space per 50m <sup>2</sup>
Petrol filling stations	1 space per 20m <sup>2</sup> (see note 2)	
Night clubs/ casinos	1 space per 22m <sup>2</sup>	
Theatres	1 space per 5 seats	
Retail warehouse clubs	1 space per 25m <sup>2</sup> + 1 HGV space per 500m <sup>2</sup>	
Amusement arcades	1 space per 22m <sup>2</sup>	



Residential hostels	1 space per resident staff + 1 space per 2 other staff	1 space per 6 residents
Vehicle servicing and repair	1 space per 2 staff	4 spaces per service bay
Taxi and Vehicle hire, coach and bus depots	1 space per 2 staff	1 space per 4 registered vehicles
Open commercial use (eg scrap yards, recycling centres (see note 3))	1 space per 2 staff	To be assessed individually
Law courts	1 space per 2 staff	6 spaces per courtroom

**Notes:**

1.	Adequate facilities should be provided to enable delivery vehicles to park and manoeuvre clear of the highway.
2.	Applies to retail areas only and not to filling station forecourts
3.	Provision for goods vehicle parking to be determined on a site by site basis

**Minimum Cycle Parking Standards**

Cycle parking will be determined on a site by site basis.

**Parking at Railway Stations**

Provision for parking at or close to railway stations and integrated with public transport access is considered to be appropriate including at rural stations. Any increase in parking should be part of a package that also seeks to enhance access by bus, cycling and walking so that railway stations can become integrated transport hubs.

**Design Guidance**

This guidance is provided to ensure that new developments, or extensions to existing developments, incorporate the determined level of vehicular parking in a manner that is safe, easy to use and does not unduly interfere with the operation and use of the public highway.

The aim of this design guidance is to enable a consistent approach to parking provision whilst allowing sufficient flexibility for developers and local authorities to adapt the guidance to local circumstances and individual site constraints.

## Garages

Experience has shown that garages provided for individual residential dwellings are unlikely to be used for the parking of a vehicle unless sufficient space is also incorporated within the garage for storage. This may have less relevance for garages that are provided as a communal facility for residential accommodation. However, the needs of the mobility impaired, either as a driver or as a passenger, should also be considered in the design of garages and sufficient space should also be allowed to enable a garage to be used as a secure location for any cycle parking provision.

Taking these factors into account the preferred internal dimensions of a garage that should be considered for residential developments are:

Preferred garage size for a single car	5.5m length x 3.6m width
Preferred garage size for 2 cars	5.5m length x 6.0m width

Where it can be demonstrated that cycle parking is provided elsewhere width of garage can be reduced.

## Driveways and Manoeuvring on Site

The provision of driveways for residential dwellings needs to be treated with caution and take into account the principles of Kent Design. Driveways that are provided need to consider:

- (a) The impact on the setting of the property
- (b) Its relationship to garage provision
- (c) The impact of its use on the public highway

Driveways that are provided as an alternative to a garage should have the same dimensions as the preferred size of a car parking bay. This should ensure that vehicles parked on driveways do not cause any obstructions to footways, verges or the carriageway. Where driveways are provided in front of garages these should be of sufficient length to allow a vehicle to be parked whilst the garage doors are opened or closed. Otherwise, during such manoeuvres the vehicle may cause a temporary obstruction of the carriageway or any footway or verge situated between the road and the property.

Where parking or garaging for more than two cars is provided this should not be met by constructing the garage or parking area one vehicle wide by the number of vehicles long. Driveways associated with garages and parking areas for two cars should be double width.

Where developments require access by goods vehicles site layouts should include adequate standing and manoeuvring space for vehicles waiting to unload. This may utilise areas provided for car parking if the peak times for cars and goods vehicles do not coincide. To eliminate reversing movements onto the public highway, space for the manoeuvring of goods vehicles should ideally be provided clear of the highway.

### **Parking Bay Sizes**

The dimensions of a car vary considerably with current vehicles ranging from 2.5m to 5.6m in length and 1.7m to 2.4m in width. The average dimensions of a car based on those currently available on the market is around 4.4m in length and 2.0m in width. Design Bulletin 32 (DB32) sets a minimum parking bay for cars of 4.8m x 2.4m. This would provide approximately 0.2m (8 inches) clearance around an average car. There are circumstances, particularly those involving the loading and unloading of vehicles, when a larger parking bay size than that set out in DB32 would be preferable.

The preferred sizes for parking bays to be provided as part of development proposals are:

	Length	Width
Powered 2 wheelers (1)	2.5m	1.5
Cars (2)	5.0m	2.5m
Disabled badge holders	5.5m	3.6m
Light goods vehicles	7.5m	3.5m
Minibuses (3)	8.0m	4.0m
Coaches (3)	14.0m	4.0m
Rigid heavy goods vehicles	12.0m	3.5m
Articulated heavy goods vehicles	16.0m	3.5m

#### **Notes**

1. A minimum space of 1.0m should be allowed between each motorcycle
2. Where car parking spaces are provided parallel to and abutting a carriageway, aisle or drive the preferred bay size should be 6.0 x 2.5m to allow vehicles to manoeuvre into the bay when adjoining bays are occupied. The width of end spaces abutting an enclosed boundary should be increased to 2,7m
3. A width of 4.0m is the minimum necessary to allow passengers to embark and disembark safely.

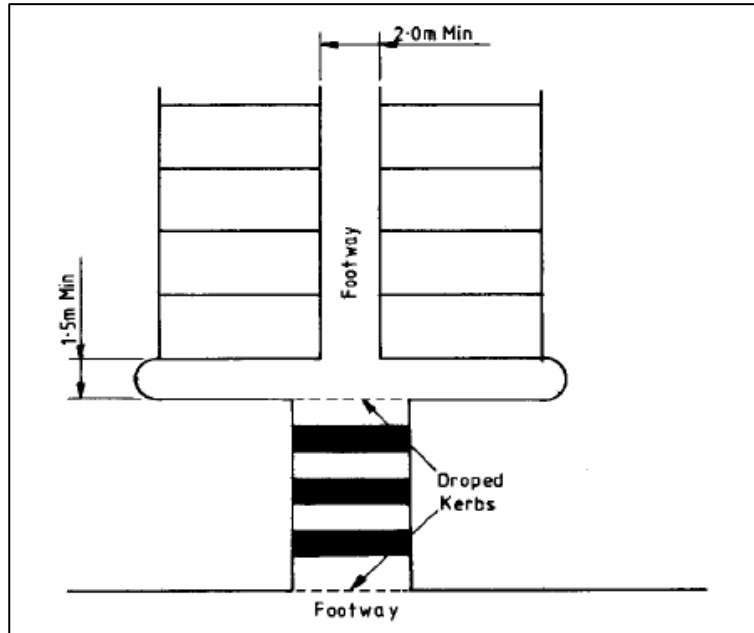
### **Planning for Pedestrians**

The needs of pedestrians should be taken into account when designing the layout of parking areas. This should include both those who have parked within



the car park and those who are accessing the development by foot. Pedestrian access both to the development and across a car park should, wherever possible, be provided along the pedestrian desire lines.

Within the car park, provision should be made to allow pedestrians to walk through it easily and safely. The provision of raised footways through the car park and crossing points across main vehicle routes will help to alleviate conflict between pedestrians and vehicles. A typical layout is shown below. Pedestrian routes should also incorporate measures to assist the mobility impaired.



Typical layout of footways in parking areas

### Access/Egress to Parking Areas

Access to car parks from the public highway will require the provision of adequate sight lines to ensure that highway safety is not compromised. Suitable provision should also be made to enable pedestrians, especially the mobility impaired, to cross a car park access.

Within the parking area developers will need to provide a balance between the following conflicting requirements:

- Adequate visibility for the safe manoeuvring of vehicles.

- Safety of any pedestrian movements that are likely to occur.
- Landscaping of the parking area
- Personal security issues.
- Efficient operation of the parking area.

When parking is proposed immediately adjacent to the public highway, either at the rear of the footway or carriageway, right angled parking spaces with direct access should not be used, except in the case of private dwellings.

### Cycle Parking

The parking needs of cyclists vary depending on the purpose of their trip:

- **Collection & Delivery** – parking for short stay users needs to be near the entrance to, or inside, the place visited, and may be less secure than long stay provision.
- **Shopping** – Groups of cycle stands should be located at regular intervals so that the bicycle does not have to be parked more than a short walk from the final destination and ideally should be within sight of the owner.
- **Meetings & Appointments** – use is often irregular and can be for long periods, up to a whole day. Users favour locations where lighting and surveillance are perceived to be good, usually at or near to main building entrances and preferably covered.
- **Workplace** – use is generally all day and on a regular basis. Demand is more likely to justify grouping of racks, often within areas where there is controlled access, CCTV monitoring or individual lockers.
- **Residential** – requires high standards of security and should avoid the need to take bicycles a long way into a building.

In addition to the provision of secure cycle parking, developers will be required to consider the additional needs of cyclists (such as lockers, changing and shower facilities where appropriate), the access to cycle parking and the interaction between cyclists and other highway users.

The location of cycle parking provides a key role in persuading cyclists to use it. Cycle parking that is not convenient to the cyclist's ultimate destination or where security is perceived to be poor will often stand empty and be subject to vandalism. Depending on the purpose of the trip the following locational requirements should be considered:

- Obvious and well signed
- Near to the entrance of the premises being visited
- Visible and attractive
- Well lit
- An appropriate level of surveillance and security
- Good weather protection
- Off street location with good and safe access, separated from parking vehicles

- Situated close to well used thoroughfares
- Well maintained

Where a development provides more than one access to a building, or group of buildings, it may be preferable to have small groups of cycle parking facilities spread around the development rather than a single central location. The emphasis should be on providing the most convenient locations for the users.

The location of cycle parking facilities should not present a hazard to pedestrians, especially the mobility impaired. There are several measures that can be taken to minimise the conflict between pedestrians and cyclists:

- Tactile surfaces around cycle parking.
- Raised plinths with a feathered edge in contrasting colours to the existing footway.
- Cycle parking placed on the median zone between the carriageway and the footway.
- Hoops to deflect pedestrian flow around cycle stands.
- Providing a tapping rail (with a maximum height above ground of 150mm) so that an empty rack cannot be walked into.
- Incorporating advertising and lighting with stands.

The provision of cycle parking facilities should fully complement cycle access opportunities to the development. This should include appropriate links to any local cycle network that either already exists or is proposed in an adopted local transport strategy.

A variety of devices and systems are currently available to meet the needs of cyclists.

In general the equipment used to provide secure cycle parking should have the following requirements:

- Easy to use.
- Enable bicycles to be supported without being damaged.
- Vandal proof.
- Have a good finish, clean and with no sharp edges.
- Allow use of cyclist's own locks where appropriate.
- Have the ability to secure the frame and both wheels.
- Allow storage of helmet and other accessories where appropriate.

### **Wall Loops**

These are a simple, cheap and convenient alternative to stands which can be used where there is limited space and a substantial length of wall. A relatively low level of maintenance is generally required. They should be set 700–750mm from the ground, project no more than 50mm from the wall and set at a minimum pitch to park a bicycle every 1800mm. They are not a suitable option for long stay parking.

### **Sheffield Stands.**

These have the virtue of simplicity and value for money and are ideal for short-term parking. They are not always the best option for long stay and/or high-

density parking.

Stands with heights over 800mm should be avoided, as they do not support smaller bicycles.

A lower crossbar or panel can be provided to support smaller children's bicycles.

Stands should be 900–1200mm long to support the bicycle at or near axle centres. Suitable space should be provided between stands to allow cyclists to get alongside the bicycle to lock it.

When considering the location of cycle parking using this type of stand it is important to remember how far the bicycle will extend beyond the stand itself.

The angling of stands can reduce their width as an obstacle.

### **Lockable Cycle Stands**

These secure both the frame and wheels of a bike and generally have a lower parking density than Sheffield stands. They offer greater levels of security and can be quicker to use.

### **Lockers**

These combine speed of parking with weather protection and high levels of security. They require the greatest level of management commitment and opportunities for abuse can be greater. The liability for securing contents must be clearly defined. The most widely preferred system is a medium/long term hire regime, which requires an explicit agreement with users. A clearance under the units will help to make the locker unattractive for warehousing or sleeping, assist in cleaning operations and provide ventilation.

### **Staffed Facilities**

There is little potential for such facilities to be commercially viable and they are mainly associated with a bike shop or some other compatible outlet.

### **Unstaffed Facilities**

These are mostly associated with provision for employees although they could potentially also be used at public transport boarding points. They generally consist of secure cages or buildings with access allowed through the use of a key or swipe card. Full enclosure of such facilities will offer better weather protection and it is prudent to limit the number of users of the facility. Where a large number of parking spaces are required then more than one facility should be considered, which could then be sited at more convenient locations within the development compared with a larger centrally located facility.

### **Parking for the Mobility Impaired**

Parking bays for the mobility impaired should be conveniently located and clearly signed. Their location should take into consideration the distances that potential users may be capable of walking to reach the facilities they desire. The generally accepted guidelines of walking distances for different degrees of mobility are:

Visually impaired 150 metres

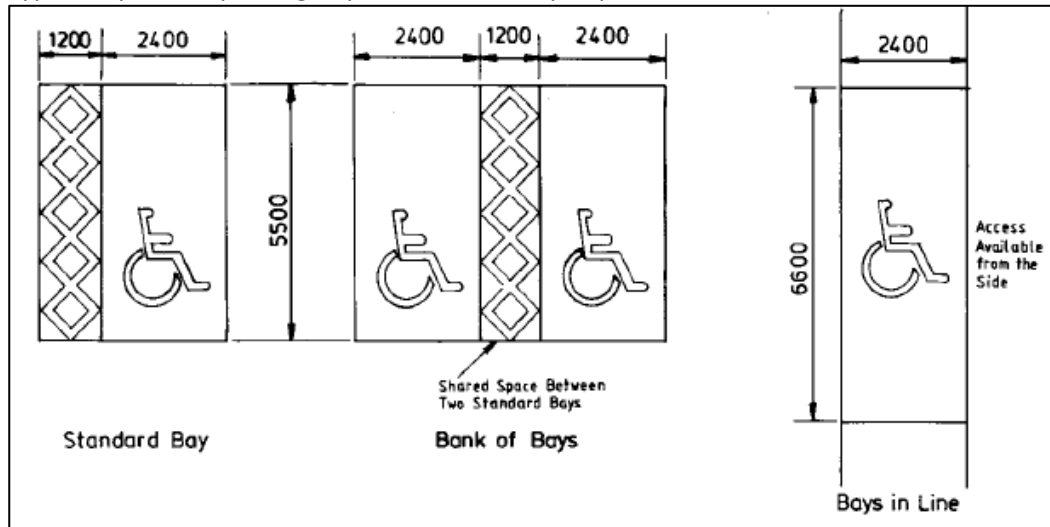
Wheelchair users 150 metres

Ambulatory impairment without a walking aid 100 metres

Ambulatory impairment with a walking aid 50 metres

Parking bays for the mobility impaired should be designed so that drivers and passengers, either of whom may be impaired, can get in and out of the vehicle easily and safely. They need to be designed to encompass a wide range of mobility impairments. They should also ensure easy access to and from the side and rear of the vehicle and protect the mobility impaired from moving traffic.

Typical layouts of parking bays for the mobility impaired are shown below:



Off-street parking bays that are parallel to the access aisle, making access available from the side, should be at least 6.6m long and 2.4m wide. The additional length will allow access to the rear of the vehicle where wheelchairs are often stored. Access from the side should be unencumbered by street furniture.

Off-street parking bays that are perpendicular to the access aisle should be at least 5.5m long and 2.4m wide with an additional width of at least 1.2m along one side. This should allow sufficient width for wheelchair access between vehicles and enable vehicle doors to be fully opened. Where bays are adjacent to each other the 1.2m access area can be utilised to serve parking bays on either side.

Parking bays for the mobility impaired should be located as near as possible to a suitably designed entrance/exit to the development. Access to and from the parking bays should also be free from steps, obstructions and steep slopes.



The minimum standards for the provision of parking for people with impaired mobility are as follows:

For Employees and Visitors to Business Premises (Land Use Classes A2, B1, B2 & B8)	
Car Parks up to 40 spaces	2 designated spaces + 1 space of sufficient size but not specifically designated.
Car Parks with 40 to 200 spaces	4 designated spaces or 5% of the total capacity, whichever is greater
Car parks with greater than 200 spaces	6 designated spaces + 2% of the total capacity
For Shopping, Recreation and Leisure (Land Use Classes A1, A3, A4, A5, C1, D1, D2 & Unclassified)	
Car Parks up to 50 spaces	1 designated space + 2 spaces of sufficient size but not specifically designated.
Car Parks with 50 to 200 spaces	3 designated spaces or 6% of the total capacity, whichever is greater



Car parks with greater than 200 spaces	4 designated spaces + 4% of the total capacity
Notes	<ol style="list-style-type: none"> <li>1. The provision of parking spaces for the mobility impaired will be part of the overall level of parking provision for the development as opposed to an additional requirement.</li> <li>2. The use of spaces allocated for the mobility impaired should be regularly monitored to ensure that the allocation is correct and that the system is working well.</li> </ol>

Any new development which includes off-street parking should have at least one parking space that is either designated for the mobility impaired or, if not specifically designated, is of sufficient size to be used by the mobility impaired. Where provision for the mobility impaired is not to be provided as part of the development the local planning authority may seek a contribution from the developer towards the provision, operation and maintenance of parking bays either on-street or in public off-street car parks.

### Motorcycle Parking

Provision should be made for motorcycle parking at all new developments in order to enable the use of this mode of transport. As with cycle parking the level of provision required will vary depending on the purpose of the trip. The availability of secure parking is particularly important in areas where medium to long term parking is anticipated.

Motorcycle parking standards are a separate and additional requirement to the vehicle and cycle parking standards. As a **minimum** the following standard of provision should be made for motorcyclists within non- residential developments:

Non-residential developments	1 space + 1 space for every 20 car parking spaces provided
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Where communal parking facilities for residential developments are provided the above standards will also apply.

In locating motorcycle parking, sites should be chosen that are well drained, particularly if ground anchors are provided. The surface should, as far as practical, have no, or only a slight, gradient, have a non-slip surface and be firm enough to prevent stands sinking into the ground. Parking areas should only be provided to the rear of footways in exceptional circumstances and under the condition that they would not interfere with pedestrian movements or jeopardise pedestrian safety.

Motorcyclists are prone to the same personal security concerns as other transport users. Hence, good lighting will increase confidence in both personal and vehicle security. Where possible the parking should be located in areas that will regularly be observed and consideration should be given to protecting areas with bollards or some similar restriction to discourage theft.

It is often not possible to pass a lock through a motorcycle frame. Hence any anchor point needs to be at a suitable height for locking the wheel. Two basic types of anchor points can be used to provide secure parking for motorcyclists:

**Ground Level** – the anchor point remains below the surface, often concealed by a hinged steel plate set flush with the surface. The plate is raised by the user allowing a loop to be lifted up and the users own lock passed through. Consideration should be given to the potential hazard that could be caused as a result of the anchor being left upstanding or jammed in the raised position. Anchor points of this type will require regular maintenance.

**Raised** – a horizontal bar is provided at a height of approximately 400-600mm above ground. This is generally provided at the edge of the carriageway. It can represent a trip hazard or impediment if installed along the edge of footways. Provision should be integrated with pedestrian railings or protected by means to safeguard pedestrians, particularly those with impaired vision.

## Reference





MM 187

### List of Superseded Policies

<b>Adopted 2006 Local Plan Policy</b>	<b>2006 Local Plan Policy Title</b>	<b>Superseded by 2014 Local Plan Policy</b>	<b>2014 Local Plan Policy Title</b>
H1	Residential development on allocated sites	HD1	Housing Allocations
H2	Reserve Housing Allocation		
H4	Affordable Housing	HD2	Affordable Housing
H6	Loss of Residential Accommodation	HD8	Retention of Housing Accommodation
H7	Empty homes back in use	HD9	Empty Residential Property
H9	Residential development in excess of minor development in villages on PDL		
ED1	Employment Clusters- retention of employment land	EMP4	Protection of Employment Sites
ED2	Highland Court	EMP1	Employment Land Allocations
ED3	St Augustines Hospital		
ED5	Canterbury East Regeneration Zone office sites		
ED6	New employment land – Eddington Lane Herne Bay	EMP4	Protection of Employment Sites
ED7	New /extended/protection of existing touring caravan sites	TV4	Touring and Static Caravan Tourist Sites
ED8	UK Business Innovation Park	EMP1	Employment Land Allocations



ED9	Office Nodes Policy	EMP4	Protection of Employment Sites
ED10	Protection of office accommodation	EMP4	Protection of Employment Sites
ED11	General economic development policy		
TC1	Town Centre vitality and viability	TCL1	Town Centres
TC2	Out of town centre development	TCL(A)	Retail Hierarchy and Network
TC3	Mixed use developments in and adjacent to town centres	TCL2	Primary Shopping Frontages
		TCL3	Mixed Shopping Frontages
TC4	Mixed use allocations	TCL10	Mixed Use Development
TC5	Retail Core areas	TCL(A)	Retail Hierarchy and Network
TC6	Local centres	TCL5	Local Centres
TC7	New tourism development	TV2	New Tourism Development
TC8	Loss of visitor accommodation	TV3	Visitor Accommodation
TC10	Town centre night time and evening development	TCL12	Evening and Night-time Economy
TC11	Accessibility across and to town centres		
TC12	Canterbury West Regeneration Zone		
TC13	Kingsmead and Riverside Regeneration Zone	TCL10	Mixed Use Development
TC14	St Georges to Canterbury East Regeneration Zone	TCL10	Mixed Use Development
TC15	Wincheap Regeneration Zone	TCL7	Wincheap Retail Area
TC16	New Developments in targeted neighbourhoods		
TC17	Retail development in Canterbury	TCL1	Town Centres
TC18	Local centres of Wincheap, St Dunstons and Northgate	TCL5	Local Centre
TC20	Leisure and tourism proposals for Herne Bay		

TC21	Hotel allocation at Herne Bay golf club		
TC25	Whitstable harbour	TCL10	Mixed Use Development
TC26	Herne Bay and Whitstable Green gap	OS7	Herne Bay and Whitstable Green Gap
TC27	Retail development (Herne Bay and Whitstable)	TCL1	Town Centres
R1	Conversion of rural buildings	HD5	Conversion of Rural Buildings
R2	New agricultural buildings	HD4	New Dwellings in the Countryside
R3	Conversion of existing rural buildings for diversification	TV7 TV8	Rural Tourism Rural Tourist Accommodation, Attractions and Facilities
R4	New rural buildings for diversification	TV8	Rural Tourist Accommodation, Attractions and Facilities
R5	Farm shops	QL4	Farm Shops
R6	Special landscape areas	LB2	Areas of High Landscape Value
R7	Area of High Landscape Value	LB2	Areas of High Landscape Value
R8	Green Gaps	OS6	Green Gaps
R9	Rural tourist accommodation	TV8	Rural Tourist Accommodation, Attractions and Facilities
R10	Loss of village and community facilities	QL3	Loss of Village and Community Facilities
R11	Use of properties for shops and local services	QL2	Village Services and Facilities
R12	Sports and recreation facilities	OS8	Sports and Recreation in the Countryside
R13	Reculver	TV6	Reculver Country Park
R14	Keeping and riding of horses	EMP15	Horse-related Development
BE1	Design and sustainability	DBE1	Sustainable Design and Construction
BE2	Public realm	DBE11	Public Realm

BE3	Design statement and Developments briefs	SP3	Strategic Site Allocations
		SP4	Strategic approach to location of development
BE4	World Heritage Site	HE2	World heritage Site and Buffer Zone
		HE3	Significant Views of the City and World Heritage Site
BE5	Listed and locally locally listed buildings	HE4	Listed Buildings
		HE5	Development Affecting and Changes to Listed Buildings
BE6	Listed buildings	HE4	Listed Buildings
		HE5	Development Affecting and Changes to Listed Buildings
BE7	Development in conservation areas	HE6	Conservation Areas
BE8	Demolition in Conservation areas	HE1	Historic Environment and Heritage Assets
BE9	Article 4.1 and 4.2 directions		
BE10	Historic Landscape	HE13	Historic Landscapes, Parks and Gardens
BE11	Shopfronts of visual or historic interest	HE10	Shopfronts
BE12	Advertisements	HE9	Advertisements Affecting Heritage Assets
BE13	Blinds, awnings and security shutters	HE9	Advertisements Affecting Heritage Assets
BE14	Scheduled Ancient Monument	HE1	Historic Environment and Heritage Assets



BE15	Potential site of Archaeological Interest	HE12	Area of Archaeological Interest
BE16	Archaeological sites	HE11	Archaeology
NE1	Protected habitats or species	LB9	Protection, Mitigation, Enhancement and Increased Connectivity for Species and Habitats of Principal Importance
NE2	Loss of semi-natural habitats	LB9	Protection, Mitigation, Enhancement and Increased Connectivity for Species and Habitats of Principal Importance
NE3	Enhancement of biodiversity	LB9 OS12	Protection, Mitigation, Enhancement and Increased Connectivity for Species and Habitats of Principal Importance  Green Infrastructure
NE4	Seasalter and Graveney levels		
NE5	Retention of trees, hedgerows, woodland and other landscape features	LB10	Trees, Hedgerows and Woodland
C1	The Canterbury District Transport Action Plan	T1	Transport Strategy
C2	Bus and Rail Transport	T3 T4	Bus Improvement Measures  Rail Improvement Measures
C3	Cycling and Walking	T2	Pedestrian and Cycle Routes
C4	Travel Plans	T17	Transport Assessments and Travel Plans


C5	Road Building	T11	Wincheap Traffic Management Scheme
		SP3	Strategic Site Allocations
C6	Park and Ride Harbledown		
C7	Park and Ride Sturry Road Extension	T6	Sturry Road Park and Ride
C8	Park and Ride at the coast	T8	Whitstable Park and Ride
C9	Public and private parking – vehicle parking standards	T9	Parking Standards
C10	Public and private parking- Town centres and park and ride contributions	T9	Parking Standards
C11	Buildings or uses to provide social infrastructure	QL1	Social Infrastructure
C12	Land allocated for community purposes	QL7	Community Allocations
C13	Loss of buildings or uses for community purposes	QL6	Loss of Community Buildings and Community Sites
C14	Provision of health facilities	QL10	Medical Health and Social Care Facilities
C15	Land allocated for health related development	QL9	Kent and Canterbury Hospital
C16	Provision for education needs arising from housing developments	SP3	Strategic Site Allocations
C18	Safeguarding sites for education purposes	EMP10	Hadlow College
C19	Land allocated for college campus		
C20	Development at University of Kent at Canterbury	EMP7	University of Kent
C21	Development of new higher education campus or expansion of existing campus	EMP8	Canterbury Christ Church University

C22	Proposals involving the loss of institutional land or buildings		
C24	Proposals that would involve the loss of existing local space	OS9	Protection of Existing Open Space
		OS10	Loss of Open Space
C25	Land allocated as proposed open space		
C26	Protection of riverside corridor. Open space footpath allocations.	OS13	Riverside Strategy
C27	Proposals that would result in the loss of playing fields	OS2	Playing Fields
C28	Provision of new outdoor playing space as a result of development	OS11	Outdoor Space Provision
C29	Land allocated for a future allotments site	OS14	Allotment Allocation
C30	Proposals that would involve the loss of allotment land	OS15	Allotments
C31	Drainage impact assessments	CC4	Flood Risk
C32	Development of land not previously developed in zones 2 or 3 or within overtopping hazard zones.	CC5	Flood Zones
		CC7	Overtopping Hazard Zones
C35	Coastal protection zone	CC10	Coastal Protection Zones
C36	Undeveloped Coast	LB3	Undeveloped Coast
C37	Provision of water and sewerage infrastructure	CC11	Sustainable Drainage Systems
C38	Renewable energy sources	CC1	Renewable and Low Carbon Energy Development
C39	Development that could result in worsening air quality	QL11	Air Quality
C40	Development which could potentially result in pollution	QL12	Potentially Polluting Development



C41	Proposals for waste disposal, incineration, energy generation from waste etc.		
C42	Proposals for telecommunications development	EMP6	New Digital Infrastructure
IMP1	Use of CPOs and partnership working		
IMP2	Development Contributions	SP3	Strategic Site Allocations

**Key:**

Shaded box = no equivalent policy in 2014 Local Plan 





# Appendix C

## Revised Matrices for Policies

Table C1 Effects of Vision and Planning Strategy Policies (Replaces Table I1 from June 2014 SA Report)

SA Objective		Vision and Planning Strategy Policy Chapter (policy number)							Cumulative effect of the draft policies	Commentary on effects of each policy
		SP1	SP2	SP3	SP4	SP5	SP6	SP7		
1. Economy and Employment	Short Term	++	++	++	0	~	~	~	++	<p><b>Likely Significant Effects</b></p> <p>Through Policy SP1 the Council takes a positive approach to sustainable development in accordance with the NPPF as well as the Local Plan. This is consistent with paragraph 6 of the NPPF which makes clear the purpose of the planning system is to contribute to the achievement of sustainable development. Policy SP1 supports and encourages investment into the district and region which are likely to result in employment and training opportunities backed up by Policy SP2 which outlines the quantum of development (in terms of number of housing units required as well as employment land provision). <u>The Council has indicated that the number of jobs associated with proposed allocations is 7,438. Using information from the Drivers Jones Deloitte (2010) Employment Densities Guide 2nd Edition taking the lower estimate of 1 FTE per 70 m2, the indicative number of jobs created from 96,775m2 is 1382.5 FTEs, although could be double this, depending on employment mix.</u> Policy SP3 gives details about development types at strategic sites including retail space and other developments such as health facilities which are likely to stimulate the economy. Locations for development in rural areas would not result in the loss of land allocated for businesses (Policy SP4).</p> <p>In summary the policies of this chapter have a significant positive effect on the objective by facilitating and encouraging investment which is likely to lead to a strong and stable local economy and offer employment and training opportunities.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None</p>
	Medium Term	++	++	++	0	~	~	~	++	
	Long Term	++	++	++	0	~	~	~	++	

SA Objective		Vision and Planning Strategy Policy Chapter (policy number)							Cumulative effect of the draft policies	Commentary on effects of each policy
		SP1	SP2	SP3	SP4	SP5	SP6	SP7		
2. Rural/Coastal Communities	Short Term	++	++	++	++	~	~	~	++	<p><b>Likely Significant Effects</b></p> <p>As outlined above (Objective 1) Policy SP1 encourages investment in the district including housing development from which rural and coastal communities are likely to benefit. Land for housing and employment is allocated under Policy SP2 to meet identified requirements. As Policy SP3 shows land has been allocated in rural and coastal areas significantly supporting the objective.</p> <p>Policy SP4 identifies areas of the coastal towns Herne Bay and Whitstable as the main areas of focus for developments (along with Canterbury City) and minor developments in several rural locations which is likely to have significant positive effects on the economy and housing situation particularly of coastal communities.</p> <p>The policies of this chapter would have a significant positive effect on the objective as they significantly encourage investment in the area from which rural and coastal communities could also profit. Furthermore, development is strongly encouraged in the coastal communities of Herne Bay and Whitstable.</p> <p><b>Mitigation</b></p> <p>None</p> <p><b>Assumptions</b></p> <p>Investment in the district would have benefits throughout the district (Policies SP1 and SP2).</p> <p><b>Uncertainties</b></p> <p>None</p>
	Medium Term	++	++	++	++	~	~	~	++	
	Long Term	++	++	++	++	~	~	~	++	



SA Objective		Vision and Planning Strategy Policy Chapter (policy number)							Cumulative effect of the draft policies	Commentary on effects of each policy
		SP1	SP2	SP3	SP4	SP5	SP6	SP7		
3. Water Quality	Short Term	~	-	-	~	+/?	~	~	-/+	<p><b>Likely Significant Effects</b></p> <p>SP1 includes the clause 'where the Council considers that a proposal would directly undermine the strategy for sustainable development set out in this Plan'. Whilst an Environmental Strategy is noted and described in the preamble to the policy, there is no explicit reference to a sustainable development strategy outside the policy itself. It could be a reference to the Local Plan itself (which provides the spatial planning contribution to sustainable development in the district); however, the text should be revised to ensure clarity. The preamble to the policy identifies the key elements of a local definition of sustainable development and water quality is not identified. Water quality should be included within a revised definition of sustainable development.</p> <p>SP2 provides overall growth requirements for the district and SP3 includes a number of significant development sites (housing and employment land sites). Depending on the proximity to any surface water bodies (rivers or lakes), the scale of construction activities and the nature of any mitigation measures, there is the potential for adverse effects to occur during construction which will occur throughout the plan period in accordance with the phased approach to development. This is particularly the case if there were any direct channel modifications. However, any effects would be minimised by the application of other policies (CC12 and LB12 for example). There is also potential also to consider reference to the 2007 sustainable construction SPD and use of considerate construction scheme to produce robust Construction Environmental Management Plans to ensure any effects on water quality are effectively mitigated.</p>
	Medium Term	~	-	-	~	+/?	~	~	-/+	

SA Objective		Vision and Planning Strategy Policy Chapter (policy number)							Cumulative effect of the draft policies	Commentary on effects of each policy
		SP1	SP2	SP3	SP4	SP5	SP6	SP7		
	Long Term	~	-	-	~	+/?	~	~	-/+	<p>Green infrastructure can have a supporting role in the regulation of water quality and flood management. Consequently the effects resulting from Policy SP6 are likely to be positive, however, its significance is uncertain.</p> <p><b>Mitigation</b></p> <p>Inclusion of text that describes what constitutes the sustainable development strategy and ensures that water is included in the definition of sustainable development.</p> <p>Any effects on water environment would be minimised by the application of other Local Plan policies (CC12 and LB12 for example). There is also potential also to consider reference to the 2007 sustainable construction SPD and use of considerate construction scheme.</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>Likelihood of any effects on the water environment will depend on the nature and design of individual developments, their proximity to the water environment and the mitigation measures proposed.</p>
4. Transport	Short Term	~	~	++	++	~	~	~	++	<p><b>Likely Significant Effects</b></p> <p>Policy SP3 outlines land allocation and provision of infrastructure at the strategic development sites. Infrastructure includes new fast bus links, cycling routes and foot paths as well as other measures to discourage additional traffic and changes to the road network. This policy is consistent with the requirements of paragraph 17 of the NPPF which identifies as a core principle of planning the active management of patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are, or can be made, sustainable. This policy is considered to have significant positive effects as it encourages sustainable transport and aims to provide facilities and services at large developments to minimise the need for transport.</p>

SA Objective		Vision and Planning Strategy Policy Chapter (policy number)							Cumulative effect of the draft policies	Commentary on effects of each policy
		SP1	SP2	SP3	SP4	SP5	SP6	SP7		
	Medium Term	~	~	++	++	~	~	~	++	<p>Focusing development in the urban areas of Canterbury, Herne Bay and Whitstable would have significant positive effects on the objective as these are areas where services and facilities are more likely to be accessible via sustainable transport (SP4).</p> <p>Albeit most policies of this chapter having no clear relationship with the objective they would have a significant positive cumulative effect on the objective.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None</p>
	Long Term	~	~	++	++	~	~	~	++	
5. Countryside and Historic Environment	Short Term	~	-	-/+	++	+	~	+	-/+	<p><b>Likely Significant Effects</b></p> <p>The levels of growth provided for under Policy SP2 and the potential for development to be located in areas of local landscape value is likely to have an adverse effect on local landscape and townscape character, although the magnitude of effects would be likely to be reduced through the application of other plan policy including, for example, Policy LB2.</p> <p>Policy SP3 indicates the requirements for development on the strategic development sites, including the protection/provision of open space which will have beneficial effects on the objective. Negative effects are also possible resulting from the scale of the required developments and the fact that some of the strategic sites identified in SP3 are located in or adjacent to Areas of High Landscape Value.</p>



SA Objective		Vision and Planning Strategy Policy Chapter (policy number)							Cumulative effect of the draft policies	Commentary on effects of each policy
		SP1	SP2	SP3	SP4	SP5	SP6	SP7		
	Medium Term	~	-	-/+	++	+	~	+	+	<p>However, in following the policies in the Open Space Chapter (for example Policy OS10) provisions are in place to ensure that public open space is a key aspect of future developments. Therefore, the effect has been assessed as mixed.</p> <p>Policy SP4 protects the Kent Downs AONB and the rural character of villages from development impacts. The Kent Downs AONB is a national designation; therefore, the policy would have significant positive effects on the objective.</p> <p>Green infrastructure forms part of the wider landscape character. Therefore, Policy SP5 has positive effects on the objective by protecting landscapes and enhancing public access to open space. It is noted that policy SP5 is consistent with the requirements of paragraph 114 of the NPPF states that Local Planning Authorities should 'set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure'.</p>
	Long Term	~	-	-/+	++	+	~	+	+	<p>Policy SP7 sets out a strategy to mitigate the potential effects of development on SACs, SPAs and Ramsar sites, where development may have a significant effect on these assets. Measures identified include the provision of <u>additional natural greenspace and access management and monitoring measures open space as part of new developments</u>. This has been assessed as having a positive effect on the objective.</p> <p><b>Mitigation</b></p> <p>The effects of the proposed development outlined in policies SP2 and SP3 would be mitigated by the application of other Local Plan policies (SP7, LB1, LB2, LB3, HE 1, HE2 and HE3 for example).</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>None</p>



SA Objective		Vision and Planning Strategy Policy Chapter (policy number)							Cumulative effect of the draft policies	Commentary on effects of each policy
		SP1	SP2	SP3	SP4	SP5	SP6	SP7		
6. Geology and Biodiversity	Short Term	~	-	-	-/+	++	~	++	-/++	<p><b>Likely Significant Effects</b></p> <p>SP2 provides the quantum of growth, SP3 outlines the strategic development sites and SP4 sets out the overall approach to locating the development. Development on the strategic sites identified in SP3 will require approximately 70% of the proposed housing development to take place on greenfield land. Some of these sites will have biodiversity value e.g. site 177 contains an ancient woodland and Great Crested Newts. However, any adverse effects on international, national and locally significant sites for conservation of species, habitats and geology will be avoided, minimised or mitigated through the application of Policy SP7 and other Local Plan Policies.</p> <p>Policy SP3 indicates requirements for protection of ancient woodland, woodland planting and open space provision as well as for parks and gardens within several strategic development areas. In the long term this would have positive effects on the objective as important biodiversity features are protected and opportunities maintained/enhanced.</p> <p>Policy SP4 outlines the focus of development with a focus on Canterbury and specific rural sites. There is potential for the policy to include reference to the preferential use of previously developed land and/or to minimise the development of best and most versatile land (consistent with paragraphs 111 and 112 of the NPPF). The policy supports proposals acceptable in terms of environment but does not provide further details so that there is potential for positive as well as negative effects resulting from this policy.</p> <p>Policy SP5 promotes linkages of green infrastructure which is likely to improve</p>
	Medium Term	~	-	-	-/+	++	~	++	-/++	



SA Objective		Vision and Planning Strategy Policy Chapter (policy number)							Cumulative effect of the draft policies	Commentary on effects of each policy
		SP1	SP2	SP3	SP4	SP5	SP6	SP7		
	Long Term	~	~	-/+	-/+	++	~	++	-/++	<p>linkages between habitats and support local biodiversity. The policy would have a significant positive effect on the objective.</p> <p>Policy SP7 does not permit development which may have an adverse effect on the integrity of a European designated site. Strategic development sites identified in the Plan would be required to provide the following mitigation measures:</p> <ul style="list-style-type: none"> <li>• Wardening of sensitive international wildlife sites, and increased education, to be funded by the development in perpetuity;</li> <li>• Ongoing monitoring and surveys of sensitive sites in the district to be funded via the wardening programme;</li> <li>• Consideration of other measures as required; for example, access management; and</li> <li>• The provision of <u>additional natural green space</u> <del>open space on new sites, as set out in the Council's Development Contributions SPD.</del></li> </ul> <p>This has been assessed as having a significant positive effect on this objective.</p> <p><b>Mitigation</b></p> <p>The effects of the proposed development outlined in policies SP3 and SP4 would be mitigated by the application of other Local Plan policies (SP7, LB5, LB6 and LB7 for example). The beneficial biodiversity effects from habitat creation associated with some of the new development will become observable in the long term as new habitats become established.</p> <p>The policy could be enhanced with reference to excluding development on best and most versatile land and encouraging development on previously developed land.</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>None</p>

SA Objective		Vision and Planning Strategy Policy Chapter (policy number)							Cumulative effect of the draft policies	Commentary on effects of each policy
		SP1	SP2	SP3	SP4	SP5	SP6	SP7		
7. Climate Change, Energy and Air Quality	Short Term	~	--	+/--	~	~	~	~	+/--	<p><b>Likely Significant Effects</b></p> <p>Policy SP2 together with Policy SP3 make provision for employment land, transport infrastructure and 16,000 15,600 new homes over the lifetime of the Plan and will led to an substantial increase in carbon emissions in the medium and long term. However, by ensuring new development follows the design and siting policies in the Design and Built Environment as well as in the Climate Change, Flooding and Coastal Change chapter (policy DBE 3 for example) the potential increase in carbon emissions will be kept to a minimum. Policy SP3 also seeks to minimise the need for transport. <u>Policy CC3 requires Strategic Sites to consider the potential for local renewable or low carbon energy and/or heat generations schemes such as CHP.</u> At one strategic site (4,000 dwellings) land has been allocated for the provision of a CHP facility. Considering the amount of dwellings which could benefit from the facility, this proposal at this site would have a positive effect on the objective as it maximises energy efficiency and consequently reduces carbon emissions.</p> <p>Overall, the cumulative effect on the objective has been assessed as both positive and negative.</p> <p><b>Mitigation</b></p> <p>The effects of the proposed development outlined in policies SP2 and SP3 would be mitigated to some extent by the application of other Local Plan policies (CC2 and DB3 for example); however, given the anticipated population increase over the plan period, the total amount of carbon emitted from the district is still anticipated to increase.</p> <p><b>Assumptions</b></p> <p>It is assumed that as housing and employment land is released for development the contribution to the districts carbon emissions will increase over time and become significant in the medium to long term. It is assumed that the energy generation mix is similar to that forecast in DECC's energy and emissions projections report (2013).</p> <p><b>Uncertainties</b></p> <p>None</p>
	Medium Term	~	--	+/--	~	~	~	~	+/--	
	Long Term	~	--	+/--	~	~	~	~	+/--	

SA Objective		Vision and Planning Strategy Policy Chapter (policy number)							Cumulative effect of the draft policies	Commentary on effects of each policy
		SP1	SP2	SP3	SP4	SP5	SP6	SP7		
8. Flood Risk and Coastal Erosion	Short Term	~	-/?	-/?	0	0	~	~	-/?	<p><b>Likely Significant Effects</b></p> <p>The provision of new housing under Policy SP2 may result in development in Flood Zones 2 and 3. However, scheme specific details are not yet known and therefore it is uncertain whether new development would be liable to flooding/increase flood risk elsewhere. One of the strategic sites identified in Policy SP3 is located partially within a flood risk zone and therefore would have a negative impact on the objective, however, through appropriate mitigation measures and the application of Policy CC4 and other Local Plan policies this negative effect could be minimised.</p> <p>Policy SP4 supports proposals acceptable in terms of flooding but does not provide further details so that it is not considered to have a direct effect on the objective.</p> <p>It is acknowledged that a strong network of green infrastructure supports flood risk management, however, Policy SP5 is not likely to have a direct effect on the achievement of the objective.</p> <p>The remaining policies of this chapter are not likely to have an effect on the achievement of the objective as they do not have clear relationship with the objective or would not result in an effect.</p> <p><b>Mitigation</b></p> <p>The effects of the proposed development outlined in policies SP3 on flood risk (either on the development itself or on the flood risk of existing development) would be minimised by the application of other Local Plan policies (CC4, CC5 and CC6 for example).</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>None</p>
	Medium Term	~	-/?	-/?	0	0	~	~	-/?	
	Long Term	~	-/?	-/?	0	0	~	~	-/?	

SA Objective		Vision and Planning Strategy Policy Chapter (policy number)							Cumulative effect of the draft policies	Commentary on effects of each policy
		SP1	SP2	SP3	SP4	SP5	SP6	SP7		
9. Access to Services	Short Term	~	~	++	0	++	~	~	++	<p><b>Likely Significant Effects</b></p> <p>A broad range of facilities and services is included in the strategic development sites as outlined in Policy SP3 supporting and promoting equal access to these. Due to the scale of the planned developments this policy would have significant positive effects on the objective.</p> <p>Policy SP4 supports proposals acceptable in terms of 'other uses' including services but does not provide further details so that it is not considered to have a direct effect on the objective.</p> <p>Policy SP5 requires new developments to make provision for green infrastructure as well as open spaces and would therefore have a significant positive effect on the objective.</p> <p>Due to the scale of required developments and the number of residents which would have better access to a wide range of facilities and services the policies would have a significant positive cumulative effect on the objective.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> Policy SP4 - 'other uses' includes services such as sport, culture, health, education, open space, etc.</p> <p><b>Uncertainties</b> None</p>
	Medium Term	~	~	++	0	++	~	~	++	
	Long Term	~	~	++	0	++	~	~	++	

SA Objective		Vision and Planning Strategy Policy Chapter (policy number)							Cumulative effect of the draft policies	Commentary on effects of each policy
		SP1	SP2	SP3	SP4	SP5	SP6	SP7		
10. Sustainable Living and Revitalisation	Short Term	~	~	++	++	~	~	~	++	<p><b><u>Likely Significant Effects</u></b></p> <p>Policy SP3 includes facilities and services such as health facilities, educational facilities and employment areas/opportunities in strategic sites allocated for new development. Due to the scale of the developments the policy is likely to have significant positive effects on the objective as a large number of people can benefit from these opportunities.</p> <p>Focusing development in the urban areas of Canterbury, Herne Bay and Whitstable would have significant positive effects on the objective as it would significantly encourage people to live in the town centres where services and facilities are more accessible (Policy SP4).</p> <p>The policies of this chapter would have significant effects on the objective a wide number of people can benefit. Furthermore, the policies are aimed at revitalising the town centre and encouraging people to live in urban areas.</p> <p><b><u>Mitigation</u></b></p> <p>None</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>
	Medium Term	~	~	++	++	~	~	~	++	
	Long Term	~	~	++	++	~	~	~	++	

SA Objective		Vision and Planning Strategy Policy Chapter (policy number)							Cumulative effect of the draft policies	Commentary on effects of each policy
		SP1	SP2	SP3	SP4	SP5	SP6	SP7		
11. High Quality Design and Sustainability	Short Term	~	~	+	+	~	~	~	+	<p><b><u>Likely Significant Effects</u></b></p> <p>SP3 contains requirements that development briefs will be completed for each of the identified sites which include reference to requirements for physical and social infrastructure and the adherence to garden city principles. It is assumed that these principles are equitable with aspects of sustainable design (including provision of green space, habitat creation and the provision of sustainable transport modes as an alternative to the car) which are expanded upon in the Design and Built Environment chapter. This is also applicable to policy SP4.</p> <p>The policies of this chapter have positive cumulative effect on the objective.</p> <p><b><u>Mitigation</u></b></p> <p>The is potential for enhancement of the performance of policy SP3 by providing a clear definition of what is included under the heading 'garden city' principles and also to reference sustainable design requirements (as set out in policy DBE3).</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>
	Medium Term	~	~	+	+	~	~	~	+	
	Long Term	~	~	+	+	~	~	~	+	

SA Objective		Vision and Planning Strategy Policy Chapter (policy number)							Cumulative effect of the draft policies	Commentary on effects of each policy
		SP1	SP2	SP3	SP4	SP5	SP6	SP7		
12. Housing	Short Term	++	++	0	0	0	~	~	++	<p><b>Likely Significant Effects</b></p> <p>Policy SP1 takes a positive approach towards proposals that align with the policies of the NPPF and the Local Plan. This policy encourages development including housing development. The preamble to the policies make clear the range of supporting work that has been completed to develop the strategic growth policies (particularly) SP2 and SP3; however, it may also be helpful if the Council supplements this text with reference to the Strategic Housing Market Assessment, required under paragraph 159 of the NPPF (and also detailed in the Housing policy chapter) to make clear the connection.</p> <p>Land has been allocated in Policy SP2 to cover housing requirements as outlined in the Housing Chapter including a buffer in accordance with the NPPF. The policy therefore ensures that housing requirements will be met. Policies SP3 and SP4 are not considered to have an effect on the achievement of the objective as land allocated at these sites is already considered in the appraisal of Policy SP2.</p> <p>Policy SP6 sets out requirements for new developments but does have a direct effect on the objective.</p> <p>The policies of this chapter have a significantly positive effect on the objective as they ensure that housing requirements in the district are met.</p> <p><b>Mitigation</b></p> <p>None</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>None</p>
	Medium Term	++	++	0	0	0	~	~	++	
	Long Term	++	++	0	0	0	~	~	++	

SA Objective		Vision and Planning Strategy Policy Chapter (policy number)							Cumulative effect of the draft policies	Commentary on effects of each policy
		SP1	SP2	SP3	SP4	SP5	SP6	SP7		
13. Quality of Life	Short Term	~	~	++	~	++	~	+	++	<p><b>Likely Significant Effects</b></p> <p>Policy SP3 includes facilities which would have positive effects on the objective by supporting healthy life styles through encouraging physical and recreational activity. The policy takes different residential groups into considerations and provides facilities such as care homes and schools. Due to the scale of the strategic sites the policy would have significant positive effects on the objective.</p> <p>The provision for green infrastructure with new developments would provide new opportunities for physical and recreational activities and would therefore have a significant positive effect on the objective (policy SP6). The beneficial effect of physical and recreational activity on mental and physical health/well-being is widely recognised.</p> <p>Policy SP7 sets out a strategy to mitigate the potential effects of development on SACs, SPAs and Ramsar sites, where development may have a significant effect on these assets. Measures identified include the provision of open space as part of new developments. This may help to encourage healthy lifestyles which has been assessed as having a positive effect on the objective.</p> <p>Despite the majority of the policies not having a clear relationship with the objective the cumulative effect is considered significantly positive as benefits would aim a wide range of residents and consider needs of different groups.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None</p>
	Medium Term	~	~	++	~	++	~	+	++	
	Long Term	~	~	++	~	++	~	+	++	



SA Objective		Vision and Planning Strategy Policy Chapter (policy number)							Cumulative effect of the draft policies	Commentary on effects of each policy
		SP1	SP2	SP3	SP4	SP5	SP6	SP7		
14. Use of Land	Short Term	~	--	--	0	~	~	~	--	<p><b>Likely Significant Effects</b></p> <p>SP2 provides the quantum of growth, SP3 outlines the strategic development sites and SP4 sets out the overall approach to locating the development. Development on greenfield sites will be inevitable with approximately 70% of land being proposed for development, considered to be greenfield. Much of this is farmland classified as Agricultural Grade 1 or 2. The NPPF says that planning should “encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value” and is scored as a significant negative accordingly. The Council should encourage developers to consider whether there is previously developed land available in suitable locations for new development, rather than locating development on fresh land.</p> <p>Policy SP4 outlines the focus of development with a focus on Canterbury and specific rural sites. There is potential for the policy to include reference to the preferential use of previously developed land and/or to minimise the development of best and most versatile land (consistent with paragraphs 111 and 112 of the NPPF).</p> <p>When considered in their summary the policies are likely to have a negative effect on the objective.</p> <p><b>Mitigation</b></p> <p>The policy could be enhanced with reference to excluding development on best and most versatile land and encouraging development on previously developed land.</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>None</p>
	Medium Term	~	--	--	0	~	~	~	--	
	Long Term	~	--	--	0	~	~	~	--	

SA Objective		Vision and Planning Strategy Policy Chapter (policy number)							Cumulative effect of the draft policies	Commentary on effects of each policy
		SP1	SP2	SP3	SP4	SP5	SP6	SP7		
15. Natural Resources	Short Term	~	--	--	~	~	~	~	--	<p><u>Likely Significant Effects</u></p> <p>Policies SP2 and SP3 makes provision for employment land, transport infrastructure and 16,000 15,600 new homes over the lifetime of the Plan and will led to an increase in resource use (particularly construction materials, aggregates, land and water). However, in following design and siting policies in the Design and Built Environment chapter (policy DBE 3 for example) the potential increase in resource use will be kept to a minimum, although effects are likely to be significant.</p> <p>With specific regard to water resources, it is noted that South East Water's Water Resources Management Plan identifies that the water resource zone (WRZ) in which Canterbury is located (WRZ8) is forecast to be in deficit from 2025 onwards. However, the Plan identifies measures to address this deficit including a proposed new reservoir at Broad Oak. These measures will ensure that the company meets its obligations to customers in an effective, affordable and environmental sustainable manner. In consequence, adverse effects on water supply arising from new development are not expected to be significant. In this respect, it is noted that Policy CC13 sets out that the Council will ensure that development is phased to reflect appropriate timescales for the construction of any necessary major water and/or wastewater infrastructure identified by South East Water.</p> <p><u>Mitigation</u></p> <p>The effects of the proposed development outlined in policies SP3 would be mitigated by the application of other Local Plan policies (DB3 for example).</p> <p><u>Assumptions</u></p> <p>It is assumed that there will be progressive improvements in building design in line with the Zero Carbon Homes 2016 target , the reuse of aggregates and the application of factors outside the plan (such as the likely introduction of compulsory water meters) which will have some medium to long term beneficial effects which will offset the negative ones identified.</p> <p><u>Uncertainties</u></p> <p>None</p>
	Medium Term	~	--	--	~	~	~	~	--	
	Long Term	~	--	--	~	~	~	~	--	

SA Objective		Vision and Planning Strategy Policy Chapter (policy number)							Cumulative effect of the draft policies	Commentary on effects of each policy
		SP1	SP2	SP3	SP4	SP5	SP6	SP7		
16. Waste	Short Term	~	--	--	~	~	~	~	--	<p><u>Likely Significant Effects</u></p> <p>Policy SP2 makes provision for employment land, transport infrastructure and 16,000-15,600 new homes over the lifetime of the Plan which, alongside the provision of strategic sites under Policy SP3, and will lead to an increase in construction and operational waste created (particularly construction materials, municipal waste and commercial waste).</p> <p><u>Mitigation</u></p> <p>The effects of the proposed development outlined in policies SP3 would be mitigated by the application of other Local Plan policies (DB3 for example).</p> <p>The performance of the policy could be enhanced if consideration is given to ensuring facilities are included in the design to ensure any waste created once the development is in operation is minimised. This could be through further wording in DB3.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None</p>
	Medium Term	~	--	--	~	~	~	~	--	
	Long Term	~	--	--	~	~	~	~	--	

**Table B2 Effects of Housing Development Policies (Replacing Table I2 of the 2014 SA Report).**

SA Objective		Housing Development Policy Chapter (policy number)										Cumulative effect of the draft policies	Commentary on effects of each policy
		HD1	HD2	HD3	HD4	HD5	HD6	HD7	HD8	HD9	HD10		
1. Economy and Employment	Short Term	++	+	+	+	+	~	+	+	~	~	++	<p><b>Likely Significant Effects</b></p> <p>The preamble to policy HD1 sets out how the requirements of the NPPF to deliver a wide choice of high quality homes has been met. Both the Strategic Housing Market Assessment and the Development Requirements work have been outlined and provide a clear evidence base as to the level of housing required being commensurate with local housing need. Consistent with the NPPF requirements (paragraph 47) to identify a supply of specific deliverable sites to provide five years' worth of housing and to identify developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15, the Council has made clear phased provision and even suggests a slight oversupply of dwellings.</p> <p>Policy HD1 does not necessitate that development would occur on the sites identified, but rather safeguards the sites for housing development.</p> <p>This would result in significant positive effects on the economy objective as it ensures that there is sufficient land available to meet the housing demands of the district and supports the strengthening and diversification of the local economy</p> <p>Similarly, Policy HD2 would ensure that there would be a sufficient land available to help deliver a supply of affordable housing. This would also help ensure a diversified workforce in the District. <u>The modifications introduce starter homes as a new type of affordable housing (consistent with national policy).</u> The supporting text to the policy</p>
	Medium Term	++	++	+	+	+	~	+	+	~	~	++	

SA Objective	Housing Development Policy Chapter (policy number)											Cumulative effect of the draft policies	Commentary on effects of each policy
	HD1	HD2	HD3	HD4	HD5	HD6	HD7	HD8	HD9	HD10			
	Long Term	++	++/?	+	+	+	~	+	+	~	~	++	<p>(page 48), recognises that the target of affordable housing tenure of 70% rented and 30% suitable intermediate tenure may have to be compromised in order to deliver the overall target of affordable units. This could impact on the diversity of the workforce that is able to obtain a new home in the City, particularly in the long term. A significant positive effect is still identified but with some uncertainty in the longer term.</p> <p>Positive effects, albeit minor in scale, would also occur as a result of policies HD3, HD4 and HD5 as they would help deliver rural housing for those involved in rural or agricultural industries such as farming and forestry. Policy HD5 would also make some contribution to this objective as it seeks to retain buildings in a suitable preferred alternative use, including business or tourism related development, helping to safeguard existing employment capacity or secure new employment. Buildings are required to be continuously marketed for 1 year for such uses.</p> <p>Policy HD7 is not expected to result in significant positive effects as despite the large scale of units it may help to deliver; these units would be purpose built student accommodation and therefore would not be available for general housing.</p> <p>Policy HD8 would also be expected to have positive effects on this objective as it would allow vacant property to be used for commercial, business or tourist purposes.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> It is assumed that the delivery of the sites identified in Policy HD1 would be staged until 2031 and therefore the effects would generally occur in the medium and long term.</p> <p><b>Uncertainties</b> None</p>
2. Rural/Coastal Communities	Short Term	++	+	+	+	+	~	~	+	+	~	++	<p><b>Likely Significant Effects</b></p> <p>Policy HD1 and HD2 will ensure that land will be allocated for housing development in the Herne Bay and Whitstable areas. This will ensure the future growth of these coastal communities.</p> <p>Similarly, policies HD3, HD4 and HD5 are expected to have positive effects on this objective as they would allow for housing development to take place in rural areas of the District. Policy HD5 would also make some contribution to this objective as it seeks to retain buildings in a suitable preferred alternative use, including business or tourism related development, helping to safeguard existing employment capacity or secure new employment. Buildings are required to be continuously marketed for 1</p>

SA Objective		Housing Development Policy Chapter (policy number)										Cumulative effect of the draft policies	Commentary on effects of each policy
		HD1	HD2	HD3	HD4	HD5	HD6	HD7	HD8	HD9	HD10		
	Medium Term	++	++	+	+	+	~	~	+	+	~	++	<p>year for such uses.</p> <p>The re-use of vacant or dormant housing stock as promoted under policies HD8 and HD9 would have positive effects on coastal communities as it may help diversify commercial services or provide community services.</p> <p>There is no clear relationship between the objective and policies HD6 and HD7 as they are concerned with student accommodation and HMOs.</p> <p><b>Mitigation</b> None.</p> <p><b>Assumptions</b> It is assumed that occupants of housing delivered under Policies HD4 will work in the rural/agricultural economy.</p> <p><b>Uncertainties</b> None.</p>
	Long Term	++	++	+	+	+	~	~	+	+	~	++	
3. Water Quality	Short Term	-	~	-	~	~	~	-	~	~	~	-	<p><b>Likely Significant Effects</b></p> <p>There is no clear relationship between the objective and most of the policies of this chapter.</p> <p>However, minor negative effects would be expected on some policies, including HD1, HD3 and HD7. This is due to the additional wastewater and surface water run-off that these developments would result in. Construction best practices would reduce the risk of pollutants escaping from construction sites through use of measures such as retention bunds, swales and interceptor channels, wheel washes and spill response kits. Design measures, such as the Sustainable Urban Drainage would minimise the effects of development on water quality once constructed. The additional housing proposed under these policies would also increase the generation of waste water</p>

SA Objective	Housing Development Policy Chapter (policy number)											Cumulative effect of the draft policies	Commentary on effects of each policy
	HD1	HD2	HD3	HD4	HD5	HD6	HD7	HD8	HD9	HD10			
	Medium Term	-	~	-	~	~	~	-	~	~	~	-	<p>which may have an effect on surface water quality, particularly in periods of low flow.</p> <p><b>Mitigation</b></p> <p>The effects of the proposed development outlined in policies HD1, HD3 and HD7 could be mitigated by the application of other Local Plan policies (notably CC11, CC12, CC13 and DBE1 for example).CC11 seeks to maximise the potential for the Sustainable Urban Drainage Systems, CC12 looks to avoid effects on water quality and CC13 makes provision for phasing of water resource management infrastructure in advance of demand.</p> <p>Notwithstanding the above, policies HD1 and HD3 could be redrafted to provide an explicit reference to promoting the use of sustainable Urban Drainage Schemes as a tool to mitigate some adverse effects on water quality.</p>
	Long Term	-	~	-	~	~	~	-	~	~	~	-	<p><b>Assumptions</b></p> <p>It is assumed that new housing development could be met by the existing or planned waste-water sewage network.</p> <p>It is also assumed that standard construction best practices would reduce the risk of pollutants escaping from construction sites.</p> <p><b>Uncertainties</b></p> <p>None</p>
4. Transport	Short Term	-	~	-	-	-	~	+	~	~	~	--	<p><b>Likely Significant Effects</b></p> <p>Policies HD3, HD4 and HD5 would have minor negative effects on the objective as they would be located in rural areas that are generally not well serviced by public transport and would therefore be reliant on car transport.</p>
	Medium Term	--	~	-	-	-	~	+	~	~	~	--	<p>Policy HD1 would have a significant negative effect on the objective in the medium and long term as it would promote large scale housing development. This scale of development would lead to additional traffic congestion.</p> <p>Policies HD2, HD6, HD8, HD9 and HD10 have no clear relationship to the transport objective.</p> <p>Policy HD7 requires that new student accommodation be 'car free' and well served by pedestrian and cycle routes. <u>The policy also sets out the Council's preference for the provision of accommodation on campus</u>; therefore, the policy is expected to have a positive effect on the objective as it would encourage walking, cycling and the use of public transport.</p>

SA Objective	Housing Development Policy Chapter (policy number)											Cumulative effect of the draft policies	Commentary on effects of each policy
	HD1	HD2	HD3	HD4	HD5	HD6	HD7	HD8	HD9	HD10			
	Long Term	--	~	-	-	-	~	+	~	~	~	--	<p>Overall, the cumulative effect of the draft policies would be significantly negative.</p> <p><b>Mitigation</b></p> <p>Policy SP2 notes the infrastructure that will accompany development on sites identified under Policies HD1 and HD2. Some of this infrastructure (park and ride facilities, bus link, car park at rail stations, relief roads) will mitigate the adverse effects expected on the transport objective. A commitment could be made to ensure provision is also made for sustainable forms of transport such as walking or cycling or reference made to policy T1 which seeks to ensure any new development is consistent with the Transport Strategy principles.</p> <p><b>Assumptions</b></p> <p>It is assumed that the site of sites for housing which are generally in areas peripheral to existing urban areas would be very dependent on car transportation</p> <p>It is also assumed that rural sites that would be supported under policies HD3, HD4 and HD5 would not benefit from good public transport links.</p> <p><b>Uncertainties</b></p> <p>None</p>
5. Countryside and Historic Environment	Short Term	-	~	-	-	0	~	~	~	~	?	-	<p><b>Likely Significant Effects</b></p> <p>Policy HD1 would result in development in areas of local landscape value such Areas of High Landscape Value and Special Landscape Areas. Policy LB2 does not permit development that would cause unacceptable to landscape character. It is likely that although the development proposed under Policy HD1 would avoid unacceptable harm to landscape character, there is still the likelihood for adverse effects to occur and therefore minor negative effects are expected.</p> <p>Policy HD3 and HD4 would result in new housing in the countryside. As a large proportion of the District is designated as AHLV/SLA, there would therefore be new development in areas of locally important landscape value. The southern region of the District is also designated as an AONB and significant adverse effects may therefore</p>



SA Objective		Housing Development Policy Chapter (policy number)										Cumulative effect of the draft policies	Commentary on effects of each policy
		HD1	HD2	HD3	HD4	HD5	HD6	HD7	HD8	HD9	HD10		
	Medium Term	-	~	-	-	0	~	~	~	~	?	-	<p>occur should new development occur in the AONB.</p> <p>There is an uncertain effect on Policy HD10 as there may be adverse effects on the setting of some historical assets, <u>the Main Modifications include design as a criteria in the policy which would help reduce this uncertainty.</u></p> <p><b>Mitigation</b></p> <p>The effects of the proposed development outlined in policies HD1, HD3 and HD7 could be mitigated by the application of other Local Plan policies (notably LB1, LB2, LB3 and LB4). Collectively these policies provide the framework to minimise any negative landscape effects.</p> <p>Policy HD4 notes that the new dwellings in the countryside should be of exceptional quality or innovative nature of the design. This test could be applied in all housing policies for development in areas of sensitive landscape value (such as AHLV, AONB).</p>
	Long Term	-	~	-	-	0	~	~	~	~	?	-	<p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>None</p>
6. Geology and Biodiversity	Short Term	-	~	?	?	?	~	~	~	~	?	-/?	<p><b>Likely Significant Effects</b></p> <p>There is no relationship between the objective as Policies HD2, HD6, HD7, HD8 and HD9.</p> <p>The sites identified in Policy HD1 are not within any international or national biodiversity designations. . However the scale of development proposed could cause adverse effects to key species and cause habitat fragmentation.</p> <p>Alternatively, some development proposals may involve new habitat creation or restoration projects. More information will be available once site specific details are known and therefore there is an uncertain effect at present.</p> <p>Similarly, there is an uncertain effect against Policies HD3, HD4, HD5 and HD10 as</p>

SA Objective	Housing Development Policy Chapter (policy number)										Cumulative effect of the draft policies	Commentary on effects of each policy	
	HD1	HD2	HD3	HD4	HD5	HD6	HD7	HD8	HD9	HD10			
	Medium Term	-	~	?	?	?	~	~	~	~	?	-/?	<p>the location of the development sites is unknown. However it is likely that if adverse effects were to occur, they would be minor.</p> <p>Overall, there would be an uncertain/negative effect.</p> <p><b>Mitigation</b></p> <p>The effects of the proposed development outlined in policies HD1, HD3, HD4 and HD10 could be mitigated by the application of other Local Plan policies (notably SP7, LB5, LB6 and LB7 for example). Policy LB8 encourages the potential for new development to enhance local ecological networks through the establishment of linked green infrastructure. <u>Policy HD10 as modified identifies the potential to provide an environmental management plan.</u></p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>None</p>
	Long Term	-	~	?	?	?	~	~	~	~	?	-/?	
7. Climate Change, Energy and Air Quality	Short Term	--	~	-	-	-	~	-	~	~	~	--	<p><b>Likely Significant Effects</b></p> <p>Policy HD1, HD3, HD4, HD5 and HD7 would result in the construction of new dwellings in the District. The construction and operational usage of these dwellings would involve emissions of CO2e (associated with the embodied carbon of the construction materials used as well as the emissions from construction traffic during construction as well as once they were occupied). However, by ensuring new development follows the design and siting policies in the Design and Built Environment as well as in the Climate Change, Flooding and Coastal Change chapter (policy DBE 3 for example) the potential increase in carbon emissions will be kept to a minimum. These additional dwellings would also increase the demand on energy in the District and result in additional traffic movements, which may deteriorate</p>

SA Objective		Housing Development Policy Chapter (policy number)										Cumulative effect of the draft policies	Commentary on effects of each policy
		HD1	HD2	HD3	HD4	HD5	HD6	HD7	HD8	HD9	HD10		
	Medium Term	--	~	-	-	-	~	-	~	~	~	--	<p>air quality.</p> <p>The cumulative effect of the policies on the objective is likely to be significant due to the scale of development it will provide for. Whilst policies look to lower per capita emissions from residents in the new properties, there will still be an overall increase in total carbon emissions.</p> <p><b>Mitigation</b></p> <p>The effects of the proposed development outlined in policies HD1 could be mitigated by the application of other Local Plan policies (CC2 and DB3 for example). Policy CC2 provides that development in the Canterbury district should include measures to reduce carbon dioxide emissions from energy usage. This should help mitigate against the adverse effects expected on the climate change objective.</p>
	Long Term	--	~	-	-	-	~	-	~	~	~	--	<p><b>Assumptions</b></p> <p>It is assumed that dwellings proposed or supported under Policies HD1, HD3, HD4 and HD7 would be supplied with energy from conventional sources in line with DECC's energy and emissions projections report (2013).</p> <p><b>Uncertainties</b></p> <p>None</p>
8. Flood Risk and Coastal Erosion	Short Term	-/?	~	?	?	~	~	?	~	~	?	?	<p><b>Likely Significant Effects</b></p> <p>A small portion of the some of the sites allocated under Policy HD1 is in Flood Zone 2 and 3. However scheme specific details are not yet known for these sites and therefore it is uncertain whether the new development in these sites would be liable to flooding.</p> <p>As the location of the housing which may occur under policies HD3, HD4, HD7 and HD10 is unknown, it is uncertain whether these policies would increase the amount of properties liable to flooding.</p> <p>Overall, there is an uncertain effect against this objective.</p>

SA Objective		Housing Development Policy Chapter (policy number)										Cumulative effect of the draft policies	Commentary on effects of each policy
		HD1	HD2	HD3	HD4	HD5	HD6	HD7	HD8	HD9	HD10		
	Medium Term	-/?	~	?	?	~	~	?	~	~	?	?	<p><b>Mitigation</b></p> <p>The effects of the proposed development outlined in policies HD1, HD3 and HD7 could be mitigated by the application of other Local Plan policies (notably CC4, CC5, CC6 and CC11). CC4 – 6 concerning siting in flood risk zones whilst CC11 promotes the use of sustainable urban drainages systems to reduce the potential for flooding (through temporary storage or enhanced infiltration by the use of permeable surfaces).</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>There is uncertainty as to the location of the sites under Policies HD3, HD4, HD7 and HD10.</p>
	Long Term	-/?	~	?	?	~	~	?	~	~	?	?	
9. Access to Services	Short Term	~	+	~	~	+	~	~	+	~	~	+	<p><b>Likely Significant Effects</b></p> <p>The promotion of affordable housing under Policy HD2 will have positive effects on this objective as it will help create a balanced community.</p> <p><u>Policy HD5 would also make some contribution to this objective as it seeks to retain buildings in a suitable preferred alternative use, including community related development, helping to safeguard existing facilities or provide potential to create new ones. Buildings are required to be continuously marketed for 1 year for such uses.</u></p> <p>Policy HD8 would also have positive effects as it would allow for vacant housing to be used for identified community, business or tourism uses.</p>

SA Objective		Housing Development Policy Chapter (policy number)										Cumulative effect of the draft policies	Commentary on effects of each policy
		HD1	HD2	HD3	HD4	HD5	HD6	HD7	HD8	HD9	HD10		
	Medium Term	~	+	~	~	~	~	~	+	~	~	+	<p><b>Mitigation</b> None</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None</p>
	Long Term	~	+	~	~	~	~	~	+	~	~	+	
10. Sustainable Living and Revitalisation	Short Term	-	~	-	-	-	~	+	~	+	~	-	<p><b>Likely Significant Effects</b></p> <p>The adoption of Policy HD1 would generally promote development on the urban fringes, rather than in the town centres of Canterbury, Herne Bay and Whitstable.</p> <p>However, Policy SP3 notes that community facilities (such as primary schools, doctor surgeries), local-centre shopping and recreational facilities may be provided on these sites. This will reduce the adverse effects on the Policy against this objective.</p> <p>However it is likely that residual effects would remain as there would be a reduction in access to some services such as GPs, hospitals, schools and shops.</p> <p>Similarly, Policies HD3, HD4, HD5 would result in a negative effect on the objective as they would not encourage people to live in town centres.</p>

SA Objective		Housing Development Policy Chapter (policy number)										Cumulative effect of the draft policies	Commentary on effects of each policy
		HD1	HD2	HD3	HD4	HD5	HD6	HD7	HD8	HD9	HD10		
	Medium Term	-	~	-	-	-	~	+	~	+	~	-	<p>There would be minor positive effects against Policies HD7 and HD9 as they would generally encourage people to live in, or in close proximity to town centres.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> It is assumed that the majority of the community facilities identified in Policy SP3 for the Strategic Development Sites that are safeguarded under Policy HD1 would be delivered.</p> <p><b>Uncertainties</b> Although community facilities have been identified for delivery under Policy SP3 (and therefore Policy HD1), exact proposals are currently unknown.</p>
	Long Term	-	~	-	-	-	~	+	~	+	~	-	
11. High Quality Design and Sustainability	Short Term	?	+	~	+	+	~	~	+	~	~	+	<p><b>Likely Significant Effects</b> Policy HD1 does not promote high quality design or sustainability. However, Policy SP2 notes that the development proposed on those sites identified in Policy HD1 should reflect 'Garden City' principles. It is assumed that these principles are equitable with aspects of sustainable design (including provision of green space, habitat creation and the provision of sustainable transport modes as an alternative to the car) which are expanded upon in the Design and Built Environment chapter. Therefore, it is not expected that negative effects should occur and that development would generally be of a high quality. Policy HD2 stipulates that affordable dwellings should be of comparable size and design standard as the rest of the development which may help ensure the delivery high quality affordable housing. Policy HD4</p>

SA Objective		Housing Development Policy Chapter (policy number)										Cumulative effect of the draft policies	Commentary on effects of each policy
		HD1	HD2	HD3	HD4	HD5	HD6	HD7	HD8	HD9	HD10		
	Medium Term	?	+	~	+	+	~	~	+	~	~	+	<p>provides that new dwellings in the countryside must be of exceptional quality or innovative nature of design. This would have positive effects on the objective. Similarly, Policy HD5 promotes the use of design which is sympathetic to its rural surroundings. Policy HD8 also would have positive effects on the objective as it permits the conversion of housing accommodation where it would bring a significant contribution to the character or appearance of the area.</p> <p>There is no clear relationship between policies HD4, HD6, HD9 and HD10.</p> <p>Overall, there would be a minor positive effect on the objective.</p> <p><b>Mitigation</b></p> <p>Policies HD3, HD4, HD5, HD7 and HD8 could be redrafted to promote the use of sustainable design and materials and reference to sustainable design requirements (as set out in policy DBE3).</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>None</p>
	Long Term	?	+	~	+	+	~	~	+	~	~	+	<p><b>Likely Significant Effects</b></p> <p>Policy HD1 and HD2 would ensure that strategic sites are safeguarded to support the delivery of significant levels of housing over the next 20 years. Policy HD2 makes provision for affordable housing (at 30% for homes to be provided on-site where the development scheme exceeds 107 dwellings). This will make a contribution to the existing issues of affordability in the district documented in the preamble to the policy and supporting the intention to create sustained and balanced local communities. The modifications to HD2 introduce starter homes as a new type of affordable housing (consistent with national policy). The supporting text to the policy (page 48) recognises that the target of affordable housing tenure of 70% rented and 30% suitable intermediate tenure may have to be compromised in order to deliver the</p>
12. Housing	Short Term	++	++	+	+	+	0	+	+	-	+	++	<p><b>Likely Significant Effects</b></p> <p>Policy HD1 and HD2 would ensure that strategic sites are safeguarded to support the delivery of significant levels of housing over the next 20 years. Policy HD2 makes provision for affordable housing (at 30% for homes to be provided on-site where the development scheme exceeds 107 dwellings). This will make a contribution to the existing issues of affordability in the district documented in the preamble to the policy and supporting the intention to create sustained and balanced local communities. The modifications to HD2 introduce starter homes as a new type of affordable housing (consistent with national policy). The supporting text to the policy (page 48) recognises that the target of affordable housing tenure of 70% rented and 30% suitable intermediate tenure may have to be compromised in order to deliver the</p>

SA Objective	Housing Development Policy Chapter (policy number)											Cumulative effect of the draft policies	Commentary on effects of each policy
	HD1	HD2	HD3	HD4	HD5	HD6	HD7	HD8	HD9	HD10			
	Medium Term	++	++	+	+	+	0	+	+	-	+	++	<p>overall target of affordable units. This could impact on the type of affordable housing provided and an uncertainty in the longer term is identified.</p> <p>Policies HD3, HD4, HD5 would provide additional housing in the countryside, including affordable housing. Minor positive effects are expected as the scale of development would be lower than under Policy HD1.</p> <p>Policy HD7 would also have positive effects on the objective but these would be minor in significance as they would be purpose built for student accommodation.</p> <p>Policy HD8 would reduce the number of unfit or vacant housing and bring it into more appropriate usage.</p> <p>Policy HD10 would have minor positive effects on this objective as it would provide sites for use by members of the Gypsy or Travelling Community.</p>
	Long Term	++	++/?	+	+	+	0	+	+	-	+	++	<p>There would be a minor negative effect on Policy HD9 as the policy supports a reduction in the overall housing stock.</p> <p>Overall, there would be a significant positive effect on this objective.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None</p>
13. Quality of Life	Short Term	~	~	~	~	~	~	~	~	~	~	~	<p><b>Likely Significant Effects</b> There is no clear relationship between the policies and this objective.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> It is assumed that despite the potential provision of sporting or recreational facilities as part of developments identified in Policy HD1, this would not promote a healthy lifestyle in the District.</p> <p><b>Uncertainties</b></p>



SA Objective		Housing Development Policy Chapter (policy number)										Cumulative effect of the draft policies	Commentary on effects of each policy
		HD1	HD2	HD3	HD4	HD5	HD6	HD7	HD8	HD9	HD10		
	Medium Term	~	~	~	~	~	~	~	~	~	~	~	It is uncertain whether the provision of affordable housing would promote the perception of a local area as one where there is strong multi-culture cohesion.
	Long Term	~	~	~	~	~	~	~	~	~	~	~	
14. Use of Land	Short Term	-	~	-	?	+	~	?	+	+	?	-/?	<p><b>Likely Significant Effects</b></p> <p>The development on sites identified under Policy HD1 would result in large scale development on greenfield land with approximately 70% of land being proposed for development, considered to be greenfield. Much of this is farmland classified as Agricultural Grade 1 or 2. The NPPF says that planning should “encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value” and is scored as a significant negative accordingly. The Council should encourage developers to consider whether there is previously developed land available in suitable locations for new development, rather than locating development on fresh land and it is noted that the sequential approach to site allocation is referenced throughout the draft Plan. This</p>

SA Objective		Housing Development Policy Chapter (policy number)										Cumulative effect of the draft policies	Commentary on effects of each policy
		HD1	HD2	HD3	HD4	HD5	HD6	HD7	HD8	HD9	HD10		
	Medium Term	--	~	-	?	+	~	?	+	+	?	-/?	<p>would result in significant negative effects on the objective. It is likely that there would also be development on greenfield land under Policy HD3 but this would not be of a scale as under Policy HD1.</p> <p>There is an uncertain effect on Policy HD4, HD7 and HD10 as it is not clear whether the development would take place on greenfield land.</p> <p>Policy HD5, HD8 and HD9 would promote development on existing brownfield use, or existing buildings. This may also encourage urban renaissance.</p> <p>Overall, there would be an uncertain/ negative effect on the objective.</p> <p><b>Mitigation</b></p> <p>Mitigation measures (in the form of alternative sites or the increased use of previously developed land) are not possible against Policy HD1 as the strategic sites have been identified (and reflect justified Strategic Policies). However, there is potential for strategic policies outside this chapter which provides the quantum of growth and their overall location to include reference to the preferential use of previously developed land and/or to minimise the development of best and most versatile land (consistent with paragraphs 111 and 112 of the NPPF).</p>
	Long Term	--	~	-	?	+	~	?	+	+	?	-/?	<p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>It is not known which land which sites are contaminated in the District.</p>
15. Natural Resources	Short Term	--	~	-	-	~	~	-	-	-	~	--	<p><b>Likely Significant Effects</b></p> <p>The policies which would generally involve new development (Policies HD1, HD3, HD4, HD7, HD8 and HD9) would be expected to have negative effects on this objective as they would require raw materials for construction and once operational, would increase the demand on water in the District. In this respect, it is noted that South East Water's Water Resources Management Plan identifies that the water resource zone (WRZ) in which Canterbury is located (WRZ8) will be in deficit from 2025 onwards. However, the Plan identifies measures to address this deficit including a proposed new reservoir at Broad Oak. Further, Policy CC13 sets out that the Council will ensure that development is phased using appropriate timescales for the construction of any necessary major water and/or wastewater infrastructure</p>

SA Objective		Housing Development Policy Chapter (policy number)										Cumulative effect of the draft policies	Commentary on effects of each policy
		HD1	HD2	HD3	HD4	HD5	HD6	HD7	HD8	HD9	HD10		
	Medium Term	--	~	-	-	~	~	-	-	-	~	--	<p>associated with development proposals.</p> <p>Due to the scale of housing that Policy HD1 would help deliver, significant negative effects would be expected.</p> <p>Overall, there would be a cumulative significant negative effect on this objective.</p> <p><b>Mitigation</b></p> <p>The effects of the proposed development outlined in policies HD1 could be mitigated by the application of other Local Plan policies (CC2 and DB1 for example).</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties.</b></p> <p>None</p>
	Long Term	--	~	-	-	~	~	-	-	-	~	--	
16. Waste	Short Term	--	~	-	-	-	~	-	-	-	-	--	<p><b>Likely Significant Effects</b></p> <p>The policies which promote new development (Policies HD1, HD3, HD4, HD5, HD7, HD8, HD9, and HD10) would generally be expected to increase the amount of waste going to landfill and negative effects are therefore expected. Significant negative effects are expected as a result of Policy HD1 due to the scale of housing it would help deliver.</p> <p>There is no clear relationship between policies HD2 and HD6 on the objective.</p> <p>Overall, there would be a cumulative significant negative effect on the objective.</p>

SA Objective		Housing Development Policy Chapter (policy number)										Cumulative effect of the draft policies	Commentary on effects of each policy
		HD1	HD2	HD3	HD4	HD5	HD6	HD7	HD8	HD9	HD10		
	Medium Term	--	~	-	-	-	~	-	-	-	-	--	<p><b>Mitigation</b></p> <p>The effects of the proposed development outlined in policies could be mitigated by the application of other Local Plan policies (DB3 for example).</p> <p>The performance of the policy could be enhanced if consideration is given to ensuring facilities are included in the design to ensure any waste created once the development is in operation is minimised. This could be through further wording in DB1 and or DBE3.</p> <p>Alternatively, policies HD1, HD3, HD4, and HD5 could be redrafted to promote recycling and waste minimisation.</p>
	Long Term	--	~	-	-	-	~	-	-	-	-	--	<p><b>Assumptions</b></p> <p>It is assumed that new dwellings would increase the waste generated in the District and thus the amount of waste going to landfill.</p> <p>It is also assumed that 57% of waste currently goes to landfill in Canterbury (2011/2012 figures).</p> <p><b>Uncertainties</b></p> <p>None</p>

SA Objective	Housing Development Policy Chapter (policy number)										Cumulative effect of the draft policies	Commentary on effects of each policy
	HD1	HD2	HD3	HD4	HD5	HD6	HD7	HD8	HD9	HD10		
<b>Summary</b>												
<p>The policies in the housing chapter would have significant positive effects against the housing, rural/ coastal communities and economy objective. With regard to the housing objective, Policies HD1 and HD2 would assist in the delivery of a large scale of housing development which will help meet demand for housing in the District and also ensure that there is also a supply of affordable housing. Significant positive effects would occur on the economy objective as policies this chapter would not only result in investment in the construction industry, but also ensure that there is a supply of housing, including affordable housing, for workers in the district. <u>The modifications introduce starter homes as a new type of affordable housing (consistent with national policy). The supporting text to the policy (page 48), recognises that the target of affordable housing tenure of 70% rented and 30% suitable intermediate tenure may have to be compromised in order to deliver the overall target of affordable units. This could impact on the range of affordable housing available in the City and the ability of the workforce to obtain an affordable home within the City, particularly in the longer term, although this is uncertain.</u></p> <p>Overall, there would be significant negative effects against five of the objectives.</p> <p>Policy HD1 would be expected to result in significant negative effects on the transport objective in the medium and long term. This is due to the fact that the development proposed under this Policy would significantly increase the need to travel by unsustainable forms of transport and contribute to road traffic and congestion.</p> <p>Policy HD1 is also likely to result in significant negative effects on the use of land objective as there would be significant development on greenfield land. However it is uncertain whether several other policies in this chapter will have adverse effects on the use of land objective as it is uncertain whether the development supported in these policies will occur on brownfield or greenfield land. However, there is potential for policies outside this chapter (which provide the quantum of growth and their overall location) to include reference to the preferential use of previously developed land and/or to minimise the development of best and most versatile land (consistent with paragraphs 111 and 112 of the NPPF) which may to some limited extent mitigate the effect on greenfield land take.</p> <p>A cumulative significant negative effect is predicted against the waste objective as the new housing proposed in the policies; Policy HD1 in particular, would significantly increase the amount of waste that will go to landfill in the District. Significant negative effects are also expected against the natural resources objective as the construction and operational usage of the housing proposed would increase the demand for materials, energy and water in the District. This additional housing would also result in an increase in GHG emissions in the District, and therefore a significant negative effect is predicted against Policy HD1. The effects of the proposed development outlined in these policies could be mitigated by the application of other Local Plan policies (DB3 for example).</p> <p>There is an overall uncertain/ negative effect against the geology/biodiversity objective. The major sites allocated for housing (under Policy DM1) are not within statutory biodiversity designations. Most sites are of low biodiversity quality (i.e. agricultural sites) but the scale of development may affect some protected species through habitat loss, disturbance or recreational pressure.</p> <p>A minor negative effect is predicted against the sustainable living and town centre revitalisation objective. This is due to the large scale of housing development which would be supported on the periphery of the existing urban areas of Canterbury, Herne Bay and Whitstable. This effect is predicted however to be only minor negative as the development proposals on these sites is expected to feature public services and retail stores.</p>												

**Table B3 Effects of Economic Development and Employment Policies (Replacing Table I3 in the 2014 SA Report)**

SA Objective		Economic Development and Employment Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy
		EMP1	EMP2	EMP3	EMP4	EMP5	EMP6	EMP7	EMP8	EMP9	EMP10	EMP11	EMP12	EMP13	EMP14	EMP15		
1. Economy and Employment	Short Term	++	++	++	++	+	+	++	++	~	~	++	+	+	+	0	++	<p><b>Likely Significant Effects</b></p> <p>Policy EMP1 would significantly encourage investment into the business (B1) and Storage/Distribution sectors at sites identified which would lead to investment into infrastructure and people in the long term.</p> <p>Policies EMP2, EMP3 would significantly encourage investment in businesses, people and infrastructure which would lead to a more diversified economy, maximising viability of the economy in the district.</p> <p>Policy EMP4 safeguards allocated existing employment sites thus significantly encouraging investment into existing businesses within the local area. Policy EMP5 would encourage business growth thus an increase in employment opportunities. Policy EMP6 would encourage investment in businesses and would result in an increase in the local skill base/knowledge. Policies EMP7 and EMP8 would lead to a significant increase in the local skill base through recruitment from Canterbury's Higher Education establishments of which this policy has fostered growth</p>
	Medium Term	++	++	++	++	+	+	++	++	~	~	++	+	+	+	0	++	

SA Objective	Economic Development and Employment Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy	
	EMP1	EMP2	EMP3	EMP4	EMP5	EMP6	EMP7	EMP8	EMP9	EMP10	EMP11	EMP12	EMP13	EMP14	EMP15			
	Long Term	++	++	++	++	+	+	++	++	~	~	++	+	+	+	0	++	<p>in the knowledge based economy. Policy EMP11 would significantly encourages investment in businesses and infrastructure at Whitstable Harbour through supporting continued business use of the harbour and expansion of business uses within the harbour.</p> <p>Policy EMP12 and EMP13 would safeguard agricultural land thus maximising the viability of the agricultural sector within the district and encourage investment in the agricultural industry.</p> <p>Policy EMP 14 would encourage investment in businesses in suitable locations in rural areas which would cater for the adaptability of businesses within rural areas which would meet employment needs of local people. Further it would promote sustainable tourism through permitting conversion of existing buildings (subject to meeting criteria) for tourism use.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None</p>
2. Rural/Coastal Communities	Short Term	++	?	0	~	+	+	~	~	+	0	++	+	+	++	+	++	<p><b>Likely Significant Effects</b></p> <p>Policy EMP1 identifies more than 27ha of land in rural or coastal areas which is to be protected for business purposes. This will have a significant positive effect on the rural/coastal economy as it ensure there will be sufficient land availability to facilitate economic growth or attract new business to the area.</p> <p>There is an uncertainty on the effects from Policy EMP2 as it is not known whether the development the</p>



SA Objective		Economic Development and Employment Policy Chapter (policy number)														Cumulative effect of the draft policies	Commentary on effects of each policy	
		EMP1	EMP2	EMP3	EMP4	EMP5	EMP6	EMP7	EMP8	EMP9	EMP10	EMP11	EMP12	EMP13	EMP14			EMP15
	Medium Term	++	?	0	~	+	+	~	~	+	0	++	+	+	++	+	++	<p>policy supports may occur in rural or coastal areas.</p> <p>Policy EMP5 would have positive effects on the rural economy and businesses by encouraging home based working which would assist in the diversification of the rural economy.</p> <p>Policy EMP6 would encourage and support the growth of rural businesses by providing particular support in provision of digital infrastructure in 'not-spot' areas of the district.</p>



SA Objective	Economic Development and Employment Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy
	EMP1	EMP2	EMP3	EMP4	EMP5	EMP6	EMP7	EMP8	EMP9	EMP10	EMP11	EMP12	EMP13	EMP14	EMP15		
Long Term	++	?	0	~	+	+	~	~	+	0	++	+	+	++	+	++	<p>Policy EMP9 recognises the need for school provision in the District. This will ensure that should a need arise for new facilities in rural or coastal communities, it will be met.</p> <p>Policy EMP11 would have a significant positive effect on the coastal economy of Whitstable Harbour by supporting the growth of the harbour.</p> <p>Policy EMP12 would have significantly positive effects on the rural economy and businesses by safeguarding agricultural land.</p> <p>Policy EMP13 would support the growth of rural businesses operating within the agricultural sector because it permits proposals for new agricultural buildings/development subject to meeting criteria as set out within this policy.</p> <p>Policy EMP14 would have significantly positive effects on the rural economy of the district by encouraging growth of rural businesses within the rural area as well as promoting other measures to cater for use of building for tourism purposes. Furthermore, Policy EMP14 ensures the protection of existing rural business premises that provide essential services to the rural communities.</p> <p>Minor positive effects would also occur on the objective as a result of Policy EMP15 as horse related development would help the rural economy grow.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None</p>

SA Objective		Economic Development and Employment Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy
		EMP1	EMP2	EMP3	EMP4	EMP5	EMP6	EMP7	EMP8	EMP9	EMP10	EMP11	EMP12	EMP13	EMP14	EMP15		
3. Water Quality	Short Term	-/?	-/?	~	~	0	~	-/?	-/?	~	~	~	?	?	-/?	~	-/?	<p><b>Likely Significant Effects</b></p> <p>Although Policy EMP1 only safeguards sites for development, it supports development that would generally be expected to result in an increase of surface water run-off.</p> <p>There would also be a negative/uncertain effect on Policies EMP7 and EMP8 as the development proposed under these policies may increase surface water run-off and increase the demand on water resources.</p> <p>There is no clear relationship between the objective and policies EMP3, EMP4, EMP9, EMP10, EMP11 and EMP15.</p> <p>An uncertain effect is predicted against Policy EMP12, EMP 13 and EMP14. Agricultural development may have adverse effects on the achievement of improvements to WFD statuses for waterbodies. However this will depend on the exact location and nature of the development proposed and therefore</p>
	Medium Term	-/?	-/?	~	~	0	~	-/?	-/?	~	~	~	?	?	-/?	~	-/?	

SA Objective	Economic Development and Employment Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy
	EMP1	EMP2	EMP3	EMP4	EMP5	EMP6	EMP7	EMP8	EMP9	EMP10	EMP11	EMP12	EMP13	EMP14	EMP15		
Long Term	-/?	-/?	~	~	0	~	-/?	-/?	~	~	~	?	?	-/?	~	-/?	<p>effects are uncertain at this stage.</p> <p>There would be a neutral effect against Policy EMP5 this Policy would not result in an increase in waste water or surface water run-off.</p> <p>Overall, there would be an uncertain/negative effect against this objective.</p> <p><b>Mitigation</b></p> <p>The effects of the proposed development outlined in policies EMP1, EMP2, EMP7, EMP8 and EMP14 could be mitigated by the application of other Local Plan policies (notably CC11, CC12, CC13 and DBE1 for example).</p> <p>CC11 seeks to maximise the potential for the Sustainable Urban Drainage Systems, CC12 looks to avoid effects on water quality and CC13 makes provision for phasing of water resource management infrastructure in advance of demand. Although covered elsewhere, there is potential for the effects of CC12 to be enhanced through reference to water efficiency measures (complementary to those anticipated in policy DBE1).</p> <p>Notwithstanding the above, policies EMP1 and EMP2 could be redrafted to provide an explicit reference to promoting the use of Sustainable Urban Drainage Schemes as a tool to mitigate some adverse effects on water quality.</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>None</p>

SA Objective		Economic Development and Employment Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy
		EMP1	EMP2	EMP3	EMP4	EMP5	EMP6	EMP7	EMP8	EMP9	EMP10	EMP11	EMP12	EMP13	EMP14	EMP15		
4. Transport	Short Term	--	-	+	?	+ / ++	~	?	?	?	?	?	~	-	-	-	--	<p><b>Likely Significant Effects</b></p> <p>Policy EMP1 would have significant negative effects on the transport objective as several of the sites (Highland Court, Altira Park, Wraik Hill, and Joseph Wilson Business Park) are in rural or peripheral locations and therefore would probably encourage transport by private vehicles.</p> <p>Policy EMP5 could potentially be significant in reducing the need to travel, as it would support proposals to allow people to work from their homes and reduce the need to travel. There remains an uncertainty however, as to the take up of working from home; hence the mixed positive score.</p> <p>Policy EMP3 takes transport into consideration and should have positive effects on the objective as it would promote the use of buildings in town centres which are generally well serviced by public transport.</p> <p>Policy EMP4 supports in-situ expansion of existing employment sites provided there is no significant transport effects. This would have an uncertain effect on the objective.</p> <p>Policies EMP7 and EMP8 require that significant</p>
	Medium Term	--	-	+	?	+ / ++	~	?	?	?	?	?	~	-	-	-	--	

SA Objective	Economic Development and Employment Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy
	EMP1	EMP2	EMP3	EMP4	EMP5	EMP6	EMP7	EMP8	EMP9	EMP10	EMP11	EMP12	EMP13	EMP14	EMP15		
Long Term	--	-	+	?	+/++	~	?	?	?	?	?	~	-	-	-	--	<p>development at the university will be subject to updating the relevant Transport Impact Assessment (TIA) and review of its travel plan. There is an uncertain effect on the objective as it is not known whether the proposals would increase congestion, traffic and road transport in the District. <u>The modifications do now highlight transport as a consideration which would help ensure that transport related impacts are taken into account.</u></p> <p>Policies EMP2, EMP13, EMP14 and EMP15 would be expected to increase the need to travel in the District, in particular by car and would therefore have negative effects. Significant negative effects are not expected to occur as the policies seek to avoid significant increases in traffic.</p> <p>There would be a cumulative significant negative effect against this objective due primarily to the effects from EMP1, EMP2, EMP13, EMP14 and EMP15.</p> <p><b>Mitigation</b></p> <p>The effects of the proposed development outlined in policies EMP1, EMP2, EMP13, EMP14 and EMP15 could be mitigated by the application of other Local Plan policies (notably T1 and T18).</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>None</p>

SA Objective		Economic Development and Employment Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy
		EMP1	EMP2	EMP3	EMP4	EMP5	EMP6	EMP7	EMP8	EMP9	EMP10	EMP11	EMP12	EMP13	EMP14	EMP15		
5. Countryside and Historic Environment	Short Term	--/?	+	0	+	0	0	?	0	?	0	0	+	+	+	+	+	<p><b>Likely Significant Effects</b></p> <p>The Highland Court site identified in Policy EMP1 for business purposes is located in the Kent Downs AONB. In addition, the Innovation Centre at the University of Kent is in an AHLV. Although the exact development proposals are unknown, there is the likelihood that effects may occur on national and local landscape designations.</p> <p>Policy EMP2 supports the development of premises for Non-Class B uses and other uses where they are significant in terms of the local economy and education provided there not located in areas identified as sensitive landscapes. This would have a positive effect on the objective. Similarly Policy EMP4 seeks to protect the expansion of existing employment sites if the expansion would have significant impacts on the landscapes</p> <p>The land identified in Policy EMP7 at the University of Kent campus may have detrimental effects on the AHLV however it is likely the masterplan which is advocated in the policy would avoid significant effects and may result in enhanced open space access.</p>
	Medium Term	--/?	+	0	+	0	0	?	0	?	0	0	+	+	+	+	+	

SA Objective	Economic Development and Employment Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy
	EMP1	EMP2	EMP3	EMP4	EMP5	EMP6	EMP7	EMP8	EMP9	EMP10	EMP11	EMP12	EMP13	EMP14	EMP15		
Long Term	--/?	+	0	+	0	0	?	0	?	0	0	+	+	+	+	+	<p>Policy EMP14 would ensure protected landscapes and historic buildings remain protected when converting rural buildings and constructing new buildings for business purposes.</p> <p>Overall, despite the adverse effects which may occur, in particular under Policy EMP1, the protection afforded to the countryside and landscape in this chapter would result in a positive effect on the objective.</p> <p><b>Mitigation</b></p> <p>Policy EMP12 seeks to protect the best and most versatile farmland which would help protect existing landscape character.</p> <p>Policy EMP13 would ensure that proposals for agricultural development are appropriate to the surroundings and landscape context and thus ensure that nationally designated sites and species, landscape and historic buildings are maintained and conserved.</p> <p>The effects of the proposed development outlined in Policy EMP1 could be mitigated by the application of other Local Plan policies (notably LB1, LB2 and LB3).</p> <p><b>Assumptions</b></p> <p>It is assumed that despite the presence of existing buildings/businesses at Highland Court, the further expansion of the site would have adverse effects on the landscape</p> <p><b>Uncertainties</b></p> <p>None</p>

SA Objective		Economic Development and Employment Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy
		EMP1	EMP2	EMP3	EMP4	EMP5	EMP6	EMP7	EMP8	EMP9	EMP10	EMP11	EMP12	EMP13	EMP14	EMP15		
6. Geology and Biodiversity	Short Term	-	?	0	0	0	~	?	~	~	~	-/?	?	+	+	+	?	<p><b>Likely Significant Effects</b></p> <p>Policy EMP1 supports development on sites which are not within statutory or international biodiversity designations. There would nonetheless be adverse effects on the biodiversity objective through habitat loss and disturbance.</p> <p>It is not possible to ascertain whether there would be adverse effects as a result of Policy EMP2 as the sites where development is supported are unknown. However the Policy prohibits development in areas of national or international wildlife significance, and therefore significant negative effects are not expected.</p> <p>There is an uncertain effect against Policy EMP11 as development in Whitstable Harbour may have adverse effects on the Swale SPA which is in close proximity to the site, although any development would need to be considered against the provisions of Policy SP7 which seeks to avoid adverse effects on designated European sites.</p> <p>Similarly there is an uncertain effect against Policy EMP12, However since the development proposed is on agricultural land, it is likely the sites would be of low</p>
	Medium Term	-	?	0	0	0	~	?	~	~	~	-/?	?	+	+	+	?	



SA Objective	Economic Development and Employment Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy
	EMP1	EMP2	EMP3	EMP4	EMP5	EMP6	EMP7	EMP8	EMP9	EMP10	EMP11	EMP12	EMP13	EMP14	EMP15		
Long Term	-	?	0	0	0	~	?	~	~	~	-/?	?	+	+	+	?	<p>biodiversity quality.</p> <p>Policy EMP13 would help to conserve protected sites and species from agricultural development in the District.</p> <p>Policy EMP14 would avoid damage to protected species, habitats and designated sites from rural business development.</p> <p>Policy EMP15 would protect nationally designated sites and species from being adversely impacted from horse related development.</p> <p>Given the uncertainties identified for EMP2, EMP7 and EMP12, the overall effects of these policies against this objective are assessed as uncertain.</p> <p><b>Mitigation</b></p> <p>Policy EMP2 supports the development of premises for Non-Class B uses and other uses where they are significant in terms of the local economy and education provided there not being located in areas of national or international wildlife significance.</p> <p>Policy EMP3 takes environmental factors into consideration.</p> <p>Policy EMP4 supports in-situ expansion of existing business on adjoining land unless there are significant planning reasons (including environmental).</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>None in addition to those already recorded in the assessment.</p>

SA Objective		Economic Development and Employment Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy
		EMP1	EMP2	EMP3	EMP4	EMP5	EMP6	EMP7	EMP8	EMP9	EMP10	EMP11	EMP12	EMP13	EMP14	EMP15		
7. Climate Change, Energy and Air Quality	Short Term	-/?	-/?	+	-/?	+	~	-/?	-/?	-/?	-/?	-/?	~	-/?	-/?	0	-/?	<p><b>Likely Significant Effects</b></p> <p>Policy EMP3 would have positive effects on the objective as it would promote the use of existing buildings, and thus reduce the demand for new development ( which would increase GHG emissions) in the District</p> <p>Policy EMP5 would improve air quality through contributing towards a reduction in road traffic through a decrease in the need to travel due to home-based businesses.</p>
	Medium Term	-/?	-/?	+	-/?	+	~	-/?	-/?	-/?	-/?	-/?	~	-/?	-/?	0	-/?	<p>There would be an uncertain/negative effect on several of the policies (EMP1, EMP2, EMP4 EMP7, EMP8, EMP9, EMP10, EMP11, EMP13, and EMP14) as the development supported or proposed in these policies would be likely to increase GHG emissions in the District (either directly from the development proposed or from the increase in transport anticipated to occur).</p> <p><b>Mitigation</b></p> <p>Combined Heat and Power proposals could be supported for employments sites proposed in Policy EMP1.</p> <p>Development supported in Policy EMP2 could be</p>

SA Objective	Economic Development and Employment Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy	
	EMP1	EMP2	EMP3	EMP4	EMP5	EMP6	EMP7	EMP8	EMP9	EMP10	EMP11	EMP12	EMP13	EMP14	EMP15			
	Long Term	-/?	-/?	+	-/?	+	~	-/?	-/?	-/?	-/?	-/?	~	-/?	-/?	0	-/?	<p>required to meet high energy efficient and low resource consumption (energy, water etc.). Similarly, educational facilities in Policies EMP7, EMP8, EMP9 and EMP10 could be required to meet such standards, although Policy DBE1 and CC2 may already address this matter.</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> The exact type of development which may occur under a large proportion of the policies in this chapter is unknown/not specified. Therefore it is not possible to determine the significance of the effect.</p>
8. Flood Risk and Coastal Erosion	Short Term	?	?	~	~	~	~	~	~	~	~	~	~	?	?	~	?	<p><b>Likely Significant Effects</b></p> <p>There is no clear relationship between several of the policies in this chapter and the flood risk/coastal erosion objective.</p> <p>There would however be an uncertain effect against the policies where the location of the development sites is unknown (Policies EMP2, EMP13, and EMP14).</p> <p>There is also an uncertain effect against Policy EMP1 as although the sites are not located in flood zones, the scale of development may increase surface water run-off and increase the risk of flooding elsewhere.</p> <p>Overall, there is an uncertain effect against this</p>

SA Objective	Economic Development and Employment Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy	
	EMP1	EMP2	EMP3	EMP4	EMP5	EMP6	EMP7	EMP8	EMP9	EMP10	EMP11	EMP12	EMP13	EMP14	EMP15			
	Medium Term	?	?	~	~	~	~	~	~	~	~	~	~	?	?	~	?	<p>objective.</p> <p><b>Mitigation</b></p> <p>None-mitigation for flooding in captured in Policy CC4. The use of SuDS is promoted through policy CC11.</p> <p><b>Assumptions</b></p> <p>It is assumed that existing development and infrastructure relevant to Policies EMP3, EMP4 and EMP5 is not at risk from flooding.</p> <p><b>Uncertainties</b></p> <p>See comments above regarding uncertainty to location of developments supported under policies EMP2, EMP13 and EMP14.</p>
	Long Term	?	?	~	~	~	~	~	~	~	~	~	~	?	?	~	?	
9. Access to Services	Short Term	++	++	~	+	~	+	++	++	+	+	+	~	~	+	+	++	<p><b>Likely Significant Effects</b></p> <p>Policies EMP1 and EMP2 would have significant positive effects on the objective as they would help support economic growth in the region.</p> <p>Policy EMP4 would result in a minor positive effect as it would allow for under-utilised development sites to be converted into community facilities.</p> <p>The expansion of digital infrastructure, as supported under Policy EMP6 would have positive effects on the</p>

SA Objective	Economic Development and Employment Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy	
	EMP1	EMP2	EMP3	EMP4	EMP5	EMP6	EMP7	EMP8	EMP9	EMP10	EMP11	EMP12	EMP13	EMP14	EMP15			
	Medium Term	++	++	~	+	~	+	++	++	+	+	+	~	~	+	+	++	<p>objective as it would promote e-commerce, and online services which may support training and education.</p> <p>The provision of additional development to support the expansion of the University of Kent and Canterbury Christchurch University would be expected to have significant positive effects on the objective.</p> <p>Positive effect, albeit minor in scale would be likely as a result of the additional school supported under Policy EMP9 and the retention of land at Hadlow College for college purposes.</p> <p>The development of Whitstable Harbour as supported under Policy EMP11 would be likely to have positive effects against the objective as it may support economic growth and recreational facilities. Similarly Policy EMP14 and EMP15 would also have positive effects as they would promote economic growth and recreational facilities.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> It is assumed that the provision of additional education facilities in the Universities would benefit local communities or residents of the District.</p> <p><b>Uncertainties</b> None</p>
	Long Term	++	++	~	+	~	+	++	++	+	+	+	~	~	+	+	++	

SA Objective	Economic Development and Employment Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy	
	EMP1	EMP2	EMP3	EMP4	EMP5	EMP6	EMP7	EMP8	EMP9	EMP10	EMP11	EMP12	EMP13	EMP14	EMP15			
10. Sustainable Living and Revitalisation	Short Term	~	+	0	~	?	0	+	+	?	~	?	~	~	?	0	+	<p><b>Likely Significant Effects</b></p> <p>Development supported under Policy EMP2 (non-class B uses) may encourage more people to live in urban areas and improve access to public services.</p> <p>It is uncertain whether Policy EMP5 would have positive effects on the objective as it may encourage more people to live in rural areas, or alternatively, it may encourage people to live in established town and rural centres.</p> <p>Policies EMP7 and EMP8 would be expected to have positive effects on the objective as it would promote town centre living through the provision of student accommodation and sports facilities.</p> <p>There is an uncertain effect against Policies EMP9, as it is uncertain whether the additional supply of schools would encourage town centre living.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None</p>
	Medium Term	~	+	0	~	?	0	+	+	?	~	?	~	~	?	0	+	
	Long Term	~	+	0	~	?	0	+	+	?	~	?	~	~	?	0	+	

SA Objective	Economic Development and Employment Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy		
	EMP1	EMP2	EMP3	EMP4	EMP5	EMP6	EMP7	EMP8	EMP9	EMP10	EMP11	EMP12	EMP13	EMP14	EMP15				
11. High Quality Design and Sustainability	Short Term	0	~	0	~	0	0	0	0	0	0	~	0	~	+	+	+	+	<p><b>Likely Significant Effects</b></p> <p>Policy EMP13 would encourage agricultural developments to be of a high standard through use of design, materials and external colours.</p> <p>Policy EMP14 ensures that the conversion of existing rural buildings and new buildings and premises incorporate good design which takes the character of the surrounding area into consideration.</p> <p>Policy EMP15 encourages horse-related development to be to a high standard of design with light pollution kept to a minimum.</p> <p>There would be a cumulative minor positive effect on the objective.</p> <p><b>Mitigation</b></p> <p>Policy EMP5 encourages the protection of the design of dwellings used as a workplace through limiting advertisements to a 'small discrete sign or notice'.</p> <p>Policy EMP7 takes the design, siting and access of proposed development within University of Kent's campus into consideration.</p> <p>Policy EMP11 supports development within the Whitstable Harbour area subject to (amongst other planning factors) appropriate design and access considerations.</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>None</p>
	Medium Term	0	~	0	~	0	0	0	0	0	0	~	0	~	+	+	+	+	
	Long Term	0	~	0	~	0	0	0	0	0	0	~	0	~	+	+	+	+	

SA Objective	Economic Development and Employment Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy	
	EMP1	EMP2	EMP3	EMP4	EMP5	EMP6	EMP7	EMP8	EMP9	EMP10	EMP11	EMP12	EMP13	EMP14	EMP15			
12. Housing	Short Term	~	~	~	0	0	~	+	+	~	~	~	~	~	~	~	+	<p><b>Likely Significant Effects</b></p> <p>There is no relationship between the majority of policies in this chapter and the housing objective.</p> <p>Policies EMP7 and EMP8 would support an increase in housing in the form of student accommodation. This would not only meet the needs of one societal group but also relieve the pressure on the entire housing stock.</p>
	Medium Term	~	~	~	0	0	~	+	+	~	~	~	~	~	~	~	+	<p><b>Mitigation</b></p> <p>Policy EMP13 discourages development of agricultural land unless it is demonstrated that is necessary to meet an economic need, is of suitable design, is on a suitable site, avoids detrimental effects on designated sites and where it can be demonstrated that poorer quality land cannot be used.</p> <p><b>Assumptions</b></p> <p>Policy EMP3 applies when use of upper floors is not more suitable for residential use therefore encouraging use of existing buildings.</p>
	Long Term	~	~	~	0	0	~	+	+	~	~	~	~	~	~	~	+	<p>Policy EMP13 relates to agricultural development for business purposes and therefore would not have an effect on the achievement of this objective.</p> <p><b>Uncertainties</b></p> <p>Policy EMP1 encourages sites identified for employment purposes to be developed in conjunction with housing and other uses and can be delivered as part of mixed-use development schemes.</p>



SA Objective	Economic Development and Employment Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy	
	EMP1	EMP2	EMP3	EMP4	EMP5	EMP6	EMP7	EMP8	EMP9	EMP10	EMP11	EMP12	EMP13	EMP14	EMP15			
13. Quality of Life	Short Term	~	+	~	~	0	0	+	?	?	~	+	~	~	0	0	+	<p><b>Likely Significant Effects</b></p> <p>Policy EMP2 is expected to have a minor positive effect on the objective as it supports developments such as leisure centres and health care centres, which may encourage healthy lifestyles and improve well-being in the District.</p> <p>Policy EMP7 would promote healthy lifestyles and improve physical well-being through physical activity by encouraging the development of sports facilities on the University of Kent campus.</p> <p>Policies EMP8 and EMP9 may also have positive effects but it is uncertain whether development proposals will include leisure or health facilities.</p> <p>The development supported at Whitstable Harbour under Policy EMP11 may promote outdoor-based activities and may therefore have minor positive effects on the quality of life objective.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None</p>
	Medium Term	~	+	~	~	0	0	+	?	?	~	+	~	~	0	0	+	
	Long Term	~	+	~	~	~	~	+	?	?	~	+	~	~	0	0	+	

SA Objective		Economic Development and Employment Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy
		EMP1	EMP2	EMP3	EMP4	EMP5	EMP6	EMP7	EMP8	EMP9	EMP10	EMP11	EMP12	EMP13	EMP14	EMP15		
14. Use of Land	Short Term	-/+	-/?	+	?	~	~	-	+	?	+	?	0	-/?	+	0	?	<p><b>Likely Significant Effects</b></p> <p>The development sites proposed under Policy EMP1 are both brownfield and greenfield sites. A mix of positive and negative effects are recorded accordingly.</p> <p>The location of sites supported under Policy EMP2 is unknown and there is no support for the utilisation of brownfield land in the District. A negative/uncertain effect would be likely as a result.</p> <p>Positive effects would be expected as a result of policies EMP3, EMP10 EMP14 as all seek to promote the use of existing buildings and premises.</p> <p>Policy EMP8 would encourage development on brownfield land through intensification or redevelopment of the main site for higher education at Canterbury Christchurch University.</p> <p>Policy EMP14 promotes the wise use of land by stating preferences for rural business locations as well as encouraging the reuse of existing buildings to cater for</p>
	Medium Term	-/+	-/?	+	?	~	~	-	+	?	+	?	0	-/?	+	0	?	

SA Objective	Economic Development and Employment Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy
	EMP1	EMP2	EMP3	EMP4	EMP5	EMP6	EMP7	EMP8	EMP9	EMP10	EMP11	EMP12	EMP13	EMP14	EMP15		
Long Term	-/+	-/?	+	?	~	~	-	+	?	+	?	0	?	+	0	?	<p>rural business needs.</p> <p><b>Mitigation</b> Policy EMP13 discourages development of agricultural land unless it is demonstrated that is necessary to meet economic need, is on a suitable site, and avoids detrimental effects on designated sites. This could be expanded to include the preferential use of previously developed land and the minimisation of the loss of Best and Most Versatile Land, although this could also be addressed by changes to policy SP4.</p> <p><b>Assumptions</b> It is assumed that Policy EMP12 would protect the best and most versatile farmland from development.</p> <p><b>Uncertainties</b> Policy EMP1 would encourage development on brownfield land and greenfield land. Policy EMP2 may constitute development of brownfield and greenfield land. Policy EMP3 relates to use of upper floors which is to reuse existing buildings but not the land itself. Policy EMP9 may lead to development of greenfield land. Policy EMP13 supports agricultural development (subject to meeting certain criteria) but does not specify the development on brownfield or greenfield land. The policy refers to 'new buildings' which would suggest that development may take place on greenfield land.</p>

SA Objective	Economic Development and Employment Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy		
	EMP1	EMP2	EMP3	EMP4	EMP5	EMP6	EMP7	EMP8	EMP9	EMP10	EMP11	EMP12	EMP13	EMP14	EMP15				
15. Natural Resources	Short Term	-	-	~	~	~	~	-	-	-	~	-	~	~	~	~	-	<p><b>Likely Significant Effects</b></p> <p>There would be no clear relationship between several of the policies and the objective.</p> <p>There would however be negative effects against several of the policies (EMP1, EMP2, EMP7, EMP8, EMP9 and EMP11). The development proposed, supported, or facilitated by these objectives would be likely to increase the demand for raw materials and the use of water in the District. In this respect, it is noted that South East Water's Water Resources Management Plan identifies that the water resource zone (WRZ) in which Canterbury is located (WRZ8) will be in deficit from 2025 onwards. However, the Plan identifies measures to address this deficit including a proposed new reservoir at Broad Oak. Further, Policy CC13 sets out that the Council will ensure that development is phased using appropriate timescales for the construction of any necessary major water and/or wastewater infrastructure associated with development proposals.</p> <p>There would be a cumulative significant negative effect on this objective.</p>	
	Medium Term	-	-	~	~	~	~	-	-	-	~	-	~	~	~	~	~	-	<p><b>Mitigation</b></p> <p>The effects of the proposed development outlined in policies EMP1, EMP2, EMP7, EMP8, EMP9 and EMP11 could be mitigated by the application of other Local Plan policies (notably DBE1 ,DBE6 and CC12).</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>None</p>
	Long Term	-	-	~	~	~	~	-	-	-	~	-	~	~	~	~	~	-	<p><b>Mitigation</b></p> <p>The effects of the proposed development outlined in policies EMP1, EMP2, EMP7, EMP8, EMP9 and EMP11 could be mitigated by the application of other Local Plan policies (notably DBE1 ,DBE6 and CC12).</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>None</p>

SA Objective	Economic Development and Employment Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy
	EMP1	EMP2	EMP3	EMP4	EMP5	EMP6	EMP7	EMP8	EMP9	EMP10	EMP11	EMP12	EMP13	EMP14	EMP15		
16. Waste	Short Term	-	-	~	~	~	~	-	-	~	~	~	~	-	~	-	<p><b>Likely Significant Effects</b></p> <p>There is no relationship against most policies in this chapter and the waste objective.</p> <p>However this is a negative effect against policies EMP1, EMP2, EMP7, EMP8 and EMP14.</p> <p>The cumulative effect of these policies would be likely to result in significant increase in the amount of waste generated in the District and the amount of waste which goes to landfill.</p>
	Medium Term	-	-	~	~	~	~	-	-	~	~	~	~	-	~	-	<p><b>Mitigation</b></p> <p>Policies EMP1, EMP2, EMP7, EMP8 and EMP14 could be redrafted to include support for development proposals which promote commitments to waste minimisation and recycling.</p> <p><b>Assumptions</b></p> <p>It is assumed that the treatment of waste in Kent will still involve some waste going to landfill in the future.</p>
	Long Term	-	-	~	~	~	~	-	-	~	~	~	~	-	~	-	<p><b>Uncertainties</b></p> <p>None</p>

SA Objective	Economic Development and Employment Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy
	EMP1	EMP2	EMP3	EMP4	EMP5	EMP6	EMP7	EMP8	EMP9	EMP10	EMP11	EMP12	EMP13	EMP14	EMP15		
<p><b>Summary</b></p> <p>The Economic Development and Employment chapter would result in significant positive effects on the economy and rural/coastal communities objective as the policies generally seek to ensure economic development can occur in the District. Overall, the policies would help diversify the economy and ensure adaptability to future trends and growth patterns.</p> <p>Significant positive effects have also been predicted for the access to services objective as the policies would increase economic activity in the District and help ensure the delivery of additional educational (Policy EMP7, EMP8, EMP9, EMP10), recreational (EMP2, EMP11) and health (EMP2) facilities.</p> <p>The provision of these additional services and businesses, which are primarily focused on urban areas, would result in positive effects on the town centre objective and quality of life objectives. Minor positive effects would also be expected on the housing and design &amp; sustainability objectives.</p> <p>As a result of the policies in this chapter, significant negative effects would be expected on the transport, natural resource and waste objectives. The scale of development proposed under Policy EMP1 would be likely to result in significant increases in the need to travel. Due to the location of the sites proposed, some of which are in peripheral and rural locations, it is likely that car transport would be the preferred method of transport to these sites.</p> <p>The scale of development proposed, across several policies (including in particular policies EMP1, EMP2, EMP7 and EMP8), would result in adverse effects on the use of natural resources and waste objectives. These adverse effects would arise during both the construction and operational usage of the developments proposed under these policies. The construction and operation of the developments promoted in this chapter would also result in adverse effects on the climate change objective. However, the significance of this effect is uncertain until the exact development proposals are known.</p> <p>As some policies are not 'site specific', whilst others promote brownfield (EMP3, EMP8) sites and some greenfield (EMP7), there is a cumulative uncertain effect on the use of land objective.</p>																	

**Table B4 Effects of Town Centres and Leisure Policies (Replacing Table I4 from the 2014 SA Report)**

SA Objective	Town Centres and Leisure Policy Chapter (policy number)														Cumulative effect of the draft policies	Commentary on effects of each policy
	TCL(A)	TCL1	TCL2	TCL3	TCL4	TCL5	TCL6	TCL7	TCL8	TCL9	TCL10	TCL11	TCL12			
Economy and Employment	Short Term	++	+	+	+	+	+	+	+	~	~	++	+	+	++	<p><b>Likely Significant Effects</b></p> <p>The majority of policies in this chapter would have positive effects on the economy objective as they would help ensure the economic viability and attractiveness of the town and rural centres in the District. A wide range of business uses are supported in the policies, including Retail (Policies TCL(A), TCL1 and TCL2), Professional Services (TCL3), Cafes and Bars (TCL3), Cultural Facilities (TCL4).</p> <p>Significant positive effects are expected against Policy TCL10 as a result of the scale of mixed-used development proposed.</p> <p><b>Mitigation</b></p> <p><u>The supporting text to TCL7 highlights the intention to prepare a development principles document that includes consideration of the needs for any existing occupants that may not wish to remain when redevelopment takes place. Arguably the requirement to consider the future needs of existing occupants could also be referenced in the policy as it will have greater weight.</u></p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None</p>
	Medium Term	++	+	+	+	+	+	+	+	~	~	++	+	+	++	
	Long Term	++	+	+	+	+	+	+	+	+	~	~	++	+	+	

SA Objective		Town Centres and Leisure Policy Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy	
		TCL(A)	TCL1	TCL2	TCL3	TCL4	TCL5	TCL6	TCL7	TCL8	TCL9	TCL10	TCL11			TCL12
Rural/Coastal Communities	Short Term	+	+	+	+	0	+	~	-	+	~	++	+	+	++	<p><b>Likely Significant Effects</b></p> <p>Similar to objective 1, there would be primarily positive effects on this objective as several policies seek to protect and enhance the existing coastal and rural town centres. This will ensure the long term viability of the business and community facilities in these areas and prevent a loss of trade to larger centres, such as in Canterbury.</p> <p>The development of the Wincheap retail area would be expected to have adverse effects on rural and coastal communities as it would attract customers from a wide catchment in the District.</p> <p>Policy TCL10 promotes the growth of the coastal community of Whitstable as it identifies two sites where mixed use development is supported</p> <p>There would be a cumulative significant positive effect on this objective.</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None.</p>
	Medium Term	+	+	+	+	0	+	~	-	+	~	++	+	+	++	
	Long Term	+	+	+	+	0	+	~	-	+	~	++	+	+	++	
Water Quality	Short Term	~	~	~	~	~	~	~	?	~	~	-	~	~	~	<p><b>Likely Significant Effects</b></p> <p>There is no clear relationship between the objective and most of the policies of this chapter.</p> <p>However, minor negative effects would be expected as a result of Policy TC10 due to the scale of development proposed and the demand that the operational use of such development on water resources in the District.</p> <p>Development of the Wincheap Retail Area under Policy TCL7, meanwhile, would be adjacent to the river and in consequence its effects on this objective have been assessed uncertain.</p> <p><b>Mitigation</b></p>
	Medium Term	~	~	~	~	~	~	~	?	~	~	-	~	~	~	



SA Objective		Town Centres and Leisure Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		TCL(A)	TCL1	TCL2	TCL3	TCL4	TCL5	TCL6	TCL7	TCL8	TCL9	TCL10	TCL11	TCL12		
	Long Term	~	~	~	~	~	~	~	?	~	~	-	~	~	~	<p>The effects of the proposed development outlined in Policy TCL10 could be mitigated by the application of other Local Plan policies (notably CC11, CC12, CC13 and DBE1 for example). CC11 seeks to maximise the potential for the Sustainable Urban Drainage Systems, CC12 looks to avoid effects on water quality and CC13 makes provision for phasing of water resource management infrastructure in advance of demand. Although covered elsewhere, there is potential for the effects of CC12 to be enhanced through reference to water efficiency measures (complementary to those anticipated in policy DBE1).</p> <p><b>Assumptions</b></p> <p>It is assumed that continued operation of existing business, leisure centres and community facilities would not lead to further deterioration of water quality in the region or affect the WFD status of waterbodies in the District.</p> <p><b>Uncertainties</b></p> <p>None</p>
Transport	Short Term	+	+	+	+	+	+	?	+	~	~	++	+	~	++	<p><b>Likely Significant Effects</b></p> <p>The majority of policies in this chapter would have positive effects on the transport objective and the policies seek to retain and enhance retail, business, leisure and cultural facilities in urban areas that are generally well serviced by public transport or accessible by sustainable forms of transport such as walking or cycling.</p>
	Medium Term	+	+	+	+	+	+	?	+	~	~	++	+	~	++	<p>Significant positive effects would be expected against Policy TCL10 as mixed used development within and around town centres would be expected to reduce congestion as it would be reliant on sustainable forms of transport.</p> <p>There is an uncertain effect against Policy TCL6 as</p>

SA Objective		Town Centres and Leisure Policy Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy	
		TCL(A)	TCL1	TCL2	TCL3	TCL4	TCL5	TCL6	TCL7	TCL8	TCL9	TCL10	TCL11			TCL12
	Long Term	++	+	+	+	+	+	?	+	~	~	++	+	~	++	<p>the development supported in this Policy may be located on the edge of urban areas or out of centre locations. Such locations would be expected to be serviced car transport. Criteria 'c' and 'd' in the Policy should help avoid significant adverse effects by ensuring the site is accessible by more sustainable forms of transport and does not have a detrimental effect in terms of congestion, road safety and pollution.</p> <p>Overall, the cumulative effect of the draft policies would be significantly positive.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None</p>
Countryside and Historic Environment	Short Term	0	0	0	0	0	0	?	0	~	+	0	0	0	0	<p><b>Likely Significant Effects</b></p> <p>As the majority of policies in this chapter relate to the usage of buildings in the existing town centres and urban areas, a neutral effect is expected on the countryside and historic environment objective.</p> <p>TCL6 may however have adverse effects as the development supported may occur on the edge of the existing urban areas, or in out-of-centre locations and affect landscape character.</p>
	Medium Term	0	0	0	0	0	0	?	0	~	+	0	0	0	0	<p>Policy TCL9 would be expected to have positive effects on the objective as the environmental improvement works would improve the setting of heritage assets and the townscape.</p> <p>Notwithstanding this, there is a neutral cumulative</p>

SA Objective		Town Centres and Leisure Policy Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy	
		TCL(A)	TCL1	TCL2	TCL3	TCL4	TCL5	TCL6	TCL7	TCL8	TCL9	TCL10	TCL11			TCL12
	Long Term	0	0	0	0	0	0	?	0	~	+	0	0	0	0	<p>effect on the objective.</p> <p><b>Mitigation</b></p> <p>Proposals that seek to make reuse of historic buildings will need to be consistent with policies elsewhere in the Local Plan (such as HE1 which includes requirements such as 'development must conserve and where appropriate enhance, or reveal, the significance of heritage assets and their settings).</p> <p><b>Assumptions</b></p> <p>It is assumed that the change of use to buildings protected for the historic or cultural importance would not have adverse effects on their integrity or setting.</p> <p><b>Uncertainties</b></p> <p>It is uncertain whether development supported in these policies would affect buildings of historic or cultural</p>
Geology and Biodiversity	Short Term	0	0	0	0	0	0	?	?	~	~	~	0	0	0	<p><b>Likely Significant Effects</b></p> <p>As most policies in this chapter relate to the built environment, it is not surprising that a neutral effect is expected against several of the policies in this chapter.</p> <p>The effect on Policy TCL6 is uncertain however as development promoted under this policy may occur in areas of biodiversity value or have effects on key species or habitats. Similarly, development of the Wincheap Retail Area under Policy TCL7 would be adjacent to the river and Local Wildlife Site.</p>
	Medium Term	0	0	0	0	0	0	?	?	~	~	~	0	0	0	<p><b>Mitigation</b></p> <p>Policy TCL6 and Policy TCL7 could be redrafted to include criteria which seeks to avoid significant</p>

SA Objective		Town Centres and Leisure Policy Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy	
		TCL(A)	TCL1	TCL2	TCL3	TCL4	TCL5	TCL6	TCL7	TCL8	TCL9	TCL10	TCL11			TCL12
	Long Term	0	0	0	0	0	0	?	?	~	~	~	0	0	0	adverse effects to wildlife or biodiversity. However, such effects would also be mitigated by other policies in the Local Plan (such as LB5, LB6 and LB7). <b>Assumptions</b> None  <b>Uncertainties</b> The location of development promoted under Policy TCL6 is unknown.
Climate Change, Energy and Air Quality	Short Term	0	?	0	0	?	0	?	-	~	~	-	?	~	-/?	<b>Likely Significant Effects</b> There is an uncertain effect for four of the policies in this chapter as it is uncertain whether they would result in an increase in the consumption of energy or additional GHG emissions.  Negative effects would be expected against Policies TCL7 and TCL10 as the construction and operation of development supported in these policies would be expected to result in additional GHG emissions.
	Medium Term	0	?	0	0	?	0	?	-	~	~	-	?	~	-/?	<b>Mitigation</b> The effects of the proposed development outlined in policies TCL7 and TCL10 could be mitigated by the application of other Local Plan policies (CC2 and DB3 for example). Policy CC2 provides that development in the Canterbury district should include measures to reduce carbon dioxide emissions from energy usage. This should help mitigate against the adverse effects expected on the climate change objective.
	Long Term	0	?	0	0	?	0	?	-	~	~	-	?	~	-/?	<b>Assumptions</b> None <b>Uncertainties</b>

SA Objective		Town Centres and Leisure Policy Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy		
		TCL(A)	TCL1	TCL2	TCL3	TCL4	TCL5	TCL6	TCL7	TCL8	TCL9	TCL10	TCL11			TCL12	
																	None
Flood Risk and Coastal Erosion	Short Term	0	0	0	0	?	0	?	-	~	~	-	?	~	-	-	<p><b>Likely Significant Effects</b></p> <p>There would be an uncertain effect against Policies TCL4, TCL6, and TCL11 as the location of development proposed under these policies is unknown and areas in Canterbury are at risk from flooding.</p> <p>Negative effects are expected against Policy TCL7 as the part of the Wincheap area is at risk of flooding (Flood Zone 2 and 3). Similarly, some of the development sites in Policy TCL10 are in Flood Zone 2 and 3 and therefore adverse effects would be expected.</p> <p>As a result, there is a cumulative negative effect against the flood risk objective.</p> <p><b>Mitigation</b></p> <p>The effects of the proposed development outlined in policies TCL7 and TCL10 could be mitigated by the application of other Local Plan policies (notably CC4, CC5, CC6 and CC11). CC4 – 6 concerning siting in flood risk zones whilst CC11 promotes the use of sustainable urban drainages systems to reduce the potential for flooding (through temporary storage or enhanced infiltration by the use of permeable surfaces).</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>None</p>
	Medium Term	0	0	0	0	?	0	?	-	~	~	-	?	~	-	-	
	Long Term	0	0	0	0	?	0	?	-	~	~	-	?	~	-	-	

SA Objective		Town Centres and Leisure Policy Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy	
		TCL(A)	TCL1	TCL2	TCL3	TCL4	TCL5	TCL6	TCL7	TCL8	TCL9	TCL10	TCL11			TCL12
Access to Services	Short Term	+	+	+	0	+	+	+	+	+	+	++	++	~	++	<p><b>Likely Significant Effects</b></p> <p>The protection of existing primary/mixed shopping frontages would ensure that there is a diverse range of services available in the District and that there would not be an over-concentration of certain services, to the detriment of others.</p> <p>Significant positive effects would be expected against Policies TCL10 and TCL11 as they support development that would increase services available in the District.</p> <p>There would be a cumulative significant positive effect on the objective.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None</p>
	Medium Term	+	+	+	0	+	+	+	+	+	+	++	++	~	++	
	Long Term	+	+	+	0	+	+	+	+	+	+	++	++	~	++	
Sustainable Living and Revitalisation	Short Term	+	++	++	++	+	+	+	+	~	+	++	++	?	++	<p><b>Likely Significant Effects</b></p> <p>As expected, the policies in this chapter have positive effects on the sustainable living and town centre revitalisation objective. In particular, significant positive effects are expected against policies TCL1, TCL2, TCL3, TCL10 and TCL11 as these policies would seek to both protect and enhance existing town/rural centres whilst also promoting measures that would encourage more people to live in town centres and urban areas.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b></p>
	Medium Term	+	++	++	++	+	+	+	+	~	+	++	++	?	++	

SA Objective		Town Centres and Leisure Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		TCL(A)	TCL1	TCL2	TCL3	TCL4	TCL5	TCL6	TCL7	TCL8	TCL9	TCL10	TCL11	TCL12		
	Long Term	+	++	++	++	+	+	+	+	~	+	++	++	?	++	None <b>Uncertainties</b> None
High Quality Design and Sustainability	Short Term	+	+	0	+	+	0	-	0	~	++	+/?	0	~	+	<b>Likely Significant Effects</b> The policies in the Town Centre chapter are expected to have mostly positive effects on this objective. In particular, Policy TCL9 would have significant positive effects as it seeks to enhance urban areas through environmental improvements. Policies TCL1, TCL3, TCL4 and TCL8 all seek to retain the vitality of street frontages and the distinctiveness of shopping districts. TCL6 is expected to have an adverse effect as it does not promote sustainable design or high quality.
	Medium Term	+	+	0	+	+	0	-	0	~	++	+/?	0	~	+	<b>Mitigation</b> Development in accordance with TCL6 will be subject to policies elsewhere in the Local Plan concerning design quality; however, as specific aspects are highlighted in TCL6 (such as access), good design could be also be added as a requirement of development under the policy.
	Long Term	+	+	0	+	+	0	-	0	~	++	+/?	0	~	+	<b>Assumptions</b> None <b>Uncertainties</b> None

SA Objective		Town Centres and Leisure Policy Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy	
		TCL(A)	TCL1	TCL2	TCL3	TCL4	TCL5	TCL6	TCL7	TCL8	TCL9	TCL10	TCL11			TCL12
Housing	Short Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	<p><b>Likely Significant Effects</b></p> <p>There is no clear relationship between the vast majority of the policies in this chapter and the housing objective. However Policy TCL10 would have a positive effect on the objective as it could result in the provision of new housing in mixed use developments.</p> <p><b>Mitigation</b></p> <p>None</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>None</p>
	Medium Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	
	Long Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	
Quality of Life	Short Term	0	0	0	0	+	0	0	+	~	+	+	++	+	++	<p><b>Likely Significant Effects</b></p> <p>There is a neutral effect against many of the policies on this chapter and the quality of life objective.</p> <p>Policy TCL4, TCL7, TCL9, TCL10 and TCL12 would have minor positive effects on the objective as they would encourage greater access to cultural or recreational facilities.</p> <p>Policy TCL11 would result in significant positive effects as it addresses a shortage of recreational/leisure facilities, in particular for young people, in the District.</p>
	Medium Term	0	0	0	0	+	0	0	+	~	+	+	++	+	++	



SA Objective		Town Centres and Leisure Policy Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy	
		TCL(A)	TCL1	TCL2	TCL3	TCL4	TCL5	TCL6	TCL7	TCL8	TCL9	TCL10	TCL11			TCL12
	Long Term	0	0	0	0	+	0	0	+	~	+	+	++	+	++	<p><b>Mitigation</b></p> <p>None</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>None</p>
Use of Land	Short Term	+	-	~	~	+	-	-	+	~	+	+	?	~	+	<p><b>Likely Significant Effects</b></p> <p>The development proposed under policies TCL4, TCL7, TCL9 and TCL10 would occur on brownfield land or developed land and positive effects are therefore expected on the objective.</p> <p>There is an uncertain effect on Policy <u>TCL(A)</u> TCL1, TCL5 and TCL6 as it is not clear whether the development would take place on greenfield land. It is not likely however that these policies would result in development on greenfield land due to the emphasis on town/rural centres in this chapter.</p> <p>For these reasons, there is a minor positive effect on the objective.</p>
	Medium Term	+	-	~	~	+	-	-	+	~	+	+	?	~	+	<p><b>Mitigation</b></p> <p>None</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>It is not known whether the sites proposed would require any remediation (as previously developed land) but is assumed that all remediation would be completed consistent with the policies QL11 and QL12.</p>
	Long Term	+	-	~	~	+	-	-	+	~	+	+	?	~	+	<p><b>Mitigation</b></p> <p>None</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>It is not known whether the sites proposed would require any remediation (as previously developed land) but is assumed that all remediation would be completed consistent with the policies QL11 and QL12.</p>

SA Objective		Town Centres and Leisure Policy Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy	
		TCL(A)	TCL1	TCL2	TCL3	TCL4	TCL5	TCL6	TCL7	TCL8	TCL9	TCL10	TCL11			TCL12
Natural Resources	Short Term	?	?	~	~	?	~	?	?	~	?	?	?	~	?	<p><b>Likely Significant Effects</b></p> <p>As the exact type of development which is supported or protected under the policies in this chapter is unknown, there is an uncertain effect on this objective. In general, development which would require large scale of development, or would result in water/energy intensive operational use, would result in adverse effects on the objective.</p> <p><b>Mitigation</b></p> <p>None</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties.</b></p> <p>None</p>
	Medium Term	?	?	~	~	?	~	?	?	~	?	?	?	~	?	
	Long Term	?	?	~	~	?	~	?	?	~	?	?	?	~	?	
Waste	Short Term	?	?	0	0	?	?	?	?	~	~	-	-	~	-	<p><b>Likely Significant Effects</b></p> <p>There is an uncertain effect against Policy TCL1, TCL4, TCL5, TCL6 and TCL7 as it is not possible to ascertain whether the development promoted and protected in these policies would result in the generation of additional waste.</p> <p>Policies TCL10 and TCL11 would be likely to result in the additional generation of waste and therefore minor negative effects are expected. Overall, there is a cumulative minor negative effect on the objective.</p> <p><b>Mitigation</b></p> <p>None</p>
	Medium Term	?	?	0	0	?	?	?	?	~	~	-	-	~	-	

SA Objective		Town Centres and Leisure Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		TCL(A)	TCL1	TCL2	TCL3	TCL4	TCL5	TCL6	TCL7	TCL8	TCL9	TCL10	TCL11	TCL12		
	Long Term	?	?	0	0	?	?	?	?	~	~	-	-	~	-	<p><b>Assumptions</b></p> <p>It is assumed that new dwellings would increase the waste generated in the District and thus the amount of waste going to landfill.</p> <p><b>Uncertainties</b></p> <p>As described above for Policies TCL1, TCL4, TCL5, TCL6 and TCL7.</p>



SA Objective	Town Centres Policy Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy
	TCL(A)	TCL1	TCL2	TCL3	TCL4	TCL5	TCL6	TCL7	TCL8	TCL9	TCL10	TCL11		
	<p><b>Summary</b></p> <p>The policies contained in the Town Centres chapter would be expected to have positive effects on the economy objective as they would collectively help retain the competitiveness of the retail, professional services, and hospitality and leisure industries in the urban and rural centres. This should help to ensure that employment numbers in these industries is retained and residents would be more inclined to dispose of their income in the local economy,</p> <p>The policies should also result in the growth of the coastal communities in Herne Bay and Whitstable and significant positive effects would be expected on this objective.</p> <p>The policies seek to retain the attractiveness and viability of the existing town/rural centres and since the visits/trips to the town centre promote sustainable forms of transport and may reduce the need to travel by car transport.</p> <p>The policies would significantly support the provision of services and facilities in the region, including cultural, educational, leisure and health. The policies would also have significant positive effects on the town centre and revitalisation objective as it will encourage people to live in town centres and improve the provision of shops and services in town centres. These additional services would also be expected to have significant positive effects on the quality of life objective.</p> <p>In contrast to other chapters, there would be a positive effect on the use of land objective as the policies would promote the wise use of land and help reduce the amount of underused land in urban areas.</p> <p>There is no relationship between the water quality and housing objectives and the majority of the policies in this chapter.</p> <p>There is a neutral effect on the countryside &amp; historic environment and geology &amp; biodiversity objectives. This is primarily due to the fact that most of the policies in this chapter relate to changes in the operation of existing buildings and that the urban areas in the District generally have low biodiversity value.</p> <p>Some of the development proposed in the policies (such as under Policy TCL7 and TCL10) would be located in areas at risk from flooding and therefore there is a cumulative minor negative effect on the flood risk objective.</p> <p>Whilst most policies will have an uncertain or neutral effect on the waste objective, Policies TCL10 and TCL11 would probably lead to an increase in the amount of waste generated in the District and therefore a cumulative minor negative effect is predicted on the waste objective.</p>													

**Table B5 Effects of Transport Infrastructure Policies (Replacing Table I5 from the 2014 SA Report)**

SA Objective		Transport Infrastructure Policy Chapter (policy number)																	Cumulative effect of the draft policies	Commentary on effects of each policy			
		T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T13	T14	T15	T16	T17					
1. Economy and Employment	Short Term	++	~	+	+	+	0	+		+	+	0	0	0	0	0	0	0	0	0	0	+	<p><b>Likely Significant Effects</b></p> <p>Construction of new roads/junction improvements will contribute towards the economic wellbeing of the district as it will significantly encourage investment in businesses and infrastructure whilst bringing employment opportunities to the local area as a result of Policy T1.</p> <p>Policy T3 and T4 would safeguard bus improvement measures, fast bus links and rail improvements thus support existing sustainable tourism and commuting links.</p> <p>Policies T5, T6, T7 and T8 plan to provide additional park and ride parking spaces. This should help to make transport to the city more accessible for commuting and leisure purposes. This should encourage spending (for example in shopping and tourism). These policies along with policy T9 and T10 will prevent against parking negatively impacting on the character and accessibility of the city centre and support sustainable tourism.</p> <p>Policies T11, T12 and T15 would significantly encourage investment in businesses and infrastructure in the medium to long term which would lead to a more diversified economy.</p> <p>There is no clear relationship between Policy T2 and the achievement of this Objective.</p> <p>Overall, there would be a minor positive impact on this objective in the short term</p>
	Medium Term	++	~	+	+	+	+	+	+	+	+	++	++	+	+	++	0	0	0	0	0	++	
	Long Term	++	~	+	+	+	+	+	+	+	+	+-	++	++	+	+	++	0	0	0	0	0	

SA Objective		Transport Infrastructure Policy Chapter (policy number)																	Cumulative effect of the draft policies	Commentary on effects of each policy	
		T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T13	T14	T15	T16	T17			
2. Rural/Coastal Communities	Short Term	+	~	+	+	0	0	0	0	+	0	0	0	0	0	0	0	0	0	+	<p><b>Likely Significant Effects</b></p> <p>Policy T1 would have a positive effect against this Objective as the policy would involve extension of transport provision for pedestrians, cyclists and the use of public transport would help maintain rural economies and business. Policy T3 safeguards improvements to bus improvement measures and fast bus links including feeding rural services into the key bus routes.</p> <p>Policy T4 will help ensure the effective implementation of rail improvements, although most rural locations are unlikely to be serviced by rail services, coastal locations such as Herne Bay and Whitstable will benefit.</p> <p>The provision of additional parking spaces at the Sturry Road Park and Ride centre under policy T6 should enhance transport links between new rural development sites and the city centre.</p> <p>Policy T11 would help to maintain the rural economy and businesses within the district through enhanced transport links.</p> <p>Policy T13 would have significant positive effects on the rural/coastal economy of Herne Bay through enhanced traffic links and reduced congestion.</p>
	Medium Term	+	~	+	+	0	+	0	0	0	+	0	+	0	++	+	0	0	0	+	

SA Objective		Transport Infrastructure Policy Chapter (policy number)																Cumulative effect of the draft policies	Commentary on effects of each policy	
		T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T13	T14	T15	T16			T17
	Long Term	+	~	+	+	0	+	0	0	+	0	+	0	++	+	0	0	0	+	<p>Policy T14 would support the growth of Sturry and other rural businesses located along the A28 corridor by providing enhanced crossing.</p> <p>Policy T9 would ensure that the appropriate provisions are in place for residential developments, within a rural context this could prove vital as there are limited transport options making such communities more reliable on certain transport modes. Overall, there would be a minor positive impact on this objective.</p> <p><b>Mitigation</b></p> <p>None</p> <p><b>Assumptions</b></p> <p>Assume that policies T11, T12, T13, T14 and T15 will not be implemented until the medium or long term given the time likely required to develop and construct them.</p> <p>Assume that policy T8 will not be implemented until the medium to long term as these proposals are only under consideration and therefore likely not to be implemented until after other park and ride policies with a greater immediate need.</p> <p><b>Uncertainties</b></p> <p>Although the timing of implementation of policies is uncertain it is assumed that most will be able to be implemented in the short term with the exceptions noted in assumptions above.</p>
3. Water Quality	Short Term	~	~	~	~	~	~	- /?	0	~	~	0	0	0	0	0	~	~	0	<p><b>Likely Significant Effects</b></p> <p>Policies which require development of new infrastructure (i.e. – new roads and interchanges in T11, T12, T13, T14 and T15 and park and ride facilities at new sites in T7 and T8) could potentially have a negative impact on this objective. These developments could lead to changes in current water flow regimes or increase the amount of diffuse pollution entering nearby rivers such as Stodmarsh or Blean SAC.</p>

SA Objective	Transport Infrastructure Policy Chapter (policy number)																	Cumulative effect of the draft policies	Commentary on effects of each policy
	T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T13	T14	T15	T16	T17		
	Medium Term	~	~	~	~	~	- /?	- /?	~	~	- /?	- /?	- /?	- /?	- /?	~	~	- /?	<p>However, these impacts are not certain and can be mitigated through the use of sustainable drainage measures.</p> <p>There is no relationship between the remaining policies in the transport chapter and this objective.</p> <p>Overall, there is potential for a minor negative impact on this objective.</p> <p><b>Mitigation</b></p> <p>Ensure that sustainable drainage measures are incorporated into developments.</p> <p><b>Assumptions</b></p> <p>Assume that policies T11, T12, T13, T14 and T15 will not be implemented until the medium or long term given the time likely required to develop and construct them.</p> <p>Assume that policy T8 will not be implemented until the medium to long term as these proposals are only under consideration and therefore likely not to be implemented until after other park and ride policies with a greater immediate need.</p> <p><b>Uncertainties</b></p> <p>Although the timing of implementation of policies is uncertain it is assumed that most will be able to be implemented in the short term with the exceptions noted in assumptions above.</p>
	Long Term	~	~	~	~	~	~	- /?	- /?	~	~	- /?	- /?	- /?	- /?	- /?	~	~	



SA Objective		Transport Infrastructure Policy Chapter (policy number)																	Cumulative effect of the draft policies	Commentary on effects of each policy	
		T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T13	T14	T15	T16	T17			
4. Transport	Short Term	++	+	++	+	+	+	0	++	++	0	0	0	0	0	0	0	0	++	++	<p><b>Likely Significant Effects</b></p> <p>Measures set out in Policies T1, T2, T3, T4, are likely to have a significant positive effect on SA Objective 4 because the policy would create opportunities and incentives for use of sustainable transport which reduce traffic congestion.</p> <p>Policies T5 and T6 would encourage the use of sustainable transport by safeguarding for the expansion of existing Park and Ride sites at Wincheap and Sturry. Policies T8 is also likely to have a similar impact within Whitstable in the medium to long term.</p> <p>Policy T9 would create incentives and more opportunities for use of sustainable transport through additional facilities at new residential developments particularly for cyclists. Policy T10 would significantly reduce road traffic and congestion at peak times. Policy T11 would lead to a reduction in traffic congestion as well as infrastructure improvements allowing for easier access to Canterbury East railway station thus increasing access to sustainable modes of transport.</p> <p>Policy T12 promotes sustainable forms of transport in connection with a new grade separated interchange on the A2. It encourages fast track bus services into the City Centre, cycling and walking thus reducing road traffic, congestion whilst creating incentives for the use of sustainable travel.</p> <p>Policy T13 would reduce road traffic and congestion between Herne Bay and Canterbury.</p>
	Medium Term	++	+	++	+	+	+	+	++	++	+	++	+	+	+	0	++	++	++	++	

SA Objective		Transport Infrastructure Policy Chapter (policy number)																Cumulative effect of the draft policies	Commentary on effects of each policy	
		T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T13	T14	T15	T16			T17
	Long Term	++	+	++	+	+	+	+	++	++	+	++	+	+	+	0	++	++	<p>Policy T14 would reduce road traffic and congestion along the A28 corridor through the implementation of an enhanced crossing at Sturry.</p> <p>Policy T15 will help to protect against damage to rural lanes</p> <p>Policy T17 aims to significantly reduce the need to travel and would create incentives for sustainable modes of transport.</p> <p>Overall, there would be a significant positive impact on this objective.</p> <p><b>Mitigation</b></p> <p>None</p> <p><b>Assumptions</b></p> <p>Assume that policies T11, 12, 13, 14 and 15 will not be implemented until the medium or long term given the time likely required to develop and construct them.</p> <p>Assume the policies T8 will not be implemented until the medium to long term as these proposals are only under consideration and therefore likely not to be implemented until after other park and ride policies with a greater immediate need.</p> <p><b>Uncertainties</b></p> <p>Although the timing of implementation of policies is uncertain it is thought that most will be able to be implemented in the short term with the exceptions noted in assumptions above.</p>	
5. Countryside and Historic Environment	Short Term	+	+	+	0	+	+	+	0	0	++	0	0	0	0	0	++	0	++	<p><b>Likely Significant Effects</b></p> <p>Policy T1 will help to conserve the historic centre of Canterbury by reducing cross-town movements of car traffic.</p> <p>Through improving the provision of walking and cycling routes and bus improvements in rural locations it is expected policies T2 and T3 will improve access to countryside and open space.</p> <p>Policy T8 would avoid adverse impacts/ mitigate effects on any nature conservation</p>

SA Objective		Transport Infrastructure Policy Chapter (policy number)																	Cumulative effect of the draft policies	Commentary on effects of each policy
		T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T13	T14	T15	T16	T17		
	Medium Term	+	+	+	0	+	+	+	0	0	++	0	0	0	+	0	++	0	++	<p>interests. It is assumed that there would be no effects on the Swale Ramsar and SAC site due to the high level of protection afforded to this site (and detailed in LB5 and LB6).</p> <p>Policy T10 would help to protect areas and features of historical and cultural interest with national designations through conserving the distinctiveness of the historic core of the City Centre of Canterbury, Canterbury West Station Conservation Area and in the town centres of Herne Bay and Whitstable. Policies T5, T6 and T7 help to support this policy by offering</p>

SA Objective	Transport Infrastructure Policy Chapter (policy number)																	Cumulative effect of the draft policies	Commentary on effects of each policy
	T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T13	T14	T15	T16	T17		
Long Term	+	+	+	0	+	+	+	0	0	++	0	0	0	+	0	++	0	++	<p>alternatives to parking within the city centre and Herne Bay through providing extra capacity in park and ride centres.</p> <p>Policy T14 could provide the opportunity to improve historic core of Sturry.</p> <p>Policy T16 would protect and enhance features of historic cultural, cultural and archaeological interest along rural lanes.</p> <p>Overall, there would be a significant positive impact on this objective.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> It is assumed due to the protection afforded to the Swale SAC/Ramsar site (and policies contained in the Local Plan elsewhere) that any proposals in T8 would have no adverse effect on the site.</p> <p>Assume that policies T11, 12, 13, 14 and 15 will not be implemented until the medium or long term given the time likely required to develop and construct them.</p> <p>Assume the policy T8 will not be implemented until the medium to long term as these proposals are only under consideration and therefore likely not to be implemented until after other park and ride policies with a greater immediate need.</p> <p><b>Uncertainties</b> Although the timing of implementation of policies is uncertain it is thought that most will be able to be implemented in the short term with the exceptions noted in assumptions above.</p>

SA Objective		Transport Infrastructure Policy Chapter (policy number)																	Cumulative effect of the draft policies	Commentary on effects of each policy		
		T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T13	T14	T15	T16	T17				
6. Geology and Biodiversity	Short Term	+	0	0	0	-	0	0	+	0	0	0	0	0	0	0	0	0	0	0	+	<p><b>Likely Significant Effects</b></p> <p>Policy T1 would have a positive effect on local designated sites, habitats and species because it will reduce the environmental impacts of vehicular traffic through restrictions.</p> <p>Land safeguarded under Policy T5 includes a Local Wildlife Site and in consequence, effects on this objective have been assessed as negative.</p> <p>Policy T8 ensures that any negative effects on biodiversity as a result of Park and Ride scheme at Whitstable are <del>mitigated against or adequately avoided, mitigated or compensated.</del></p> <p>Policies T11, T12, T13 and T15 will require limited amounts of greenfield land and could result in the loss of habitat. There may also be disturbance to ecology during the construction phase of the network improvements.</p> <p>Policy T14 aims to prevent congestion along the A28 corridor arising from further development and therefore improve local air quality and noise levels. Given the close proximity of Sturry to several wildlife sites this should have a minor positive impact on biodiversity in these areas in the long term. This is expected to outweigh potential negative impacts from disturbance during</p>
	Medium Term	+	0	0	0	-	0	0	+	0	0	-/?	-/?	-/?	+	-/?	++	0	0	+		

SA Objective	Transport Infrastructure Policy Chapter (policy number)																	Cumulative effect of the draft policies	Commentary on effects of each policy
	T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T13	T14	T15	T16	T17		
Long Term	+	0	0	0	-	0	0	+	0	0	-/?	-/?	-/?	+	-/?	++	0	+	<p>construction in the medium term.</p> <p>Policy T16 would have a positive effect on European and national designated sites through their protection and enhancement.</p> <p>Overall, there would be a minor positive impact on this objective.</p> <p><b>Mitigation</b></p> <p>Any negative effects on biodiversity associated with localised network improvements will be mitigated through policies elsewhere in the Local Plan (LB5, LB 6 for example).</p> <p><b>Assumptions</b></p> <p>Assume that policies T11, 12, 13, 14 and 16 will not be implemented until the medium or long term given the time likely required to develop and construct them.</p> <p>Assume the policy T8 will not be implemented until the medium to long term as these proposals are only under consideration and therefore likely not to be implemented until after other park and ride policies with a greater immediate need.</p> <p>Although a number of the policies provide alternatives to car travel and therefore will reduce pollution and harmful emissions to biodiversity, this has only been noted as a positive when the site is within close proximity to areas with high biodiversity value</p> <p><b>Uncertainties</b></p> <p>Although the timing of implementation of policies is uncertain it is thought that most will be able to be implemented in the short term with the exceptions noted in assumptions above.</p>

SA Objective		Transport Infrastructure Policy Chapter (policy number)																	Cumulative effect of the draft policies	Commentary on effects of each policy	
		T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T13	T14	T15	T16	T17			
7. Climate Change, Energy and Air Quality	Short Term	++	+	+	+	+	+	+	0	++	++	0	0	0	0	0	0	0	++	++	<p><b>Likely Significant Effects</b></p> <p>Policy T1 would significantly reduce greenhouse gas emissions by controlling the level and environmental impact of vehicular traffic. This, in turn, would significantly improve air quality and meet air quality standards at the locations for new development. The reduction in vehicular traffic through an increase in use of alternative modes of transport would support existing carbon targets by significantly reducing energy consumption.</p> <p>Policies T2, T3, T4, T5, T6, T7 and T8 will improve existing public transport and opportunities for sustainable transport. This will provide alternatives to car use, leading to decreased congestion, improved air quality and reduced greenhouse gas emissions.</p> <p>Policy T9 places emphasis on the need for new development to provide appropriate parking standards including the encouragement of cycle facilities which would encourage more sustainable modes of transport thus reducing greenhouse gas emissions and improving air quality within the surrounding area of the development.</p> <p>Policy T10 would encourage commuters to use sustainable modes of transport by implementing parking restrictions which would</p>
	Medium Term	++	+	+	+	+	+	+	0	++	++	+	++	+	+	+	0	++	++		

SA Objective	Transport Infrastructure Policy Chapter (policy number)																	Cumulative effect of the draft policies	Commentary on effects of each policy
	T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T13	T14	T15	T16	T17		
Long Term	++	+ +	+/?	+	+	+	+	0	++	++	+/-	++	+/-	+/-	+/-	0	++	++	
<p>significantly reduce energy consumption and improve air quality standards.</p> <p>Policies T11, T12, T13, T14 and T15 would mitigate the congestion effects of new development through providing new roads and should alleviate any increase in congestion as a result of increasing population in the medium to long term. However, the construction and completion of the network improvements may over the long term accommodate or possibly contribute to the generation of further traffic. The net effects of these will be to lead to a localised improvement in air quality, especially policy T12 which will address the already heavily congested A2 and also promotes sustainable transport options such as fast bus link. However, that overall, there may be an increase in vehicle emissions from increased movements.</p> <p>Policy T17 would significantly improve air quality and result in air quality targets being met. This in turn would result in the number of AQMAs being reduced due to a reduction in high volume of traffic movements.</p> <p>Overall there would be a significant positive effect on this objective.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> Assume that policies T11, 12, 13, 14 and 15 will not be implemented until the medium or long term given the time likely required to develop and construct them. Assume the policy T8 will not be implemented until the medium to long term as these proposals are only under consideration and therefore likely not to be implemented until after other park and ride policies with a greater immediate need. Although the timing of implementation of policies is uncertain it is thought that most will be able to be implemented in the short term with the exceptions noted in assumptions above.</p> <p><b>Uncertainties</b> None</p>																			





SA Objective		Transport Infrastructure Policy Chapter (policy number)																	Cumulative effect of the draft policies	Commentary on effects of each policy	
		T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T13	T14	T15	T16	T17			
9. Access to Services	Short Term	++	+	+	+	+	+	+	0	+	-	0	0	0	0	0	0	~	0	++	<p><b>Likely Significant Effects</b></p> <p>Policy T1 would significantly enhance existing opportunities, services and facilities through the construction of new roads and junction improvements where needed and enhance the provision of sustainable modes of transport which would benefit the local communities with increased access to essential services.</p> <p>Policies T2, T3, T4 would provide more equitable access to services, training and skills, especially for those without access to a car, by improving public transport and walking and cycling routes.</p> <p>Policies T5, T6, T7 and T8 will improve access to the city centre through the provision of additional capacity at Park and Ride sites.</p> <p>Policies T5, T6 and T7 would safeguard access requirements essential services from the local community.</p> <p>Policy T9 would provide more equal access to opportunities, services and facilities at new residential development because parking needs would be tailored to the specific needs of the community taking factors such as availability to public transport into consideration.</p> <p>Policy T10 could make access to services more</p>
	Medium Term	++	+	+	+	+	+	+	0	+	-	++	++	++	++	0	0	~	0	++	

SA Objective		Transport Infrastructure Policy Chapter (policy number)																Cumulative effect of the draft policies	Commentary on effects of each policy	
		T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T13	T14	T15	T16			T17
	Long Term	++	+	+	+	+	+	+	0	+	-	++	++	++	++	0	~	0	++	<p>difficult as it would restrict access to parking in the historic centres of Canterbury and the town centres of Herne Bay and Whitstable.</p> <p>Policy T11, T12, T13 and T14 would significantly enhance access to training and skills.</p> <p><b>Mitigation</b></p> <p>The negative impact of policy T10 is mostly mitigated through increasing the capacity of park and ride sites in policies T5, T6 and T7. T8 should mitigate against the same effect in Whitstable, depending on whether implementation goes ahead.</p> <p><b>Assumptions</b></p> <p>Assume that policies T11, 12, 13, 14 and 15 will not be implemented until the medium or long term given the time likely required to develop and construct them.</p> <p>Assume the policy T8 will not be implemented until the medium to long term as these proposals are only under consideration and therefore likely not to be implemented until after other park and ride policies with a greater immediate need.</p> <p><b>Uncertainties</b></p> <p>Although the timing of implementation of policies is uncertain it is thought that most will be able to be implemented in the short term with the exceptions noted in assumptions above.</p>
10. Sustainable Living and Revitalisation	Short Term	++	+	+	+	+	+	+	0	0	0	0	0	0	0	0	~	~	+	<p><b>Likely Significant Effects</b></p> <p>The construction of new road infrastructure and increased provision of sustainable transport, Policy T1 would significantly enhance physical access to essential services.</p> <p>Policies T2, T3, T4, T11, T12 and T15 would enhance physical access to services from town and rural centres.</p> <p>Policies T5, T6, T7 and T8 would promote</p>

SA Objective	Transport Infrastructure Policy Chapter (policy number)																	Cumulative effect of the draft policies	Commentary on effects of each policy	
	T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T13	T14	T15	T16	T17			
	Medium Term	++	+	+	+	+	+	+	+	0	0	+/-	+/-	++	++	+	~	~	++	<p>more sustainable tourism through increased provision of park and ride scheme.</p> <p>Policies T13 and 14 will provide provision of new transport infrastructure that should mitigate against increasing congestion and pollution making Herne and Sturry more desirable locations to live. They will also improve transport links to jobs and services adding to this effect.</p> <p>Overall, there would be a significantly positive impact on this objective.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> Assume that policies T11, 12, 13, 14 and 15 will not be implemented until the medium or long term given the time likely required to develop and construct them.</p> <p>Assume the policy T8 will not be implemented until the medium to long term as these proposals are only under consideration and therefore likely not to be implemented until after other park and ride policies with a greater immediate need.</p> <p><b>Uncertainties</b> Although the timing of implementation of policies is uncertain it is thought that most will be able to be implemented in the short term with the exceptions noted in assumptions above.</p>
	Long Term	++	+	+	+	+	+	+	+	0	0	+/-	+/-	++	++	+	~	~	++	



SA Objective		Transport Infrastructure Policy Chapter (policy number)																Cumulative effect of the draft policies	Commentary on effects of each policy		
		T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T13	T14	T15	T16			T17	
12. Housing	Short Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	<p><b>Likely Significant Effects</b></p> <p>The transport policies are not related to the achievement of this objective which concerns making suitable housing available and affordable to everyone. Access to services, housing and community facilities are addressed through objectives elsewhere in the appraisal.</p> <p><b>Mitigation</b></p> <p>None</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>None</p>
	Medium Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	
	Long Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	

SA Objective		Transport Infrastructure Policy Chapter (policy number)																Cumulative effect of the draft policies	Commentary on effects of each policy		
		T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T13	T14	T15	T16			T17	
13. Quality of Life	Short Term	+	+	~	~	~	~	~	~	+	~	~	~	~	~	~	~	~	+	+	<p><b>Likely Significant Effects</b></p> <p>Many of the transport policies are not related to the achievement of this objective. Policies T1, T2 and T9 should promote healthy lifestyles through increased provision and routes for pedestrians and cyclists.</p> <p>The requirement under policy T17 for a Transport Assessment/Travel Plan for developments with significant transport implications should ensure opportunities for sustainable transport such as cycling and walking where appropriate. This will have a positive effect on healthy lifestyles.</p> <p>Overall, there would be a minor positive impact on this objective.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None</p>
	Medium Term	+	+	~	~	~	~	~	~	+	~	~	~	~	~	~	~	~	+	+	
	Long Term	+	+	~	~	~	~	~	~	~	+	~	~	~	~	~	~	~	~	+	

SA Objective		Transport Infrastructure Policy Chapter (policy number)																Cumulative effect of the draft policies	Commentary on effects of each policy		
		T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T13	T14	T15	T16			T17	
14. Use of Land	Short Term	0	0	~	~	0	0	0	0	~	~	0	0	0	0	0	0	0	~	0	<p><b>Likely Significant Effects</b></p> <p>Policies T3, T4, T9, T10 and T17 are not expected to require a change in use of land in order to be implemented and are not related to this objective.</p> <p>Many of the other policies are expected to require only a minimal amount of land and therefore are not expected to impact on this objective.</p> <p>Policies T11, T12, T13 and T14 will require limited amounts of greenfield land and lead to short term localised effects during the construction phase of the network improvements.</p> <p>Policy T15 would implement a local distributor road which would use greenfield land as part of the development.</p> <p><b>Mitigation</b></p> <p>Provision of natural habitat to replace greenfield removed under T15.</p>
	Medium Term	0	0	~	~	0	0	0	?	~	~	-/?	-/?	-/?	-/?	-/?	0	~	-/?		



SA Objective		Transport Infrastructure Policy Chapter (policy number)																Cumulative effect of the draft policies	Commentary on effects of each policy	
		T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T13	T14	T15	T16			T17
	Long Term	0	0	~	~	0	0	0	?	~	~	-/?	-/?	-/?	-/?	-/?	0	~	-/?	<p><b>Assumptions</b></p> <p>Assume that policies T11, 12, 13, 14 and 15 will not be implemented until the medium or long term given the time likely required to develop and construct them.</p> <p>Assume the policy T8 will not be implemented until the medium to long term as these proposals are only under consideration and therefore likely not to be implemented until after other park and ride policies with a greater immediate need.</p> <p><b>Uncertainties</b></p> <p>The nature of land which would need to be developed in order a park and ride at Whitstable under policy T8 is not yet known.</p>
15. Natural Resources	Short Term	~	~	~	~	~	~	~	~	~	~	0	0	0	0	0	~	~	0	<p><b>Likely Significant Effects</b></p> <p>The majority of transport policies are not related to the achievement of this objective.</p> <p>Policies T11, T12, T13, T14 and T15 will require some construction materials (principally aggregates) during the construction phase of the network improvements.</p> <p><b>Mitigation</b></p> <p>The effects from material used in the</p>

SA Objective	Transport Infrastructure Policy Chapter (policy number)																	Cumulative effect of the draft policies	Commentary on effects of each policy	
	T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T13	T14	T15	T16	T17			
	Medium Term	~	~	~	~	~	~	~	~	~	~	-/?	-/?	-/?	-/?	-/?	~	~	-/?	<p>construction of the network improvements could be mitigated to some extent by the use of policies elsewhere in the plan (DBE1 for example). The Council's own sustainable construction SPD may also provide guidance as well advice from the Kent County Council.</p> <p><b>Assumptions</b> Assume that policies T11, 12, 13, 14 and 15 will not be implemented until the medium or long term given the time likely required to develop and construct them.</p> <p><b>Uncertainties</b> It is uncertain as to the extent to which the construction materials used in the network improvements will include recycled materials; however, it remains probable that some will be from a primary source.</p>
	Long Term	~	~	~	~	~	~	~	~	~	~	-/?	-/?	-/?	-/?	-/?	~	~	-/?	
	Short Term	~	~	~	~	~	~	~	~	~	~	0	0	0	0	0	~	~	0	<p><b>Likely Significant Effects</b> The majority of transport policies are not related to the achievement of this objective. The implementation of Policies T11, T12, T13, T14 and T15 will generate some construction wastes during the construction phase of the network improvements.</p> <p><b>Mitigation</b> The effects from material used in the construction of the network improvements</p>

SA Objective	Transport Infrastructure Policy Chapter (policy number)																	Cumulative effect of the draft policies	Commentary on effects of each policy	
	T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T13	T14	T15	T16	T17			
16. Waste	Medium Term	~	~	~	~	~	~	~	~	~	~	-/?	-/?	-/?	-/?	-/?	~	~	-/?	<p>could be mitigated to some extent by the use of policies elsewhere in the plan (DBE1 for example). The Council's own sustainable construction SPD may also provide guidance as well advice from the Kent County Council.</p> <p><b>Assumptions</b></p> <p>Assume that policies T11, 12, 13, 14 and 15 will not be implemented until the medium or long term given the time likely required to develop and construct them.</p> <p><b>Uncertainties</b></p> <p>It is uncertain as to the extent to which the construction wastes created from the network improvements will be reused on site or used elsewhere in Kent for other highway schemes. It has been assumed for the purposes of the appraisal that same waste could not be used and require disposal.</p>
	Long Term	~	~	~	~	~	~	~	~	~	~	-/?	-/?	-/?	-/?	-/?	~	~	-/?	



SA Objective	Transport Infrastructure Policy Chapter (policy number)																	Cumulative effect of the draft policies	Commentary on effects of each policy
	T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T13	T14	T15	T16	T17		
<p><b>Summary</b></p> <p>Policies T1-T4 will have a significantly positive impact through promoting sustainable transport and offering alternatives to the car. Policies T9 and T10 will have a significantly positive impact on the objective through controlling car parking strategy. Policies T4-T8 will contribute towards offering more sustainable options for travel and controlling parking through increasing capacity in park and ride sites. Policies T11 and T15 provide infrastructure to help manage the network and mitigate against increased congestion expected from increased population in developments. T17 also looks at providing infrastructure when required and measures to reduce demand for travel.</p> <p>The impact of policies T1- T8 on promoting more sustainable travel and T9 and T10 to promote alternatives to car travel to the city through parking restrictions result in transport policies having a significantly positive impact on climate change and air quality. This is further supported through policies T11- T15 which aim to reduce congestion.</p> <p>The provision of transport infrastructure under policies T11- T15 is expected to have a significantly impact on access to services and economy and employment objectives through improving transport connections and reducing the congestion expected from increased population from new developments. As a result cumulatively the transport policies are expected to have a significantly positive impact on these objectives. The policies are also associated with a number of potentially minor negative effects on air quality, land use, natural resources and waste, contingent on location, phasing and design.</p> <p>Policies T16 and T10 drive the significantly positive cumulative effect of transport policies on countryside and the historic environment through protecting landscape along rural lanes and historic character of the city centre.</p> <p>The policies of this chapter have no clear relationships with the SA objectives related to the following areas; water quality, flood risk and coastal erosion, natural resources and waste.</p>																			

**Table B6 Effects of Tourism and Visitor Economy Policies (Replacing Table I6 in the 2014 SA Report)**

SA Objective		Tourism and Visitor Economy Policy Chapter (policy number)								Cumulative effect of the draft policies	Commentary on effects of each policy
		TV1	TV2	TV3	TV4	TV5	TV6	TV7	TV8		
1. Economy and Employment	Short Term	+	+	+	+	~	+	+	+	+	<p><b>Likely Significant Effects</b></p> <p>Policy TV1 would help to diversify the economy by encouraging proposals for cultural and art facilities.</p> <p>Policy TV2 promotes new tourism development which would encourage investment within the district and provide employment opportunities.</p> <p>Policy TV3 would support existing sustainable tourism by safeguarding vital visitor staying accommodation which allows for a competitive local economy. <u>The policy as amended would require the business to have been actively marketed for a minimum of one year.</u></p> <p>Policy TV4 would help to diversify the district's economy by catering for the needs of touring sites which would bring employment opportunities.</p> <p>Policy TV6 promotes the enhancement of an existing attraction (Reculver) and may provide additional direct or indirect employment opportunities.</p> <p>Policy TV7 would provide jobs to the local area and help employment needs in the district to be met. Further, Policy TV7 would help to diversify the economy which would encourage business opportunities for sustainable tourism.</p> <p>Policy TV8 encourage the reuse of buildings for tourist accommodation which would maintain the competitiveness of rural businesses within the district, help employment needs, increase the number of businesses within the district and help to diversify the economy.</p> <p>Overall, there would be a minor positive effect against this objective.</p> <p><b>Mitigation</b></p> <p><u>Consider amending Policy TV3 to require businesses to have been continuously marketed for a minimum of one year, consistent with the proposed change to Policy HD5.</u></p> <p><b>Assumptions</b></p> <p><u>None</u></p> <p><b>Uncertainty</b></p> <p><u>Taking current information into consideration the degree of impact for</u></p>
	Medium Term	+	+	+	+	~	+	+	+	+	
	Long Term	+	+	+	+	~	+	+	+	+	

SA Objective		Tourism and Visitor Economy Policy Chapter (policy number)								Cumulative effect of the draft policies	Commentary on effects of each policy
		TV1	TV2	TV3	TV4	TV5	TV6	TV7	TV8		
2. Rural/Coastal Communities	Short Term	?	-	~	+	~	+	++	++	++	<p><b><u>Likely Significant Effects</u></b></p> <p>Adverse effects would be expected against Policy TV2 as it supports new tourism related development in or on the edge of town centres. This would concentrate development in existing urban areas to the detriment of rural areas of the District.</p> <p>Policy TV6 would have positive effects on coastal communities as it promotes investment in the Reculver area. This investment would have positive primary and secondary effects and may secure permanent employment opportunities.</p> <p>Policy TV7 support proposals that would provide jobs to the local area (specifically rural), helping employment needs in the district to be met. Further, Policy TV7 would help to diversify the rural economy which would encourage business opportunities for sustainable tourism which would encourage the growth</p> <p>Policy TV8 encourages the reuse of buildings for tourist accommodation, attraction or facilities. Such facilities would be likely to increase the number of businesses within the district and help to diversify the rural economy whilst also providing local employment opportunities.</p> <p>Overall, there would be a cumulative effect that is significantly positive on this objective as a result of these policies.</p> <p><b><u>Mitigation</u></b></p> <p>None</p> <p><b><u>Assumptions</u></b></p> <p>It is assumed that employment opportunities created in rural or coastal communities as a result of these policies would be met by people living in rural or coastal areas in the District and not by people living in established urban areas.</p> <p><b><u>Uncertainties</u></b></p> <p>Policy TV1 does not specify the location of proposals for cultural or art facilities. It is assumed that these facilities would be located in urban areas. However since this is not definitive, there is an uncertain effect against this objective.</p>
	Medium Term	?	-	~	+	~	+	++	++	++	
	Long Term	?	-	~	+	~	+	++	++	++	

SA Objective		Tourism and Visitor Economy Policy Chapter (policy number)								Cumulative effect of the draft policies	Commentary on effects of each policy
		TV1	TV2	TV3	TV4	TV5	TV6	TV7	TV8		
3. Water Quality	Short Term	~	-/0	~	~	-/?	~	~	~	~	<p><b><u>Likely Significant Effects</u></b></p> <p>There is no relationship between most of the policies in the Tourism chapter and this objective.</p> <p>There could, however be an effect as a result of Policy TV2. This stems from the support in this policy for new development such as hotels, guesthouses, B&amp;Bs, self-catering accommodation and new visitor attractions. These developments would be likely to lead to an increase in seasonal water demand and increase in waste water discharge.</p> <p>Similarly, development supported under Policy TV5 could have localised adverse effects on water quality in estuaries and harbours as a result of increased boating movement and operation.</p> <p><b><u>Mitigation</u></b></p> <p>Policy TV2 notes that consideration will be afforded to environmental considerations. This could be redrafted to include an explicit endorsement of sustainable urban drainage systems and linked to policy CC13 requiring discussion between the Council and water companies in terms of the provision of waste water infrastructure.</p> <p><b><u>Assumptions</u></b></p> <p>It is assumed that the marina development in Policy TV5 would not result in waste-water discharge or surface water run-off.</p> <p>It is also assumed that the development proposed under Policy TV2 would not be of a large scale, or the cumulative effect of several small-medium sized developments would not result in significant effects</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>
	Medium Term	~	-/0	~	~	-/?	~	~	~	~	
	Long Term	~	-/0	~	~	-/?	~	~	~	~	

SA Objective		Tourism and Visitor Economy Policy Chapter (policy number)								Cumulative effect of the draft policies	Commentary on effects of each policy
		TV1	TV2	TV3	TV4	TV5	TV6	TV7	TV8		
4. Transport	Short Term	+	+	~	~	?	?	-	+	?	<p><b>Likely Significant Effects</b></p> <p>Policy TV1 and TV2 would encourage tourism related development to be located at sustainable locations thus reducing the need to travel, reducing traffic which would add incentives for people to walk, cycle and use sustainable modes of transport.</p> <p>Policy TV8 would also have positive effects on the objective as it provides that tourism related development (both new development and change of use) would only be acceptable if it does not significantly increase traffic and the applicant has considered accessibility by a range of transport nodes.</p> <p>The relationship between policies TV5 and TV6 to the objective is uncertain as although the development proposed in both policies would generally lead to an increase in traffic and congestion, they both seek to mitigate against potential adverse effects. It is therefore uncertain whether residual negative effects would occur once mitigation measures are adopted.</p> <p>There would be a negative effect on the objective as a result of Policy TV7 as it would encourage tourist/recreational developments in the countryside and rural areas which are generally not well serviced by public transport or compatible with sustainable forms of transport such as walking and cycling.</p> <p>Overall, as a result of the mix of positive, negative and uncertain effects that these policies would be expected to have on this objective, there is an overall uncertain effect.</p>
	Medium Term	+	+	~	~	?	?	-	+	?	



SA Objective		Tourism and Visitor Economy Policy Chapter (policy number)								Cumulative effect of the draft policies	Commentary on effects of each policy
		TV1	TV2	TV3	TV4	TV5	TV6	TV7	TV8		
	Long Term	+	+	~	~	?	?	-	+	?	<p><b>Mitigation</b></p> <p>Policies TV7 could be redrafted in order to reduce the dependency of new rural based tourism developments on car transport.</p> <p><b>Assumptions</b></p> <p>It is assumed that the development supported under Policies TV1 would be located in urban areas well serviced by public transport.</p> <p>It is assumed that development promoted under Policy TV7 would not enjoy good access to the public transport network and would be dependent on car based forms of transport.</p> <p>It is assumed that new tourism related development in urban centres would not increase congestion in the urban centres as public transport or other sustainable forms of transport would be preferred by visitors.</p> <p><b>Uncertainties</b></p> <p>None</p>
5. Countryside and Historic Environment	Short Term	+	?	~	+	0	+	+	+	+	<p><b>Likely Significant Effects</b></p> <p>Policy TV1 would enhance public places and townscapes by encouraging art and cultural facilities. In addition, this policy would also encourage development that enhances the heritage of the district.</p> <p>There is an uncertain effect against Policy TV2 on this objective. The policy supports proposals for development on the edge of town centres and may this encourage into the countryside or into areas which are under local landscape designations such as an AHLV and SLA. However, exact development proposals are uncertain and some development may be of a high quality or</p>

SA Objective		Tourism and Visitor Economy Policy Chapter (policy number)								Cumulative effect of the draft policies	Commentary on effects of each policy
		TV1	TV2	TV3	TV4	TV5	TV6	TV7	TV8		
	Medium Term	+	?	~	+	0	+	+	+	+	design. Policy TV4 encourages increased provision of touring sites which would enhance public access to the countryside. There may be landscape impacts but as they would be small in magnitude of scale and could be mitigated by screening, the effects would not be expected to be significant. Policy TV6 would enhance public access to the countryside. It would also be expected to enhance a site of historical interest and promote access to buildings of historical value. Policy TV7 would enhance public access to the countryside by encouraging people to engage with the outdoors and facilities that would cater for this need.
	Long Term	+	?	~	+	0	+	+	+	+	Policy TV8 ensures that rural tourism is managed in a sustainable manner which would protect the countryside and sites of historical importance. Overall, there would be a minor positive effect on this objective. <b>Mitigation</b> None <b>Assumptions</b> None <b>Uncertainties</b> None.
6. Geology and Biodiversity	Short Term	0	?	~	?	0	?	?	?	?	<b>Likely Significant Effects</b> The location of development supported under Policy TV2 is uncertain (although it would be generally expected to be on the edge or town centres). There is an uncertain effect against the objective as a result. There is no relationship between the objective and Policy TV3. A neutral effect is expected against Policy TV5 as although the policy supports marina development (and much of the coastline is under national and international designations), the policy contains mitigation measures under criteria (d) and (e) which necessitate that any effects are mitigated and appropriately

SA Objective		Tourism and Visitor Economy Policy Chapter (policy number)								Cumulative effect of the draft policies	Commentary on effects of each policy
		TV1	TV2	TV3	TV4	TV5	TV6	TV7	TV8		
	Medium Term	0	?	~	?	0	?	?	?	?	<p>compensated. Further, any proposed development would also be determined against Policy SP7 with regard to effects on European designated sites.</p> <p>It is expected that new touring sites as proposed under Policy TV4 would not be located in areas of rare or unique habitats. There may be adverse effects on key species though as a result of disturbance or noise and light pollution (subject to the requirements and controls contained in policies QL12 and DBE13).</p> <p>There is also an uncertain effect against Policy TV6 as the development proposals may include new habitats or otherwise support local biodiversity.</p> <p>Overall, there would be an uncertain effect against this objective.</p> <p><b>Mitigation</b></p> <p>Policy TV6 could be redrafted to place a greater emphasis on securing biodiversity improvements or new habitats as a result of development.</p> <p><b>Assumptions</b></p> <p>It is assumed sites which may be considered under Policy TV1 would be of low biodiversity value.</p> <p><b>Uncertainties</b></p> <p>The location of development under Policy TV2 is uncertain. The likely inclusion of measures affecting the majority of appraisals against this objective is uncertain.</p>
	Long Term	0	?	~	?	0	?	?	?	?	
7. Climate Change, Energy and Air Quality	Short Term	-	-	~	~	-	~	?	-	-	<p><b>Likely Significant Effects</b></p> <p>Policy TV1 supports cultural or arts facilities. These facilities would be expected to have an operational energy demand and also involve GHG emissions during the construction. There is therefore a minor negative effect on this objective.</p> <p>Developments supported under Policy TV2 and TV5 would also result in additional GHG emissions.</p> <p>There is no clear relationship between the objective and policies TV3, TV4, and TV6.</p> <p>There is an uncertain effect against policy TV7 as the exact type</p>

SA Objective		Tourism and Visitor Economy Policy Chapter (policy number)								Cumulative effect of the draft policies	Commentary on effects of each policy
		TV1	TV2	TV3	TV4	TV5	TV6	TV7	TV8		
	Medium Term	-	-	~	~	~	~	?	-	-	<p>of development this policy seeks to support is unknown.</p> <p>Policy TV8 would promote new development and it is expected that there would accordingly be an increase in GHG emissions due to energy demand and construction related activities.</p> <p>The overall effect on this objective would be minor negative</p> <p><b>Mitigation</b></p> <p>Policies TV1, TV2 and TV7 could aim to promote development that utilised renewable power or is <u>built built</u> to high energy efficiency targets (subject to the requirements of policies CC2 and DBE1).</p>
	Long Term	-	-	~	~	-	~	?	-	-	<p><b>Assumptions</b></p> <p>It is assumed that transport to development which is supported under Policies TV1 and TV2 would be primarily serviced by public transport or sustainable forms of transport and therefore would not result in significant addition car traffic, thus reducing air quality.</p> <p>It is assumed that development at Reculver (Policy TV6) would not be energy intensive.</p> <p><b>Uncertainties</b></p> <p>The exact type of development that is supported under Policy TV7 is unknown.</p>
8. Flood Risk and Coastal Erosion	Short Term	?	?	~	?	-	~	?	?	?	<p><b>Likely Significant Effects</b></p> <p>There would be uncertain effects against policies TV1, TV2, TV4, TV7 and TV8 as the exact sites promoted under these policies are unknown and therefore it is not possible to ascertain whether development would reduce or increase flood risk to communities and infrastructure.</p> <p>There is no clear relationship between the objective and policies TV3, and TV6.</p> <p>There is a negative effect against Policy TV5 as marina development would be likely to cause coastal erosion.</p>

SA Objective		Tourism and Visitor Economy Policy Chapter (policy number)								Cumulative effect of the draft policies	Commentary on effects of each policy
		TV1	TV2	TV3	TV4	TV5	TV6	TV7	TV8		
	Medium Term	?	?	~	?	-	~	?	?	?	<p>Overall there is an uncertain effect against this objective.</p> <p><b>Mitigation</b></p> <p>Any sites coming forward consistent with TV1, TV2, TV4 and TV8 would be subject to the siting requirements of CC4, CC5 and CC10).</p> <p><b>Assumptions</b></p> <p>It is assumed that the provision of a Marina (under Policy TV5) would not have any effect on flood risk or coastal erosion.</p> <p><b>Uncertainties</b></p> <p>Sites which may be developed under policies TV1, TV2, TV4 and TV8 are currently unknown.</p>
	Long Term	?	?	~	?	-	~	?	?	?	
9. Access to Services	Short Term	+	+	+	+	+	+	+	?	+	<p><b>Likely Significant Effects</b></p> <p>Policies TV1 and TV2 would create new opportunities and facilities that cater for culture and encourages the location of such facilities to be located in areas that are most accessible to the community.</p> <p>Policy TV3 would encourage the more productive use of buildings by converting visitor accommodation to more appropriate cultural, tourism, economic or community uses.</p> <p>Policies TV4 and TV5 would improve access to coastal facilities for local communities.</p>

SA Objective		Tourism and Visitor Economy Policy Chapter (policy number)								Cumulative effect of the draft policies	Commentary on effects of each policy	
		TV1	TV2	TV3	TV4	TV5	TV6	TV7	TV8			
	Medium Term	+	+	+	+	+	+	+	+	?	+	<p>Policy TV6 would enhance opportunities for sport and recreational facilities because it encourages development at Reculver Country Park for open air recreational proposals.</p> <p>Policy TV7 would create new opportunities for access to open space and cultural, educational and recreational facilities through rural recreation diversity.</p> <p>Overall, there would be a minor positive effect against this objective.</p> <p><b>Mitigation</b></p> <p><b>None</b></p> <p><b>Assumptions</b></p>
	Long Term	+	+	+	+	+	+	+	+	?	+	<p>Policy TV4 would have negligible effects against this objective.</p> <p><b>Uncertainties</b></p> <p>Policy TV8 encourages the reuse of existing buildings for tourist accommodation which would enhance opportunities for people to access open space and acquire education about the countryside.</p>
10. Sustainable Living and Revitalisation	Short Term	+	+	+	~	~	~	-	-	-	+	<p><b>Likely Significant Effects</b></p> <p>Policy TV1 may encourage people to live in the town centre as it would improve facilities that are located within or in close proximity to town centres</p> <p>Policies TV2 and TV8 would improve the provision of services within the town centre and promote responsible tourism from which communities can benefit.</p> <p>Policy TV3 has a minor positive effect as it would help revitalise town centres.</p> <p>There would be no clear relationship between the objective and</p>

SA Objective		Tourism and Visitor Economy Policy Chapter (policy number)								Cumulative effect of the draft policies	Commentary on effects of each policy
		TV1	TV2	TV3	TV4	TV5	TV6	TV7	TV8		
	Medium Term	+	+	+	~	~	~	-	-	+	<p>policies TV4, TV5 and TV6.</p> <p>Negative effects would be expected on the objective as a result of Policy TV7 and TV8 as they would promote tourism and recreational facilities in the countryside.</p> <p>Overall, there would be a minor positive effect against the objective.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None</p>
	Long Term	+	+	+	~	~	~	-	-	+	
11. High Quality Design and Sustainability	Short Term	+	+	~	0	+	+	?	+	+	<p><b>Likely Significant Effects</b></p> <p>Policy TV1 encourages proposals for cultural or art facilities to be located within a sustainable location.</p> <p>Policy TV2 encourages new tourism development to meet design standards and expectations.</p> <p>There would also be minor positive effect as a result of policies TV5, TV6 and TV8 as they seek to promote high quality design, <u>in the case of TV5 this would be through the requirement for proposals to be informed by a Masterplan or Development Brief.</u></p> <p>Overall, there would be a minor positive effect against this</p>

SA Objective		Tourism and Visitor Economy Policy Chapter (policy number)								Cumulative effect of the draft policies	Commentary on effects of each policy
		TV1	TV2	TV3	TV4	TV5	TV6	TV7	TV8		
	Medium Term	+	+	~	0	+	+	?	+	+	<p>objective.</p> <p><b>Mitigation</b></p> <p>None</p> <p><b>Assumptions</b></p> <p>It is assumed that Policy TV6 ensures that proposals to further the attraction of Reculver and Reculver Country Park adhere to design and visual guidelines.</p> <p><b>Uncertainties</b></p> <p>The exact development proposals which may occur as a result of Policy TV7 are unknown.</p>
	Long Term	+	+	~	0	+	+	?	+	+	
12. Housing	Short Term	~	~	+	~	~	~	~	~	~	<p><b>Likely Significant Effects</b></p> <p>There would be no clear relationship between most of the policies in the Tourism Chapter and the Housing objective.</p> <p>Policy TV3 may help to provide additional housing in the District where visitor accommodation is no longer viable to run. This is not expected to deliver many housing units/dwelling and the effect is therefore minor positive.</p> <p><b>Mitigation</b></p> <p>None</p>



SA Objective		Tourism and Visitor Economy Policy Chapter (policy number)								Cumulative effect of the draft policies	Commentary on effects of each policy
		TV1	TV2	TV3	TV4	TV5	TV6	TV7	TV8		
	Medium Term	~	~	+	~	~	~	~	~	~	<p><b>Assumptions</b> It is assumed that Policy TV3 would deliver a low range of dwellings (0-200) in the short, medium and long term.</p> <p><b>Uncertainties</b> None</p>
	Long Term	~	~	+	~	~	~	~	~	~	
13. Quality of Life	Short Term	~	~	~	+	+	+	+	~	+	<p><b>Likely Significant Effects</b></p> <p>Policy TV4 would promote healthy lifestyles and improve well-being through physical activity and recreational activity by encouraging the provision of new touring sites which are associated with providing such opportunities.</p> <p>Policy TV5 would improve facilities which cater for physical and recreational activity.</p> <p>Policy TV6 would have a positive effect on people's lifestyles by encouraging physical and recreational activity whilst it would provide an opportunity to improve the environmental quality of</p>

SA Objective		Tourism and Visitor Economy Policy Chapter (policy number)								Cumulative effect of the draft policies	Commentary on effects of each policy
		TV1	TV2	TV3	TV4	TV5	TV6	TV7	TV8		
	Medium Term	~	~	~	+	+	+	+	~	+	<p>Reculver Country Park.</p> <p>Policy TV7 would promote healthy lifestyles and improve well-being through physical activity, recreational activity and improved environmental quality.</p> <p>Overall, there would be a minor positive effect against this objective.</p> <p><b>Mitigation</b></p> <p>None</p> <p><b>Assumptions</b></p> <p>It is assumed that additional visits would occur to Touring sites, the Marina and Reculver if the facilities as proposed under policies TV4, TV5, TV6 and TV7 were to be developed.</p> <p><b>Uncertainties</b></p> <p>None</p>
	Long Term	~	~	~	+	+	+	+	~	+	
14. Use of Land	Short Term	?	?	+	0	~	~	~	?	?	<p><b>Likely Significant Effects</b></p> <p>There would be uncertain effects on Policies TV1, TV2 and TV8 as the exact development sites are unknown.</p> <p>Policy TV3 would have a positive effect on the objective as it would promote the re-use or conversion of existing sites, thus relieving the pressure on greenfield sites in the District.</p> <p>Overall, due to the lack of site-specific designations in the majority of policies in this chapter, there would be an uncertain effect on the objective.</p>

SA Objective		Tourism and Visitor Economy Policy Chapter (policy number)								Cumulative effect of the draft policies	Commentary on effects of each policy
		TV1	TV2	TV3	TV4	TV5	TV6	TV7	TV8		
	Medium Term	?	?	+	0	~	~	~	?	?	<p><b>Mitigation</b></p> <p>Policies TV1, TV2 and TV8 could be redrafted to promote development on brownfield sites or alternatively, could be captured regarding suggested amendments to policies SP3 or DBE1 on the preferential use of previously developed land or on minimising the loss of Best and Most Versatile Land.</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>None</p>
	Long Term	?	?	+	0	~	~	~	?	?	
15. Natural Resources	Short Term	-	-	~	~	~	?	?	-	-	<p><b>Likely Significant Effects</b></p> <p>Policy TV1, TV2 and TV8 would be likely to increase the demand of resources through construction (materials and aggregates) and operation (water and energy). This would have a negative effect on the objective.</p> <p>Development proposals promoted under Policies TV6 and TV7 are uncertain and it is therefore not possible at this stage to assess whether there would be an effect on the objective.</p> <p>Overall, there would be a minor negative effect on this objective.</p>

SA Objective		Tourism and Visitor Economy Policy Chapter (policy number)								Cumulative effect of the draft policies	Commentary on effects of each policy
		TV1	TV2	TV3	TV4	TV5	TV6	TV7	TV8		
	Medium Term	-	-	~	~	~	?	?	-	-	<p><b>Mitigation</b></p> <p>Policies which promote new development could include a commitment to promote low water and energy usage, or use local resources. However, this is also captured by suggested amendments to policy CC12, and it is assumed that one of the options will be taken forward.</p> <p><b>Assumptions</b></p> <p>It is assumed that the developments which may occur as a result of Policies TV1, TV2 and TV5 would use standard construction methods.</p> <p><b>Uncertainties</b></p> <p>None</p>
	Long Term	-	-	~	~	~	?	?	-	-	
16. Waste	Short Term	~	-	~	~	~	?	~	-	-	<p><b>Likely Significant Effects</b></p> <p>There is no clear relationship between most of the policies and this objective.</p> <p>It is expected that Policy TV2 and TV8 would increase the amount of waste generated and therefore negative effects would occur.</p> <p>It is uncertain whether the development at Reculver would generate significant waste volumes as the development proposals are unknown. There is an uncertain effect against</p>

SA Objective		Tourism and Visitor Economy Policy Chapter (policy number)								Cumulative effect of the draft policies	Commentary on effects of each policy
		TV1	TV2	TV3	TV4	TV5	TV6	TV7	TV8		
	Medium Term	~	-	~	~	~	?	~	-	-	Policy TV6 as a result. <b>Mitigation</b> Policies TV2 and TV8 could be drafted to promote waste minimisation and recycling to reduce the amount of waste the developments would generate. <b>Assumptions</b> It is assumed that the developments promoted under Policy TV2 and TV8 would result in the generation of operational waste and refuse. <b>Uncertainties</b> The nature of the development which may occur at Reculver (as under Policy TV6) would be likely to result in the generation of waste.
	Long Term	~	-	~	~	~	?	~	-	-	

SA Objective	Tourism Policy Chapter (policy number)	Cumulative effect of the draft policies	Commentary on effects of each policy
<p><b>Summary</b></p> <p>The policies TV7 and TV8 would have significant positive effects on the rural/coastal communities' objective as both policies promote tourist or recreational facilities in rural areas. These policies will not only assist in the diversification of the rural/coastal economy but will also have secondary positive effects on other rural/coastal businesses.</p> <p>The policies in the tourism chapter would generally be expected to have positive effects, albeit minor in scale, on the economy/employment, countryside and historic environment, access to services, high quality and design and quality of life objectives.</p> <p>Minor negative effects would be expected on the waste objective, as the new tourism related development that is supported in the majority of the policies would be expected to increase the amount of waste going to landfill. The additional resource usage associated with the construction and operation of development supported under policies TV1, TV2 and TV8 would result in minor negative effects on the natural resources objective. There would also be an increase in GHG emissions during the construction and operation of the developed supported in policies TV1, TV2 and TV8, and therefore minor negative effects are expected on the climate change objective.</p> <p>There is no clear relationship between the policies in the Tourism chapter and the Housing objective, although minor positive effects would be expected against Policy TV3 as underused tourist accommodation may be converted into residential use. There is also no clear relationship between the water quality objective and most of the policies in the tourism chapter, although minor negative effects are predicted for Policy TV2.</p> <p>As most of the development sites under which development proposed in policies TV1, TV2 and TV8 would occur, there is a cumulative uncertain effect on the use of land objective. For similar reasons, there is also an uncertain effect on the flood risk/ coastal erosion and geology/biodiversity objectives. An uncertain effect is also expected against the Transport objective as some policies (TV1, TV2 and TV8) are expected to result in minor positive effect, whilst others are expected to have negative or uncertain effects (TV5, TV6, TV7).</p> <p>A mix of positive and negative effects is also predicted on the sustainable living and town centre revitalisation objective as although policies TV1, TV2 and TV3 would promote town centre growth and living, policies TV7 and TV8 would promote tourism and recreation in the countryside. The cumulative effect on this objective is however expected to be positive.</p>			

**Table BI7 Effects of Climate Change, Flooding, Coastal Change and Water Resources Policies (Replacing Table 17 of the 2014 SA Report)**

SA Objective		Climate Change, Flooding, Coastal Change and Water Resources Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy	
		CC1	CC2	CC3	CC4	CC5	CC6	CC7	CC8	CC9	CC10	CC11	CC12	CC13			
1. Economy and Employment	Short Term	+	0	~	~	~	~	~	~	~	~	~	~	~	+	0/+	<p><b>Likely Significant Effects</b></p> <p>Opportunities for utilisation, distribution and development of renewable energy within Canterbury have been identified. These will be encouraged through Policy CC1 bringing economic benefits and employment to the community.</p> <p>Under Policy CC2 <u>development should include measures to reduce emissions which could encourage innovation and associated employment. contributions will be made towards allowable solutions where zero carbon targets are not feasible/viable. Funds will be invested towards carbon reduction elsewhere in the district.</u></p> <p>Policy CC13 requires that the Council will consult with the water companies <u>and the Environment Agency</u> to ensure that there is sufficient water resource infrastructure, whose implementation is phased to meet future demand and not restrict growth.</p> <p>All other policies do not have a clear relationship with the objective.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> It is uncertain how much of the potential for renewable</p>
	Medium Term	+	+	~	~	~	~	~	~	~	~	~	~	~	+	0/+	

SA Objective		Climate Change, Flooding, Coastal Change and Water Resources Policy Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy		
		CC1	CC2	CC3	CC4	CC5	CC6	CC7	CC8	CC9	CC10	CC11	CC12			CC13	
	Long Term	+	+	~	~	~	~	~	~	~	~	~	~	~	+	0/+	energy within the District is practically deliverable. Further, the timescale on which renewables will contribute to the economy is uncertain (Policy CC1).
2. Rural/Coastal Communities	Short Term	+	+	~	~	~	~	~	~	~	~	~	~	~	~	0	<p><b>Likely Significant Effects</b></p> <p>The development of renewable energy as encouraged through Policy CC1 will have economic benefits for rural and coastal communities arising from the inward investment. Further, the policy assesses community benefits when considering proposals.</p> <p><del>Investments from contributions from the allowable solutions fund (Policy CC2) could have positive effects on rural and coastal economies.</del></p> <p>All other policies have no clear relationship with the objective.</p>
	Medium Term	+	+	~	~	~	~	~	~	~	~	~	~	~	~	0	<p><b>Mitigation</b></p> <p>None</p> <p><b>Assumptions</b></p> <p>It is assumed that Policy CC1 would contribute to rural and coastal economies.</p> <p>Carbon reduction projects would be located throughout the district, including rural and coastal communities/areas.</p> <p><b>Uncertainties</b></p>



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		CC1	CC2	CC3	CC4	CC5	CC6	CC7	CC8	CC9	CC10	CC11	CC12	CC13		
	Long Term	+	+	~	~	~	~	~	~	~	~	~	~	~	0	It is uncertain how much of the potential for renewable energy within the District is practically deliverable. Further, the timescale and degree on which renewables will contribute to the rural/coastal economy is uncertain (Policy CC1).
3. Water Quality	Short Term	~	~	~	?	~	~	~	~	?	~	+	++	++	+	<p><b>Likely Significant Effects</b></p> <p>Policy CC11 reduces the amount of surface water run-off through inclusion of SuDS in developments and seeks to ensure the protection of groundwater.</p> <p>Policy CC12 seeks to ensure that the water environment does not deteriorate as a result of new development (both during construction and the lifetime of development). The Council commits to 'seek to ensure that every opportunity is taken to enhance existing aquatic environments and ecosystems.' The policy also explicitly states that any new development must not compromise Water Framework Directive objectives.</p>
	Medium Term	~	~	~	?	~	~	~	~	?	~	+	+	++	+	<p>Policy CC13 seeks to ensure new development minimises water use as far as practicable by incorporating appropriate water efficiency and water recycling measures. Reference is made to <u>a maximum allowable usage per person per day of 110 litres as set out in the Building Regulations 2010 (as amended) Level 4 of the Code for Sustainable Homes</u>. Development will be phased to allow an appropriate timescale for the construction of necessary water/wastewater infrastructure (Policy CC13).</p>

SA Objective		Climate Change, Flooding, Coastal Change and Water Resources Policy Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy	
		CC1	CC2	CC3	CC4	CC5	CC6	CC7	CC8	CC9	CC10	CC11	CC12			CC13
	Long Term	~	~	~	?	~	~	~	~	?	~	+	+	++	+	<p>Although most of the policies of this chapter do not have a clear relationship with the objective it has been assessed that their cumulative effect would be positive. This is due to the potential for water quality improvement resulting from Policies CC11, CC12 and CC13.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> Policy CC11: The policy will significantly reduce surface water run-off in the long-term once sufficient SuDS <u>and other measures</u> have been installed.</p> <p><b>Uncertainties</b> Impacts associated with the managed coastal retreat on water quality are uncertain (Policy CC9). The significance and timescale of effects from Policy CC13 is uncertain as it is depends on the type and scale of infrastructure that will be provided.</p>
4. Transport	Short Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	<p><b>Likely Significant Effects</b> The proposed policies have no clear relationship with the objective.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> None</p>

SA Objective		Climate Change, Flooding, Coastal Change and Water Resources Policy Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy	
		CC1	CC2	CC3	CC4	CC5	CC6	CC7	CC8	CC9	CC10	CC11	CC12			CC13
	Medium Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	
	Long Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	
5. Countryside and Historic Environment	Short Term	+	~	~	~	~	~	~	~	+	+	?	~	~	<b>0</b>	<p><b><u>Likely Significant Effects</u></b></p> <p>Policy CC1 considers proposals for the use of potential renewable energy sources in the District in appropriate locations with the Council giving due consideration of a number of factors including landscape character, historic environment, <u>the protection of the best and most versatile agricultural land and</u> residential amenity of the surrounding area.</p> <p>Policies CC9 and CC10 have positive effects on the</p>

SA Objective	Climate Change, Flooding, Coastal Change and Water Resources Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy	
	CC1	CC2	CC3	CC4	CC5	CC6	CC7	CC8	CC9	CC10	CC11	CC12	CC13			
	Medium Term	+	~	~	~	~	~	~	~	+	+	?	~	~	0	<p>objective as they restrict development on the undeveloped shoreline and Coastal Protection Zone in combination with Policy LB3 (Biodiversity Chapter). Furthermore, Policy CC9 includes partners such as English Heritage to respond to proposals for managed retreat at Reculver taking historic assets into consideration.</p> <p>The majority of the policies in this chapter do not have a clear relationship with the objective. Overall, the policies do not have a notable effect on the achievement of the objective.</p> <p><b>Mitigation</b></p> <p>Policy CC11 - Include that SuDS need to take the character of the surrounding area into consideration.</p> <p><b>Assumptions</b></p> <p>Policy CC10: The Coastal Protection Zone forms part of the undeveloped coast referred to in Policies CC9 and LB3 (Biodiversity Chapter).</p> <p><b>Uncertainties</b></p> <p>SuDS will be incorporated with new developments. These can provide landscape structures which can be integrated into on-site green infrastructure (Policy C11). Impacts on landscape depend on the chosen option and design.</p>
	Long Term	+	~	~	~	~	~	~	~	~	+	+	?	~	~	
6. Geology and Biodiversity	Short Term	+	~	~	~	~	~	~	~	+	+	+	+	?	+	<p><b>Likely Significant Effects</b></p> <p>Policy CC1 considers proposals for the use of potential renewable energy sources in the District in appropriate locations giving due consideration to their environmental benefits, alongside consideration of impacts on biodiversity.</p> <p>Development and management proposals in the area of coastal retreat must take impacts on future wetland habitats into consideration under Policy CC9. The Council aims to manage the coastal retreat in a manner that will create wetlands and attract wetland birds.</p>

SA Objective		Climate Change, Flooding, Coastal Change and Water Resources Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		CC1	CC2	CC3	CC4	CC5	CC6	CC7	CC8	CC9	CC10	CC11	CC12	CC13		
	Medium Term	+	~	~	~	~	~	~	~	+	+	+	+	?	+	<p><u>Policy CC10 indicates that development will normally be refused-refuses development in Coastal Protection Zones which in combination with Policy LB3 (Biodiversity Chapter) protects the undeveloped coastal line along with associated habitats.</u></p> <p>Policy CC11: SuDS can be beneficial for biodiversity. In particular this is the case for ponds, ditches and swales integrated into existing green infrastructure which can provide new habitats (as acknowledged in the <del>preamble to the policy</del>) and the potential to provide or enhance wetland habitats is noted within the policy. Provision of wastewater infrastructure under Policy CC13 would have positive effects on the aquatic environment through improvement of water quality. This is backed up by Policy CC12 which restricts developments that have adverse effects on water quality.</p> <p>The policies outlined in this chapter are anticipated to have a minor positive effect on the objective; however, they are not considered to result in notable changes from the baseline and some uncertainties apply (see below).</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>Policy CC10: The Coastal Protection Zone forms part of the undeveloped coast referred to in Policies CC9 and LB3 (Biodiversity Chapter).</p> <p><b><u>Uncertainties</u></b></p> <p>The effect of Policy CC13 on the objective could be uncertain as benefits on biodiversity are dependent on measures and locations chosen.</p>
	Long Term	+	~	~	~	~	~	~	~	+	+	+	+	?	+	

SA Objective		Climate Change, Flooding, Coastal Change and Water Resources Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		CC1	CC2	CC3	CC4	CC5	CC6	CC7	CC8	CC9	CC10	CC11	CC12	CC13		
7. Climate Change, Energy and Air Quality	Short Term	+	++	++	+	0	0	0	+	+	0	+	~	+	+	<p><b>Likely Significant Effects</b></p> <p>Policy CC1 encourages the development of renewable energy which would reduce greenhouse gas emissions.</p> <p>Policy CC2 significantly reduces greenhouse gas emissions in new development and increases the amount of renewable energy used through measures aimed at achieving zero carbon developments.</p> <p>Developments within Strategic Development Areas <u>other residential development</u> or over 200 units, <u>health facilities</u>, education institutions and schools or substantial commercial developments <u>should provide</u> are required to use <u>site wide local renewable or low carbon energy and/or heat generation schemes, such as CHP</u> to maximise efficiency through Policy CC3. <u>If a local renewable/low carbon scheme or district heating scheme is not proposed it will need to be demonstrated that the provision would not be viable or feasible, or it can be demonstrated that an alternative carbon reduction strategy would be more appropriate. This will significantly minimise energy needs and carbon emission, particularly if renewable fired.</u></p> <p>Policy CC4 ensures that new developments are not vulnerable towards the effects of climate change, i.e. flooding.</p> <p>Policies CC5 and CC6 restrict development within flood zone areas 2 and 3. Policy CC7 restricts development within the overtopping hazard zone. Furthermore Policy CC8 restricts all development, with some exceptions regarding extensions, outside the urban boundary on Faversham Road, Seasalter as this area is at risk from erosion and flooding. Policy CC10 restricts development in the coast protection zone. However, these restrictions would not result in a notable change from the baseline and would not have effects on the</p>
	Medium Term	+	++	++	+	0	0	0	+	+	0	+	~	+	+	

SA Objective	Climate Change, Flooding, Coastal Change and Water Resources Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
	CC1	CC2	CC3	CC4	CC5	CC6	CC7	CC8	CC9	CC10	CC11	CC12	CC13		
Long Term	+	++	++	+	0	0	0	+	+	0	+	~	+	+	<p>achievement of the objective.</p> <p>Policy CC11 increases resilience towards the effects of climate change (i.e. increased precipitation) through integration of SuDS in new developments.</p> <p>Policy CC13 would decrease vulnerability towards the effects of climate change (i.e. droughts) as it seeks to <u>maximise improve water efficiency in line with standards set out in the Buildings Regulations 2010 (as amended)</u>.</p> <p>Policy CC9 sets out that the Council (with partners) will investigate and define (if necessary) a Coastal Change Management Area at Reculver, to include the likely extent of coastal retreat. The policy stipulates that any development or management proposals in this area must be mindful of possible coastal change, flood risk, impact on future wetland habitat enhancements, and public safety.</p> <p>Policy CC12 has no clear relationship with the objective.</p> <p>The cumulative effect on the objective is positive as the policies address carbon emissions and maximise resilience towards the effects of climate change. However, the policies do not specifically relate to Kent's carbon targets and uncertainties in term of timescale apply (see below). If they addressed these points, the policy would then be assessed as a significant positive overall.</p> <p><b><u>Mitigation</u></b></p> <p>Please define on what basis 'exceptional justification' applies in Policy CC8. The context of Policy CC10 states that development will 'not generally be permitted in coastal protection zones' whereas the policy states it will be refused and no exceptions to this are mentioned.</p> <p><b><u>Assumptions</u></b></p> <p>Development within flood zones, overtopping zone and Coastal Protection Zone is already restricted.</p> <p><b><u>Uncertainties</u></b></p> <p>It is uncertain how much time will be needed until Policies CC1 and CC2 will notably contribute to the objective by minimising carbon emissions.</p>

SA Objective		Climate Change, Flooding, Coastal Change and Water Resources Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		CC1	CC2	CC3	CC4	CC5	CC6	CC7	CC8	CC9	CC10	CC11	CC12	CC13		
8. Flood Risk and Coastal Erosion	Short Term	~	~	~	+	0	0	0	0	+	0	+	~	~	+	<p><b>Likely Significant Effects</b></p> <p>Policy CC4 ensures that new developments are not vulnerable towards the effects of climate change, i.e. flooding. Furthermore this policy requires a contribution towards new flood defences or mitigation measures should development consent be given in areas at risk of flooding or surface water run-off.</p> <p>Development will only be permitted on greenfield land within flood zones 2 and 3 (low to medium and high risk) if exceptional justification exists through the Sequential and Exception tests (Policy CC5). Development on previously developed land within flood zone 2 or 3 will be permitted subject to provisions of other local plan policies and will be treated individually (Policy CC6). Policies CC7, CC8 and CC10 restrict development in overtopping hazard zones as well as in front of the shoreline on Faversham Road and the Coastal Protection Zone. However, these policies would not result in a change from the baseline and would</p>
	Medium Term	~	~	~	+	0	0	0	0	+	0	+	~	~	+	



SA Objective		Climate Change, Flooding, Coastal Change and Water Resources Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		CC1	CC2	CC3	CC4	CC5	CC6	CC7	CC8	CC9	CC10	CC11	CC12	CC13		
	Long Term	~	~	~	+	0	0	0	0	+	0	+	~	~	+	<p>therefore not have an effect on the objective.</p> <p>Development and management proposals in the area of coastal retreat needs to consider flood risk and coastal change under Policy CC9.</p> <p>Policy CC11 reduces the risk of surface water flooding through inclusion of SuDS in new developments.</p> <p>The cumulative effect of the policies is positive as they minimise flood risk at new developments and reduce the risk of flooding from surface water runoff.</p> <p><b>Mitigation</b></p> <p>Mitigation measures mentioned under 'Climate Change, Energy and Air Quality' are also applicable here.</p> <p><b>Assumptions</b></p> <p>Development within flood zones, overtopping zone and Coastal Protection Zone is already restricted.</p> <p><b>Uncertainties</b></p> <p>The significance of effects resulting from Policy CC11 are uncertain as the scale is unknown.</p>
9. Access to Services	Short Term	+	+	~	~	~	~	~	~	~	~	~	~	~	0	<p><b>Likely Significant Effects</b></p> <p>Investments in renewable energy and carbon reduction encouraged by Policies CC1 and CC2 would be beneficial to the objective as employment and training opportunities would be increased.</p> <p>All other objectives do not have a clear relationship with the objective.</p> <p>The policies of this chapter are not anticipated to have a notable cumulative effect on the objective as only two policies would have an effect and the scale to which</p>

SA Objective		Climate Change, Flooding, Coastal Change and Water Resources Policy Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy		
		CC1	CC2	CC3	CC4	CC5	CC6	CC7	CC8	CC9	CC10	CC11	CC12			CC13	
	Medium Term	+	+	~	~	~	~	~	~	~	~	~	~	~	~	0	<p>these would contribute to the objective is unknown (see below).</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> Employment and particularly training opportunities resulting from the use of renewable resources in the area would be accessible to residents of the district.</p> <p><b>Uncertainties</b> The amount of employment and training opportunities created through Policies CC1 and CC2 are not known.</p>
	Long Term	+	+	~	~	~	~	~	~	~	~	~	~	~	~	0	
10. Sustainable Living and Revitalisation	Short Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	<p><b>Likely Significant Effects</b> The proposed policies have no clear relationship with the objective.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b></p>

SA Objective		Climate Change, Flooding, Coastal Change and Water Resources Policy Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy	
		CC1	CC2	CC3	CC4	CC5	CC6	CC7	CC8	CC9	CC10	CC11	CC12			CC13
	Medium Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	None
	Long Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	
11. High Quality Design and Sustainability	Short Term	0	++	++	+	~	~	~	~	~	~	++	+	~	+	<p><b>Likely Significant Effects</b></p> <p>Policy CC1 increases the potential use of renewable energy which could be used for developments; however the policy as such does not have a direct effect on the objective.</p> <p>Carbon emissions and energy use are significantly reduced by Policies CC2 and CC3 as they target higher efficiency of developments and lowering carbon emissions.</p> <p>Policy CC4 requires developments within flood risk</p>

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		CC1	CC2	CC3	CC4	CC5	CC6	CC7	CC8	CC9	CC10	CC11	CC12			CC13
	Medium Term	0	++	++	+	~	~	~	~	~	~	++	+	~	+	<p>areas to include measures which will maximise resistance and resilience towards flooding increasing sustainability of the development.</p> <p>Under Policy CC11 all developments should reach <u>work as close as possible to the City Council's stipulated greenfield runoff rates through a range of measures, including SuDS.</u></p> <p>The effects of Policies CC2, CC3 and CC11 are significantly positive as they define sustainability measures to be taken for new developments which will have a large impact considering housing needs outlined in the baseline.</p>
	Long Term	0	++	++	+	~	~	~	~	~	~	++	+	~	+	<p>Policy CC12 requires new developments to include mitigation measures to ensure that no deterioration of water quality would result during the lifetime of the development.</p> <p>The cumulative effect of the policies is anticipated to be minor positive as the policies will improve the quality of the overall built environment through encouraging high standards of sustainable design in new buildings.</p> <p><b><u>Mitigation</u></b> None</p> <p><b><u>Assumptions</u></b> None</p> <p><b><u>Uncertainties</u></b> The timescale on which significant positive effects resulting from Policies CC2, CC3 and CC11 become evident is unclear although it is assumed to occur during all stages.</p>

SA Objective		Climate Change, Flooding, Coastal Change and Water Resources Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		CC1	CC2	CC3	CC4	CC5	CC6	CC7	CC8	CC9	CC10	CC11	CC12	CC13		
12. Housing	Short Term	~	0	0	0	0	0	0	0	~	0	0	0	0	0	<p><b><u>Likely Significant Effects</u></b></p> <p>Policies CC2, CC3, CC4, CC11 and CC12 do not have a direct effect on the achievement of the objective as they outline measures to be incorporated into new developments.</p> <p>Although Policies CC5, CC6, CC7, CC8, CC10 and CC13 include restrictions for developments they are not expected to have an effect on the achievement of the objective as they would not result in a change from the current housing situation.</p> <p>The retreat of the coastline will lead to the loss of some properties and housing from flooding and erosion. Replacement buildings will not be permitted. However, as the defence line will remain in its current position for the next 50 years this policy will not have an effect on the objective during the scope of this local plan.</p> <p><b><u>Mitigation</u></b></p> <p>None</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>
	Medium Term	~	0	0	0	0	0	0	0	~	0	0	0	0	0	
	Long Term	~	0	0	0	0	0	0	0	~	0	0	0	0	0	

SA Objective		Climate Change, Flooding, Coastal Change and Water Resources Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		CC1	CC2	CC3	CC4	CC5	CC6	CC7	CC8	CC9	CC10	CC11	CC12	CC13		
13. Quality of Life	Short Term	~	~	~	~	~	~	~	~	+	~	~	~	~	0	<p><b><u>Likely Significant Effects</u></b></p> <p>Policy CC9 restricts development along the coastline and recognises the need to consider public safety when considering development and management proposals in the area.</p> <p>The policies would not have a notable cumulative effect on the objective.</p> <p><b><u>Mitigation</u></b></p> <p>None</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>
	Medium Term	~	~	~	~	~	~	~	~	+	~	~	~	~	0	
	Long Term	~	~	~	~	~	~	~	~	~	+	~	~	~	~	

SA Objective		Climate Change, Flooding, Coastal Change and Water Resources Policy Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy		
		CC1	CC2	CC3	CC4	CC5	CC6	CC7	CC8	CC9	CC10	CC11	CC12			CC13	
14. Use of Land	Short Term	~	~	~	~	~	+	~	~	~	~	~	~	~	~	0	<p><b><u>Likely Significant Effects</u></b></p> <p>Policy CC6 would have a positive effect on the objective as it leaves the opportunity for development on previously developed land within flood zones 2 and 3.</p> <p>In their summary the policies would not have a notable effect on the objective.</p> <p><b><u>Mitigation</u></b></p> <p>None</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>
	Medium Term	~	~	~	~	~	+	~	~	~	~	~	~	~	~	0	
	Long Term	~	~	~	~	~	+	~	~	~	~	~	~	~	~	~	

SA Objective		Climate Change, Flooding, Coastal Change and Water Resources Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		CC1	CC2	CC3	CC4	CC5	CC6	CC7	CC8	CC9	CC10	CC11	CC12	CC13		
15. Natural Resources	Short Term	+	+	+	~	~	~	~	~	~	~	0	0	+	+	<p><b><u>Likely Significant Effects</u></b></p> <p>Policies CC1, CC2 and CC3 would have positive effects on the objective as they encourage the use of local renewable energy resources. <u>Policy CC1 also seeks to protect best and most versatile agricultural land.</u></p> <p>Policies CC11 and CC12 have positive effects on water quality but have no direct effect on water quantity. Therefore, these policies are not anticipated to affect the achievement of the objective.</p> <p>Policy CC13 seeks to ensure the availability of water supplies through the timely provision of water infrastructure. This is particularly pertinent given that South East Water's Water Resources Management Plan identifies that the water resource zone (WRZ) in which Canterbury is located (WRZ8) will be in deficit from 2025 onwards.</p> <p>The policy also sets out that development should minimise water use by incorporating water efficiency and water recycling measures, in accordance with <u>the Building Regulations 2010 (as amended) Level 4 of the Code for Sustainable Homes.</u></p> <p>Overall the policies are expected to have a positive effect on the achievement of the objective (with uncertainties applying as listed below).</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>Renewable energy would be available within the District.</p> <p><b><u>Uncertainties</u></b></p> <p>Policy CC1: The demand for renewable energy in the area is uncertain. Further the scale on which these resources will be available is not known.</p>
	Medium Term	+	+	+	~	~	~	~	~	~	~	0	0	+	+	
	Long Term	+	+	+	~	~	~	~	~	~	~	0	0	+	+	



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		CC1	CC2	CC3	CC4	CC5	CC6	CC7	CC8	CC9	CC10	CC11	CC12	CC13			
16. Waste	Short Term	?	~	~	~	~	~	~	~	~	~	~	~	~	~	~	<p><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policies of this chapter and the objective.</p> <p><b><u>Mitigation</u></b></p> <p>None</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>Policy CC1 could have positive effects on the amount of waste going to landfill. The magnitude of this effect is dependent on the energy source (i.e. biomass).</p>
	Medium Term	?	~	~	~	~	~	~	~	~	~	~	~	~	~		
	Long Term	?	~	~	~	~	~	~	~	~	~	~	~	~	~		



SA Objective	Climate Change, Flooding and Coastal Change Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
	CC1	CC2	CC3	CC4	CC5	CC6	CC7	CC8	CC9	CC10	CC11	CC12	CC13		
<b>Summary</b>															
<p>Minor positive cumulative effects on the SA objectives relating to the following areas are anticipated: Water Quality, Geology and Biodiversity, Climate Change, Energy an Air Quality, Flood Risk and Coastal Erosion, High Quality Design and Sustainability and Natural Resources. Furthermore minor positive effects on Economy and Employment are possible. There are positive contributions towards the objective in a number of key areas (such as water resource management and fulfilling commitments under the Water Framework Directive under CC12) which is increasingly important given future challenges of growing demand for water resources, areas of water stress and the consequences of climate change on the incidents of low water availability.</p> <p>The policies do not have a notable effect on the achievement of the Rural/Coastal Communities, Countryside and Historic Environment, Access to Services, Housing, Quality of Life and Use of Land SA objectives.</p> <p><u>Policy CC1 is judged to have a significant positive effect against the SA objective relating to Natural Resources as it seeks to protect the best and most versatile agricultural land from development.</u></p> <p>The policies of this chapter do not have a clear relationship with the SA objectives relating to the following topics: Transport, Sustainable Living and Revitalisation and Waste.</p>															

**Table B8 Effects of Design and the Built Environment Policies (Replaces Table I8 from the 2014 SA Report)**

SA Objective		Design and the Built Environment Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		DBE1	DBE2	DBE3	DBE4	DBE5	DBE6	DBE7	DBE8	DBE9	DBE10	DBE11	DBE12	DBE13		
1. Economy and Employment	Short Term	~	0	~	~	~	~	~	~	~	~	~	~	~	0	<p><b><u>Likely Significant Effects</u></b></p> <p>Policy DBE2 requires applications for the development of renewable or micro-generation to take economic benefits into account. However, the policy is not expected to have direct effects on the objective as it does not specifically encourage investment.</p> <p>The policies of this chapter have no clear relationship with the objective and are not anticipated to have an effect on the achievement of the objective.</p> <p><b><u>Mitigation</u></b></p> <p>None</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>
	Medium Term	~	0	~	~	~	~	~	~	~	~	~	~	~	0	
	Long Term	~	0	~	~	~	~	~	~	~	~	~	~	~	0	

SA Objective		Design and the Built Environment Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		DBE1	DBE2	DBE3	DBE4	DBE5	DBE6	DBE7	DBE8	DBE9	DBE10	DBE11	DBE12	DBE13		
2. Rural/Coastal Communities	Short Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	<p><b><u>Likely Significant Effects</u></b> The policies of this chapter have no clear relationship with the objective.</p> <p><b><u>Mitigation</u></b> None</p> <p><b><u>Assumptions</u></b> None</p> <p><b><u>Uncertainties</u></b> None</p>
	Medium Term	~	~	~	~	~	~	~	~	~	~	~	~	~		
	Long Term	~	~	~	~	~	~	~	~	~	~	~	~	~		

SA Objective		Design and the Built Environment Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy	
		DBE1	DBE2	DBE3	DBE4	DBE5	DBE6	DBE7	DBE8	DBE9	DBE10	DBE11	DBE12	DBE13			
3. Water Quality	Short Term	+	~	~	~	~	+	~	~	~	~	~	~	~	~	+	<p><b>Likely Significant Effects</b></p> <p>Policy DBE1 requires new developments to minimise surface water run-off, for example through the incorporation of SuDS. This is also linked to policy CC11 which requires that SuDS should be used where practical to do so. The reduction in severity and likelihood of flood instances can have beneficial effects on water quality in water bodies. Policy DBE6<sub>1</sub> requires that sustainability statements explaining how the measures in table D1 (which includes SuDS) have been taken into account, to accompany the planning application. Sustainability statements will be required for all sites identified in Policy SP3 and <u>major developments</u>. The policies of this chapter are likely to have positive effects on water quality through promoting design principles which will minimise surface water run-off which has potential to deteriorate surface water quality.</p> <p><b>Mitigation</b></p> <p>None</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>None</p>
	Medium Term	+	~	~	~	~	+	~	~	~	~	~	~	~	~	+	
	Long Term	+	~	~	~	~	+	~	~	~	~	~	~	~	~	+	

SA Objective		Design and the Built Environment Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		DBE1	DBE2	DBE3	DBE4	DBE5	DBE6	DBE7	DBE8	DBE9	DBE10	DBE11	DBE12	DBE13		
4. Transport	Short Term	++	~	±	~	~	+	+	~	~	~	~	++	~	++	<p><b>Likely Significant Effects</b></p> <p>Policy DBE1 has significant positive effects on the transport objective as it requires new developments to encourage the use of sustainable transport through links to public transport, provision of bicycle storage opportunities and giving priority to pedestrian and cyclist safety. <del>This is backed up by Policy DBE6 which DBE1 also</del> requires the provision of a sustainability statement for major development and strategic housing sites identified in Policy SP3 considering aspects outlined under Policy DBE1 with the planning application.</p> <p>Policy DBE3 encourages the safe movement of pedestrians, cyclists and cars.</p> <p>New housing developments are encouraged to provide facilities for covered storage which is likely to have a positive effect on the objective by encouraging sustainable transport (DBE7). Policy DBE12 promotes sustainable transport</p>
	Medium Term	++	~	±	~	~	+	+	~	~	~	~	++	~	++	

SA Objective		Design and the Built Environment Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		DBE1	DBE2	DBE3	DBE4	DBE5	DBE6	DBE7	DBE8	DBE9	DBE10	DBE11	DBE12	DBE13		
	Long Term	++	~	±	~	~	+	+	~	~	~	~	++	~	++	<p>by promoting the creation of a connected pedestrian/cycling system as part of new developments. Emphasis is given to safety and security.</p> <p>Given the scale of anticipated development to accommodate the growing population and the measures outlined to promote the use of sustainable transport the cumulative effect of the policies is anticipated to be significantly positive.</p> <p><b>Mitigation</b></p> <p>Policy DBE3 – Please consider extending ‘buildings and places’ to ‘facilities and services’ (in point k)</p> <p><b>Assumptions</b></p> <p>Policy DBE7 – Residents are more likely to cycle if they have the opportunity to store bicycles away safely.</p> <p><b>Uncertainties</b></p> <p>Uncertainty on the interpretation of ‘highest standards of access’ in Policy DBE3 and whether it means that buildings and places are accessible via sustainable transport.</p>
5. Countryside and Historic Environment	Short Term	+	+	+	+	++	+	~	~	+	+	+	+	++	++	<p><b>Likely Significant Effects</b></p> <p>Access to open space and countryside will be ensured/created through the requirement to incorporate landscape structures and open space into new developments. New provisions will be linked to the surrounding landscape enhancing opportunities (Policy DBE1 and Table D1). This is backed up by Policies Policy DBE3 and DBE4 which sets out aspects that will be considered when assessing proposals. Visual impacts and the character of the site</p>

SA Objective		Design and the Built Environment Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		DBE1	DBE2	DBE3	DBE4	DBE5	DBE6	DBE7	DBE8	DBE9	DBE10	DBE11	DBE12	DBE13		
	Medium Term	+	+	+	+	++	+	~	~	+	+	+	+	++	++	<p>are taken into account through these policies offering protection to the character of the Countryside and Historic Environment.</p> <p>Policy DBE2 protects landscape from <u>significant</u> adverse visual effects resulting from renewable or micro-generation developments given the likelihood of siting in the countryside of such infrastructure.</p> <p>Policy DBE5 requires a Design and Access Statement (DAS) to accompany planning application. DAS are required for householder</p>



SA Objective	Design and the Built Environment Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy		
	DBE1	DBE2	DBE3	DBE4	DBE5	DBE6	DBE7	DBE8	DBE9	DBE10	DBE11	DBE12	DBE13				
																	<p>application where located in WHS (and others) and therefore protect a site with national designation consequently having significant positive effects on the objective.</p> <p><u>Design and access statements will be required for development on strategic sites, major developments and for developments in designated areas such as World Heritage Sites, Conservation Areas over specified thresholds.</u></p> <p>The sustainability statements required as per Policy DBE61 will need to consider aspects mentioned in Policy DBE1 backing up the protection of the Countryside and Historic Environment.</p> <p>Policy DBE9 protects the distinctive character of areas by limiting residential intensification to residential areas and sites allocated for housing. This reduces the likelihood of adverse effects on the Countryside and Historic Environment.</p> <p>Policy DBE10 allows extensions and alterations of existing buildings where this would not result in adverse effects on listed or non-listed buildings in Conservation Areas.</p> <p>Policies DBE11 and DBE12 support the objective by requiring public realm created alongside with new development to contribute/enhance the character of the area and be well integrated into the existing landscape setting.</p> <p>Policy DBE13 minimises the effects of lighting from new developments on protected landscapes (including the nationally designated Kent Downs AONB) and views.</p> <p>The policies of this chapter protected designated (national, regional, local) and non-designated features which contribute to the character of the district. In their summary the policies are therefore considered to have significant positive effects.</p>
	Long Term	+	+	+	+	++	+	~	~	+	+	+	+	++	++		
February 2017 Doc Ref. 37340-05																	<p><b>Mitigation</b></p> <p>None</p> <p><b>Assumptions</b></p> <p>None</p>

SA Objective		Design and the Built Environment Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy		
		DBE1	DBE2	DBE3	DBE4	DBE5	DBE6	DBE7	DBE8	DBE9	DBE10	DBE11	DBE12	DBE13				
6. Geology and Biodiversity	Short Term	+	+	+	~	~	+	~	~	~	~	~	~	~	+	++	+	<p><b>Likely Significant Effects</b></p> <p>Policy DBE1 ensures that environmental aspects are taken into account when planning/building new developments <u>and requires sustainability statements for major development and strategic sites in Policy SP3.</u> This is backed up by policy DBE3 which outlines aspects to be considered in the assessment of proposals, including conservation and integration of natural features, <del>as well as by Policy DBE6 which requires a sustainability statement alongside with the planning application. The Statement should provide information about how aspects from Policy DBE1 have been considered.</del></p> <p>Policy DBE2 protects the environment from <u>significant</u> adverse effects (including cumulative effects) resulting from the development of renewable or micro-generation developments.</p> <p><u>Policy DBE12 as proposed to be modified expects developments to provide open spaces that create opportunities for wildlife habitats</u></p>
	Medium Term	+	+	+	~	~	+	~	~	~	~	~	~	~	+	++	+	

SA Objective		Design and the Built Environment Policy Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy		
		DBE1	DBE2	DBE3	DBE4	DBE5	DBE6	DBE7	DBE8	DBE9	DBE10	DBE11	DBE12			DBE13	
	Long Term	+	+	+	~	~	+	~	~	~	~	~	~	~	~	+	<p><u>and corridors where appropriate.</u></p> <p>Policy DBE13 minimises the effects of lighting resulting from developments on natural receptors. This offers protection to species, including protected species such as bats. Consequently, the proposed policy is anticipated to have significant effects on the objective.</p> <p>In their summaries the policies of this chapter have a positive effect on the objective.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None</p>
7. Climate Change, Energy and Air Quality	Short Term	++	0	++	~	~	++	++	~	~	~	~	++	~	++	<p><b>Likely Significant Effects</b></p> <p>Policy DBE1 requires development schemes to incorporate sustainable design and construction measures, significantly reduces energy consumption through high sustainability requirements incorporated into design of new development which would consequently minimise carbon reduction. Furthermore new developments are required to incorporate measures which will increase</p>	

SA Objective		Design and the Built Environment Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		DBE1	DBE2	DBE3	DBE4	DBE5	DBE6	DBE7	DBE8	DBE9	DBE10	DBE11	DBE12	DBE13		
	Medium Term	++	0	++	-	-	++	++	~	~	~	~	++	~	++	<p>resilience to the effects of climate change.</p> <p>Policy DBE2 sets out requirements for the development of renewable and micro-generation equipment but does not as such encourage it. The policy does therefore not have direct effects on the achievement of the objective.</p> <p>A sustainability statement showing how aspects from Policy DBE1 have been considered is required <u>for major development and strategic sites identified in Policy SP3, with planning application under Policy DBE6.</u> This should include an energy statement <u>for strategic development sites</u> showing the predicted energy demand and carbon emissions is required. Furthermore an energy statement should show which measures have been taken to increase energy efficiency and lower carbon emissions.</p> <p>Policies DBE1, DBE7 and DBE12 contribute to the objective by <u>seeking to reduce minimising</u> carbon emissions through promoting sustainable transport which also have</p>

SA Objective		Design and the Built Environment Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		DBE1	DBE2	DBE3	DBE4	DBE5	DBE6	DBE7	DBE8	DBE9	DBE10	DBE11	DBE12	DBE13		
	Long Term	++	0	~	~	~	++	++	~	~	~	~	++	~	++	<p>beneficial effects on air quality.</p> <p>Policy DBE 3 specifically seeks to ensure that new development does not have a detrimental effect on air quality which has been assessed as having a significant positive effect on this objective.</p> <p>Policy DBE11 is anticipated to have positive effects on the objective as resilience against the effects of climate change (i.e. increased precipitation) are minimised by incorporation of permeable surfaces.</p> <p>The cumulative effect on the objective is significantly positive as the measures are target at various aspects of the objective and are likely to notably contribute.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None</p>
8. Flood Risk and Coastal Erosion	Short Term	+	~	~	~	~	+	~	~	~	~	+	~	~	0	<p><b>Likely Significant Effects</b></p> <p>Policy DBE1 minimises the risk of flooding at new development through the requirement of flood resilience measures such as SuDS to minimise the risk of surface water flooding. This is also linked to policy CC11. This is also backed up by Policy DBE6<del>1</del> which requires a sustainability statement to be provided with planning applications showing how the aspects of Policy DBE1 have been considered in the design (Policy DBE6).</p>

SA Objective		Design and the Built Environment Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		DBE1	DBE2	DBE3	DBE4	DBE5	DBE6	DBE7	DBE8	DBE9	DBE10	DBE11	DBE12	DBE13		
	Medium Term	+	~	~	~	~	+	~	~	~	~	+	~	~	0	<p>Policy DBE11 minimises the risk of flooding from surface water run-off by requiring public realm associated with new developments to incorporate permeable surfaces.</p> <p>In their summary, the policies are not anticipated to have a notable effect on the achievement of the objective. However, the risk of flooding from surface water run-off is likely to increase in the future resulting from increased precipitation so that the significance of these policies will increase.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None</p>
	Long Term	+	~	~	~	~	+	~	~	~	~	+	~	~	0	<p><b>Mitigation</b> None</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None</p>
9. Access to Services	Short Term	~	~	++	~	++	~	++	++	~	~	++	~	~	++	<p><b>Likely Significant Effects</b></p> <p>Policy DBE3 ensures that access and inclusion is considered in the assessment of proposals and requires these to meet the highest standards. <u>The policy also encourages the inclusion of measures that promote walking and cycling (criterion k).</u></p> <p>Policy DBE5 requires a Design and Access Statement (DAS) to be submitted along with a planning application. This needs to show how equal access has been considered in the</p>

SA Objective		Design and the Built Environment Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		DBE1	DBE2	DBE3	DBE4	DBE5	DBE6	DBE7	DBE8	DBE9	DBE10	DBE11	DBE12	DBE13		
	Medium Term	~	~	++	~	++	~	++	++	~	~	++	~	~	++	<p><del>design encouraging inclusion and mixed communities.</del></p> <p>Policy DBE7 aims at encouraging mixed, inclusive communities through the provision of a number of Lifetime Homes. This is backed up by Policy DBE8 which requires developments to meet highest standards of accessibility and inclusion. Furthermore, accessibility of public realm associated with new developments is promoted by Policy DBE11.</p> <p>In their summary the policies are anticipated to significantly promote equal access to services by taking the needs of different resident groups into consideration.</p> <p><b>Mitigation</b></p> <p>Policy DBE1 could encourage the voluntary use of the Home Quality Mark (which has been developed as a replacement for the Code for Sustainable Homes)</p> <p>Policy DBE7 could encourage the voluntary use of the Lifetime Home Standard.</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>None</p>
	Long Term	~	~	++	~	++	~	++	++	~	~	++	~	~	++	

SA Objective		Design and the Built Environment Policy Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy	
		DBE1	DBE2	DBE3	DBE4	DBE5	DBE6	DBE7	DBE8	DBE9	DBE10	DBE11	DBE12			DBE13
10. Sustainable Living and Revitalisation	Short Term	~	~	?	~	~	~	~	~	~	~	+	+		+	<p><b><u>Likely Significant Effects</u></b></p> <p>The majority of the policies set out in this chapter have no clear relationship with the objective.</p> <p>There would be a minor positive effect against Policies DB11 and DB12 as they would improve public open space and the public realm. <u>Policy DB12, as proposed to be modified, also sets out the need to demonstrate how the management and maintenance of new public open space will be continued in the long term.</u> Such improvements would be likely to encourage people to live in town and rural centres.</p> <p><b><u>Mitigation</u></b></p> <p>Policy DBE3 – Please consider extending ‘buildings and places’ to ‘facilities and services’ (in point k).</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>
	Medium Term	~	~	?	~	~	~	~	~	~	~	+	+		+	
	Long Term	~	~	?	~	~	~	~	~	~	~	+	+		+	



SA Objective		Design and the Built Environment Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		DBE1	DBE2	DBE3	DBE4	DBE5	DBE6	DBE7	DBE8	DBE9	DBE10	DBE11	DBE12	DBE13		
11. High Quality Design and Sustainability	Short Term	++	0	++	++	++	++	+	+	~	++	+	~	0	++	<p><b>Likely Significant Effects</b></p> <p>Policy DBE1 <u>encourages</u> requires new developments to have high standards of sustainability and be resilient to climate change improving the quality of the districts built environment <u>and requires sustainability statements for major development and strategic sites identified in Policy SP3</u>. This is backed up by Policy DBE6 which requires a sustainability statement to be provided with planning application showing how the aspects of Policy DBE1 have been considered in the design (Policy DBE6).</p> <p>Policy DBE3 encourages the design of new developments to consider the distinct character across the district and promotes developments which consider the character of the site adding to the local distinctiveness.</p> <p><u>Design and access statements will be required for development on strategic sites, major developments and for developments in designated areas such as World Heritage Sites, Conservation Areas over specified</u></p>
	Medium Term	++	0	++	++	++	++	+	+	~	++	+	~	0	++	

SA Objective	Design and the Built Environment Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
	DBE1	DBE2	DBE3	DBE4	DBE5	DBE6	DBE7	DBE8	DBE9	DBE10	DBE11	DBE12	DBE13		
Long Term	++	0	++	++	++	++	+	+	~	++	+	~	0	++	<p><u>thresholds.</u></p> <p>Proposals for modern developments will only be granted if high quality design can be demonstrated (Policy DBE4). This is anticipated to significantly encourage developers to achieve high design standards to ensure that proposals are accepted. Furthermore this is encouraged by Policy DBE5 which sets the requirement for the provision of a Design and Access Statement (DAS) with planning application.</p> <p>Policy DBE7 requires new housing proposals to have an acceptable standard of accommodation. Residential accommodation should have regard to minimum space standards set out in the Department for Communities and Local Government's Technical housing standards.</p> <p>Policy DBE7 encourages inclusive and accessible homes, particularly to Lifetimes Home Standards, which can be achieved through inclusive design meeting requirements as set out in Policy DBE8.</p> <p>Policy DBE10 as proposed to be modified sets out a range of factors that will help ensure that alterations and extensions to existing buildings are compatible with the character of the original building and wider locality.</p> <p>Policy DBE11 extends this concept to public realm associated with the development.</p> <p>The policies of this chapter encourage and enforce high standards of sustainable design to be adapted in new developments. The cumulative effect is anticipated to be significantly positive.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None.</p>

SA Objective		Design and the Built Environment Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		DBE1	DBE2	DBE3	DBE4	DBE5	DBE6	DBE7	DBE8	DBE9	DBE10	DBE11	DBE12	DBE13		
12. Housing	Short Term	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<p><b><u>Likely Significant Effects</u></b></p> <p>The policies of this chapter set out requirements to be met in new developments/aspects considered in the assessment of proposals but as such do not regulate the amount of housing that will be provided and therefore don't have direct effects on the achievement of the objective.</p> <p><b><u>Mitigation</u></b></p> <p>None</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>
	Medium Term	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

SA Objective		Design and the Built Environment Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		DBE1	DBE2	DBE3	DBE4	DBE5	DBE6	DBE7	DBE8	DBE9	DBE10	DBE11	DBE12	DBE13		
13. Quality of Life	Long Term	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Short Term	+	+	+	~	~	+	+	+	~	+	++	++	~	++	<p><b>Likely Significant Effects</b></p> <p>Policy DBE1 (supported by Table D1) is likely to improve the quality of life through the provision of open space which can encourage active lifestyles beneficial to health. Sustainable homes minimise pollution of air and water which is likely to have beneficial effects on overall health. This is backed up by Policy DBE6 which requires a sustainability statement to be provided with planning application showing how the aspects of Policy DBE1 have been considered in the design.</p> <p>Policy DBE2 ensures that resident's quality of life would not be affected through significant adverse impacts, e.g. noise, light or odour resulting from development of renewable or micro-generation equipment.</p> <p>Policy DBE3 considers the provision of open space in the assessment of development proposals.</p> <p>Policies DBE7 and DBE8 are likely to ensure/enhance the quality of life of various</p>
	Medium Term	+	+	+	~	~	+	+	+	~	+	++	++	~	++	

SA Objective	Design and the Built Environment Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy	
	DBE1	DBE2	DBE3	DBE4	DBE5	DBE6	DBE7	DBE8	DBE9	DBE10	DBE11	DBE12	DBE13			
	Long Term	+	+	+	-	-	+	+	+	~	+	++	++	~	++	<p>resident groups by promoting inclusion through design. Public realm associated with new development shall be designed in a manner that minimises opportunities/incentives for crime (Policy DBE11). Furthermore it will need to be inclusive. This supports healthy lifestyles of residents with different accessibility needs.</p> <p>Policy DBE10 allows alterations and extension to existing buildings provided that this would not have adverse effects on the amenity (e.g. privacy, overshadowing) of neighbouring properties ensuring their Quality of Life is not affected.</p> <p>The cumulative effect of the policies is anticipated to be significantly positive. In their summary the policies promote healthy, active lifestyles whilst considering the needs of various group encouraging inclusive communities. Consideration has been given to public safety in new public realm.</p> <p><b><u>Mitigation</u></b></p> <p>The policies of this chapter do not offer measures to significantly reduce public safety and reduce current levels of crime but only offer mitigation at new public realm.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>

SA Objective		Design and the Built Environment Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		DBE1	DBE2	DBE3	DBE4	DBE5	DBE6	DBE7	DBE8	DBE9	DBE10	DBE11	DBE12	DBE13		
14. Use of Land	Short Term	+	~	+	~	~	+	+	+	+	0	+	~	~	+	<p><b>Likely Significant Effects</b></p> <p>Policy DBE1 (<u>supported by Table D1</u>) promotes the wise use of land and the efficiency of adapting redundant/under-used buildings is acknowledged in the context. However, this could be enhanced through more explicit reference in the policy (see below). This is backed up by Policy DBE6 which requires a sustainability statement to be provided with planning application showing how the aspects of Policy DBE1 have been considered in the design (Policy DBE6).</p> <p>Policy DBE3 promotes the wise use of land and ensuring that by use of high quality design uses land in the most efficient manner as possible.</p> <p>The provision of housing that <u>meets the accessible and adaptable dwellings Regulations M4(2) of the Building Regulations (as amended)</u>, to Lifetime Home Standards with development will reduce the need for residents to build/buy new homes with changing life conditions-(Policy DBE78).</p>
	Medium Term	+	~	+	~	~	+	+	+	+	0	+	~	~	+	

SA Objective	Design and the Built Environment Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
	DBE1	DBE2	DBE3	DBE4	DBE5	DBE6	DBE7	DBE8	DBE9	DBE10	DBE11	DBE12	DBE13		
Long Term	+	~	+	~	~	+	+	+	+	0	+	~	~	+	<p>Policies DBE8 and DBE11 reduce the need to build a number of developments aimed at different resident groups by ensuring that the needs of various groups are met in new developments.</p> <p>Policy DBE9 and its context recognise the need for use of previously developed land and residential intensification and outlines under which conditions this will be supported.</p> <p>Policy DBE10 allows extension and adaption of existing buildings. However, it is not anticipated that this will notably reduce the need for development. Furthermore, land within properties such as backyards is not classified as PDL (Government's Definition).</p> <p>The cumulative effect of the policies contained in this chapter would have positive effects on the objective as they recognise the need for wise use of land. However, no measures are described through which use of Greenfield will be significantly reduced.</p> <p><b>Mitigation</b></p> <p>Policy DBE1 could be amended to include reference to the preferential use of Previously Developed Land and/or to minimise the loss of Best and Most Versatile land, in order to promote the most efficient use of land in the district.</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>None</p>

SA Objective		Design and the Built Environment Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		DBE1	DBE2	DBE3	DBE4	DBE5	DBE6	DBE7	DBE8	DBE9	DBE10	DBE11	DBE12	DBE13		
15. Natural Resources	Short Term	++	0	~	~	~	+	~	~	~	~	~	~	~	++	<p><b>Likely Significant Effects</b></p> <p>Policy DBE1 (supported by Table D1) promotes water efficiency and re-use of waste water. Furthermore the policy refers to Code for Sustainable Homes which has also been referred to in the Southern Water Resources Management Plan 2010-2035 which includes measures to reduce the overall usage of water despite a growing population (see baseline). The policy also seeks to reduce and minimise waste. This is backed up by Policy DBE6 which requires a sustainability statement to be provided with planning application showing how the aspects of Policy DBE1 have been considered in the design (Policy DBE6).</p> <p>Policy DBE2 sets out requirements for developments of renewable or micro-generation equipment but does not as such promote investments which would promote the use of regional resources. Therefore the policy does not have a direct effect on the achievement of the objective.</p> <p>The majority of the policies do not have a clear</p>
	Medium Term	++	0	~	~	~	+	~	~	~	~	~	~	~	++	



SA Objective		Design and the Built Environment Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		DBE1	DBE2	DBE3	DBE4	DBE5	DBE6	DBE7	DBE8	DBE9	DBE10	DBE11	DBE12	DBE13		
	Long Term	++	0	~	~	~	+	~	~	~	~	~	~	~	++	<p>relationship with the objective; however, the significance and application of policy DBER1 to all developments results in a significant positive cumulative effect as materials are reused, water efficiency and re-use is promoted and is considered to be a key element in meeting future water requirements.</p> <p><b>Mitigation</b></p> <p>Policy DBE2 – Consider changing the wording to show that the Council encourages investments and would approve proposals as long as the listed conditions are met. This would make the policy stronger in relation to some topic of the appraisal (e.g. natural resources and economy).</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>None</p>
16. Waste	Short Term	++	~	~	~	~	+	+	~	~	~	~	~	~	+	<p><b>Likely Significant Effects</b></p> <p>Policy DBE 1 (supported by Table D1) minimises the amount of waste going to landfill including through the provision of recycling and composting facilities. This is backed up by Policy DBE6 which requires a sustainability statement to be provide with planning application showing how the aspects of Policy DBE1 have been considered in the design (Policy DBE6).</p> <p>The provision of storage facilities for refuse</p>

SA Objective		Design and the Built Environment Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		DBE1	DBE2	DBE3	DBE4	DBE5	DBE6	DBE7	DBE8	DBE9	DBE10	DBE11	DBE12	DBE13		
	Medium Term	++	~	~	~	~	+	+	~	~	~	~	~	~	+	<p>and recycling are required at new developments (Policy DBE7). This is expected to encourage recycling at new housing developments; however, the policy could be enhanced through extension to all development to ensure commercial waste is also considered rather than just domestic waste arisings.</p> <p>The cumulative effect of the policies is anticipated to have a positive effect on the objective as it aims at minimising waste going to landfill at new developments. However, the policies do not make reference to how existing waste arising will be reduced. Therefore, the effect is not considered to be significant.</p> <p><b><u>Mitigation</u></b> None</p> <p><b><u>Assumptions</u></b> None</p> <p><b><u>Uncertainties</u></b> None</p>
	Long Term	++	~	~	~	~	+	+	~	~	~	~	~	~	+	



SA Objective	Design and the Built Environment Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
	DBE1	DBE2	DBE3	DBE4	DBE5	DBE6	DBE7	DBE8	DBE9	DBE10	DBE11	DBE12	DBE13		
<b>Summary</b>															
<p>The policies of the Design and Built Environment Chapter are anticipated to have significant positive cumulative effects on the Transport appraisal objective by promoting the use of sustainable transport methods and consequently reducing the use of private cars. In combination with design measures to maximise energy efficiency and minimise carbon emissions this reduction is anticipated to have significant positive cumulative effects on the Climate Change, Energy and Air Quality objective.</p> <p>Significant positive cumulative effects on the SA objectives relating to the following topics are anticipated: Countryside and Historic Environment, Access to Services, High Quality Design and Sustainability, Quality of Life and Natural Resources.</p> <p><u>The Local Plan notes that wind energy development will be assessed in accordance with the Written Ministerial Statement (HCWS42) and the briefing paper Planning for Onshore Wind (House of Commons, June 2015) until sites can be allocated and relevant policies developed in either a review of the Local Plan or a specific Development Plan Document.</u></p> <p>Minor positive effects are predicted on the Water Quality, Geology and Biodiversity, Use of Land and Waste appraisal objectives.</p> <p>No negative effects resulting from individual policies or the summary of the policies have been identified.</p>															

**Table B9 Effects of the Historic Environment Policies (Replaces Table I9 from the 2014 SA Report)**

SA Objective		Historic Environment Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		HE1	HE2	HE3	HE4	HE5	HE6	HE7	HE8	HE9	HE10	HE11	HE12	HE13		
1. Economy and Employment	Short Term	+	+	+	+	~	+	+	+	?	?	+	~	+	++	<p><b><u>Likely Significant Effects</u></b></p> <p>The District's heritage (and the Canterbury World Heritage site in particular) makes a large contribution to the local economy through tourism. Protection and enhancement of the historic environment and heritage assets, including archaeological features as well as parks and gardens is essential to keep sustainable and culturally sensitive tourism in the District.</p> <p>On their own the policies have positive effects on the objective as they seek to preserve, conserve and enhance historic buildings, areas, parks and gardens, archaeological features, etc.</p> <p>When considering the cumulative effect of the policies the significance of tourism on the economy has been considered resulting in a significant positive effect on the objective.</p> <p><b><u>Mitigation</u></b></p> <p>None</p> <p><b><u>Assumptions</u></b></p> <p>The Council supports sustainability of tourism through policies included in the Tourism and Visitor Economy Chapter.</p> <p>Heritage assets which are currently below ground do not contribute to the District's tourism (Policy HE12).</p> <p><b><u>Uncertainties</u></b></p> <p>The effects of restricting advertisement and changes to shop fronts within Conservation Areas are unknown (Policies HE9 and HE10) as these restrictions could have positive effects on the economy through protection of the Conservation Areas for tourism but could also restrict business' success.</p>
	Medium Term	+	+	+	+	~	+	+	+	?	?	+	~	+	++	
	Long Term	+	+	+	+	~	+	+	+	?	?	+	~	+	++	

SA Objective		Historic Environment Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		HE1	HE2	HE3	HE4	HE5	HE6	HE7	HE8	HE9	HE10	HE11	HE12	HE13		
2. Rural/Coastal Communities	Short Term	+	+	+	+	~	+	+	+	?	?	+	~	+	++	<p><b>Likely Significant Effects</b></p> <p>The District's heritage makes a large contribution to the local economy, including the economy of rural and coastal communities, through tourism. Protection and enhancement of the historic environment and heritage assets, including archaeological features as well as parks and gardens is essential to keep sustainable and culturally sensitive tourism in the District.</p> <p>On their own the policies have positive effects on the objective as they seek to preserve, conserve and enhance historic buildings, areas, parks and gardens, archaeological features, etc.</p> <p>When considering the cumulative effect of the policies the significance of tourism on the economy has been considered resulting in a significant positive effect on the objective.</p> <p><b>Mitigation</b></p> <p>None</p> <p><b>Assumptions</b></p> <p>Tourism is beneficial to the economy of town centres as well as rural and coastal economies.</p> <p>The Council supports sustainability of tourism through policies included in the Tourism and Visitor Economy Chapter.</p> <p>Heritage assets which are currently below ground do not contribute to the District's tourism (Policy HE12).</p> <p><b>Uncertainties</b></p> <p>The effects of restricting advertisement and changes to shop fronts within Conservation Areas are unknown (Policies HE9 and HE10) as these restrictions could have positive effects on the economy through protection of the Conservation Areas for tourism but could also restrict business' success.</p>
	Medium Term	+	+	+	+	~	+	+	+	?	?	+	~	+	++	
	Long Term	+	+	+	+	~	+	+	+	?	?	+	~	+	++	

SA Objective		Historic Environment Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		HE1	HE2	HE3	HE4	HE5	HE6	HE7	HE8	HE9	HE10	HE11	HE12	HE13		
3. Water Quality	Short Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	<p><b><u>Likely Significant Effects</u></b>                      The proposed policies have no clear relationship with the objective.</p> <p><b><u>Mitigation</u></b>                      None</p> <p><b><u>Assumptions</u></b>                      None</p> <p><b><u>Uncertainties</u></b>                      None</p>
	Medium Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	
	Long Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	

SA Objective		Historic Environment Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		HE1	HE2	HE3	HE4	HE5	HE6	HE7	HE8	HE9	HE10	HE11	HE12	HE13		
4. Transport	Short Term	~	~	~	~	~	~	?	~	0	~	~	~	~	0	<p><b><u>Likely Significant Effects</u></b></p> <p>Policy HE7 seeks to restrict unnecessary road signage within the Conservation Area and to apply highway and parking standards 'flexibly'.</p> <p>Policy HE9 restricts advertising alongside roads where it would have negative effects on road safety. However, the policy would not have direct effects on the objective as it would not lead to changes in the need for travel.</p> <p><b><u>Mitigation</u></b></p> <p>None</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>The consequences of applying highway and parking standards flexibly within the Conservation Area are unknown (Policy HE7).</p>
	Medium Term	~	~	~	~	~	~	?	~	0	~	~	~	~	0	
	Long Term	~	~	~	~	~	~	?	~	0	~	~	~	~	0	

SA Objective		Historic Environment Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		HE1	HE2	HE3	HE4	HE5	HE6	HE7	HE8	HE9	HE10	HE11	HE12	HE13		
5. Countryside and Historic Environment	Short Term	++	++	++	++	++	+	++	++	++	+	++	?++	++	++	<p><b>Likely Significant Effects</b></p> <p>Policies HE1, HE4 and HE8 would have significant positive effects on the objective as they encourage the protection, conservation and enhancement of the historic environment, historic buildings and heritage assets, <u>consistent with national policy</u>. Policy HE1 encourages sensitive use of redundant/under-used assets giving buildings a viable use and outlines the requirements for any development affecting directly or indirectly the setting of a heritage asset to submit a Heritage Statement. The policy also states that, should permission be granted for the removal of part or all of a heritage asset, the City Council will not permit the removal or demolition of the asset until it is proven that the replacement development will proceed. Policy HE5 protects listed and locally listed buildings by ensuring that a change of use is fit for purpose and that alterations seek to preserve the character and setting of the building.</p> <p>Policies HE2 and HE3 seek to protect and enhance the World Heritage Site as well as its setting, buffer zone and significant views. Due to its 'Outstanding Universal Value' protection, conservation and enhancement of this asset would have significant positive effects on the objective.</p> <p>Conservation Areas, which are locally designated, are protected by Policy HE6 which aims to protect enhance the character of the area through new developments. Policy</p>
	Medium Term	++	++	++	++	++	+	++	++	++	+	++	?++	++	++	



SA Objective	Historic Environment Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy	
	HE1	HE2	HE3	HE4	HE5	HE6	HE7	HE8	HE9	HE10	HE11	HE12	HE13			
	Long Term	++	++	++	++	++	+	++	++	++	+	++	?++	++	++	<p>HE7 seeks to remove unnecessary road signage from the Conservation Area which would detract from the overall setting and nationally, regionally and locally designated buildings. Furthermore, the policy protects the area through retaining and reinstating characteristic road/street features. Similarly, Policy HE9 restricts advertising within the Conservation Area and where it would affect listed buildings. Changes made to shop fronts within the Conservation Area are restricted by Policy HE10. The effect of this policy on the objective would be positive because of the local designation of the area.</p> <p>Policy HE11 protects archaeological assets including Scheduled Monuments which have national designations. Therefore, this policy would have significantly positive effects on the objective.</p> <p><u>Policy HE12, in conjunction with Policy HE13 provides protection for areas of recognised archaeological potential.</u></p> <p>Policy HE13 protects the historic landscape, which includes two grade II registered historic parks. Due to the designation of the parks the policy is considered to have significant positive effects on the objective.</p> <p>The cumulative effect of the policies included in this chapter is significant positive as they aim to preserve, conserve and enhance the historic environment including many assets and features of national designation.</p> <p><b>Mitigation</b></p> <p>Policies HE1, HE2, HE1/HE4, HE8, and HE10 contain appropriate protection and enhancement measures.</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>None</p> <p><del>The impacts of Policy H12 on the objective are unknown as it sets out requirements for proposals but does not provide a clear understanding under which circumstances development within the Canterbury Area of Archaeological Importance and areas of archaeological potential will be accepted or refused.</del></p>

SA Objective		Historic Environment Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy	
		HE1	HE2	HE3	HE4	HE5	HE6	HE7	HE8	HE9	HE10	HE11	HE12	HE13			
6. Geology and Biodiversity	Short Term	~	~	~	~	~	+	~	~	~	~	~	~	~	+	+	<p><b><u>Likely Significant Effects</u></b></p> <p>Policy HE6 protects trees within Conservation Areas, whilst Policy HE13 protects the historic landscape including parks and gardens, hedgerow, trees and ancient woodland. The policies therefore help maintain local biodiversity.</p> <p>Albeit only two policies having a clear relationship with the objective the cumulative effects has been assessed as positive as particularly the protection of hedgerows and ancient woodland is considered beneficial to biodiversity. Ancient woodland provides habitats for protected species as well as priority habitats. Hedgerows contribute to the connectivity of habitats allowing migration.</p> <p><b><u>Mitigation</u></b></p> <p>None</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>
	Medium Term	~	~	~	~	~	+	~	~	~	~	~	~	~	+	+	
	Long Term	~	~	~	~	~	+	~	~	~	~	~	~	~	+	+	

SA Objective		Historic Environment Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy	
		HE1	HE2	HE3	HE4	HE5	HE6	HE7	HE8	HE9	HE10	HE11	HE12	HE13			
7. Climate Change, Energy and Air Quality	Short Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	<p><b><u>Likely Significant Effects</u></b></p> <p>The proposed policies have no clear relationship with the objective.</p> <p>In general, traditional construction materials are low carbon, or carbon neutral and are often locally available.</p> <p>Modern construction materials (aluminium, PVC, etc.) have an embodied carbon footprint and are often transported over large distances. However modern construction materials and construction practices result in highly insulated buildings and dwellings.</p> <p><b><u>Mitigation</u></b></p> <p>None</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>
	Medium Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~		
	Long Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~		

SA Objective		Historic Environment Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy	
		HE1	HE2	HE3	HE4	HE5	HE6	HE7	HE8	HE9	HE10	HE11	HE12	HE13			
8. Flood Risk and Coastal Erosion	Short Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	<p><b><u>Likely Significant Effects</u></b> The proposed policies have no clear relationship with the objective.</p> <p><b><u>Mitigation</u></b> None</p> <p><b><u>Assumptions</u></b> None</p> <p><b><u>Uncertainties</u></b> None</p>
	Medium Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	
	Long Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	

SA Objective		Historic Environment Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy	
		HE1	HE2	HE3	HE4	HE5	HE6	HE7	HE8	HE9	HE10	HE11	HE12	HE13			
9. Access to Services	Short Term	~	~	~	~	~	~	~	~	~	~	~	~	~	0	0	<p><b><u>Likely Significant Effects</u></b></p> <p>The majority of the proposed policies have no clear relationship with the objective.</p> <p>Policy 13 seeks to preserve and enhance the historic landscape which includes parks and gardens throughout the district. However, the policy is not likely to result in a significant enhancement or creation of open-space and is therefore considered to not have an effect on the objective.</p> <p>The policies have no clear relationship with the objective when considering their cumulative effect.</p> <p><b><u>Mitigation</u></b></p> <p>None</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>
	Medium Term	~	~	~	~	~	~	~	~	~	~	~	~	~	0	0	
	Long Term	~	~	~	~	~	~	~	~	~	~	~	~	~	0	0	

SA Objective		Historic Environment Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		HE1	HE2	HE3	HE4	HE5	HE6	HE7	HE8	HE9	HE10	HE11	HE12	HE13		
10. Sustainable Living and Revitalisation	Short Term	+	++	++	+	0	+	+	+	+	+	+	0	+	++	<p><b><u>Likely Significant Effects</u></b></p> <p>Policies HE1, HE4, HE8 and HE9 encourage protection, conservation and enhancement of heritage (of different types and designations), <u>consistent with national policy</u>, as well as sensible use of redundant/under-used buildings maintaining and creating opportunities for culturally sensitive tourism. Policy HE5 outlines requirements for applications for change of use to listed and locally listed buildings and would not have an effect on the achievement of the objective as a stand-alone policy but is considered in combination with other policies in the cumulative effect.</p> <p>The Canterbury WHS attracts many tourists to the region per year from which communities can profit. Maintaining and enhancing this asset including its setting, buffer zone and views is essential for culturally sensitive tourism, therefore, the effect of Policies HE2 and HE3 on the objective is significantly positive.</p> <p>Conservation Areas are an essential part of the historic character of the area for which the District is well known and visited. Their protection and enhancement contribute to the objective as they are relevant for tourism from which communities in the area benefit</p>
	Medium Term	+	++	++	+	0	+	+	+	+	+	+	0	+	++	

SA Objective		Historic Environment Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		HE1	HE2	HE3	HE4	HE5	HE6	HE7	HE8	HE9	HE10	HE11	HE12	HE13		
	Long Term	+	++	++	+	0	+	+	+	+	+	+	0	+	++	<p>(Policies HE6, HE7 and HE10). Policy HE11 and HE13 contributes to the objective through protection of archaeological features and the historic landscape respectively.</p> <p>The cumulative effect of the policies is anticipated to be significantly positive.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> It has been assumed that Policy HE12 refers to below-ground assets that do not currently attract tourism into the area. Therefore the policy does not result in a change from the baseline and does not affect the achievement of the objective.</p> <p><b>Uncertainties</b> None</p>
11. High Quality Design and Sustainability	Short Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	<p><b>Likely Significant Effects</b> The proposed policies have no clear relationship with the objective.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b></p>

SA Objective		Historic Environment Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		HE1	HE2	HE3	HE4	HE5	HE6	HE7	HE8	HE9	HE10	HE11	HE12	HE13		
	Medium Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	None
	Long Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	
12. Housing	Short Term	0	0	0	~	~	0	~	0	~	~	0	0	0	0	<p><b><u>Likely Significant Effects</u></b></p> <p>Policies HE1, HE2, HE3, HE6, HE8, HE11, HE12 and HE13 could be viewed as restrictive to new applications for housing development; however, the policies seek to preserve existing culturally important features, <u>consistent with national policy</u>, which contribute an essential element to local quality of life. However, Policy HE1 and HE4 encourage the use and regeneration of redundant buildings and Policy HE5 outlines requirements for applications for change of use to listed and locally listed buildings, collectively the policies are not viewed as</p>



SA Objective	Historic Environment Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy	
	HE1	HE2	HE3	HE4	HE5	HE6	HE7	HE8	HE9	HE10	HE11	HE12	HE13			
	Medium Term	0	0	0	~	~	0	~	0	~	~	0	0	0	0	<p>preventing development per se.</p> <p>Therefore, it has been assessed the policies of this chapter would not have a cumulative effect on the achievement of the objective.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None</p>
	Long Term	0	0	0	~	~	0	~	0	~	~	0	0	0	0	
13. Quality of Life	Short Term	+	+	+	+	0	+	+	+	+	+	+	0	+	+	<p><b>Likely Significant Effects</b></p> <p>Policies HE1, HE2, HE3, HE4, HE6, HE7, HE8, HE9, HE10, HE11 and HE13 are aimed at conserving/enhancing heritage (including Conservation Areas, archaeological features and historic landscapes) and in part encourage the use of redundant buildings, maintaining and creating recreational opportunities which can improve the well-being within the community.</p> <p>Policy HE5 outlines requirements for applications for change of use to listed and locally listed buildings and would not have an effect on the achievement of the</p>

SA Objective		Historic Environment Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy	
		HE1	HE2	HE3	HE4	HE5	HE6	HE7	HE8	HE9	HE10	HE11	HE12	HE13			
	Medium Term	+	+	+	+	0	+	+	+	+	+	+	+	0	+	+	<p>objective as a stand-alone policy but is considered in combination with other policies in the cumulative effect.</p> <p>The cumulative effect of the policies on the objective is positive as cultural recreational opportunities will be maintained and enhanced through the policies.</p> <p><b>Mitigation</b></p> <p>None</p> <p><b>Assumptions</b></p> <p>It has been assumed that Policy HE12 refers to below-ground assets that do not currently offer recreational opportunities. Therefore the policy does not result in a change from the baseline and does not affect the achievement of the objective.</p> <p><b>Uncertainties</b></p> <p>None</p>
	Long Term	+	+	+	+	0	+	+	+	+	+	+	+	0	+	+	
14. Use of Land	Short Term	+	~	~	+	~	~	~	~	~	~	~	~	~	~	0	<p><b>Likely Significant Effects</b></p> <p>Policies HE1 and HE4 encourage the use and regeneration of redundant buildings reducing the need for development on greenfield.</p> <p>The policies of this chapter would in their summary not notably contribute to a more sustainable land use and are therefore not considered to affect the objective.</p> <p><b>Mitigation</b></p> <p>Policy HE1/HE4 contains appropriate protection and</p>

SA Objective	Historic Environment Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy	
	HE1	HE2	HE3	HE4	HE5	HE6	HE7	HE8	HE9	HE10	HE11	HE12	HE13			
	Medium Term	+	~	~	+	~	~	~	~	~	~	~	~	~	0	<p>enhancement measures.</p> <p><b>Assumptions</b></p> <p>Some of the existing buildings would be allocated to uses that would otherwise require development elsewhere (Policies HE1 and HE4).</p> <p><b>Uncertainties</b></p> <p>The degree to which the re-use of redundant buildings will eliminate the need for development on greenfield is unknown.</p>
	Long Term	+	~	~	+	~	~	~	~	~	~	~	~	~	0	
15. Natural Resources	Short Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	<p><b>Likely Significant Effects</b></p> <p>The proposed policies have no clear relationship with the objective.</p> <p><b>Mitigation</b></p> <p>None</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p>

SA Objective		Historic Environment Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		HE1	HE2	HE3	HE4	HE5	HE6	HE7	HE8	HE9	HE10	HE11	HE12	HE13		
	Medium Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	None
	Long Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	
16. Waste	Short Term	?	~	~	?	~	~	~	~	~	~	~	~	~	~	<p><b><u>Likely Significant Effects</u></b></p> <p>As the majority of the policies have no clear relationship with the objective and the relationship/effect of policies HE1 and HE4 is uncertain, no clear relationship between the summary of the policies and the objective is seen.</p> <p><b><u>Mitigation</u></b></p> <p>None</p> <p><b><u>Assumptions</u></b></p> <p>None</p>

SA Objective		Historic Environment Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy	
		HE1	HE2	HE3	HE4	HE5	HE6	HE7	HE8	HE9	HE10	HE11	HE12	HE13			
	Medium Term	?	~	~	?	~	~	~	~	~	~	~	~	~	~	~	<p><b>Uncertainties</b></p> <p>Policies HE1 and HE4 facilitate the re-use of buildings, listed and locally listed buildings. These policies have potential for the reduction of construction waste generated through new developments. However, the extent to which the policies will contribute to the objective is unknown.</p>
	Long Term	?	~	~	?	~	~	~	~	~	~	~	~	~	~	~	

**Table B10 Effects of the Landscape and Biodiversity Policies (Replaces Table I10 from the 2014 SA Report)**

SA Objective		Landscape and Biodiversity Policy Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy	
		LB1	LB2	LB3	LB4	LB5	LB6	LB7	LB8	LB9	LB10	LB11	LB12			LB13
1. Economy and Employment	Short Term	+	~	~	~	~	~	~	~	~	+	+	~	~	+	<p><b>Likely Significant Effects</b></p> <p>There is no clear relationship between the objective and most of the policies of this chapter.</p> <p>Policy LB1 requires proposals to support the economy of the Kent Downs AONB and its communities.</p> <p>Policies LB10 and LB11 promote, encourage and support the sustainable use of woodlands for economic purposes, i.e. the sale of wood fuel, from which the wider local economy could benefit, for example by generating employment opportunities.</p> <p>Despite most policies not directly relating to economy and employment the economical use of woodlands would have cumulative positive effects on the objective. Furthermore, it should be noted that an intact countryside and environment is beneficial for tourism.</p> <p>The cumulative effect of the policies on the objective has been assessed as positive.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> The effects of Policies LB10 and LB11 have been assessed under</p>
	Medium Term	+	~	~	~	~	~	~	~	~	+	+	~	~	+	

SA Objective		Landscape and Biodiversity Policy Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy	
		LB1	LB2	LB3	LB4	LB5	LB6	LB7	LB8	LB9	LB10	LB11	LB12			LB13
	Long Term	+	~	~	~	~	~	~	~	~	+	+	~	~	+	<p>the assumption that commercial interest for wood fuel exists.</p> <p><b>Uncertainties</b></p> <p>The timescale on which sustainable wood fuel would be beneficial to the wider local economy (policies LB10 and LB11) is uncertain.</p>
2. Rural/Coastal Communities	Short Term	+	~	+	~	~	~	~	~	~	+	+	~	~	+	<p><b>Likely Significant Effects</b></p> <p>There is no clear relationship between the objective and most of the policies of this chapter.</p> <p>Policy LB1 requires proposals to support the economy <u>and social well-being</u> of the Kent Downs AONB and its communities which are mainly of rural character.</p> <p>Scenic qualities of the undeveloped coast at Seasalter, Swalecliff, Bishopstone and Reculver are protected by policy LB3. The Council will support public access and the recreational value of the coast.</p> <p>The preamble to policy LB5</p>

SA Objective	Landscape and Biodiversity Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy	
	LB1	LB2	LB3	LB4	LB5	LB6	LB7	LB8	LB9	LB10	LB11	LB12	LB13			
	Medium Term	+	~	+	~	~	~	~	~	~	+	+	~	~	+	<p>highlights the international protection afforded to coastal and marine protection sites. Policy LB12 concerns the restoration and enhancement of Seasalter marshes SSSI, which are also important for local recreation and amenity (and so may make an indirect contribution to local tourism on the coast.</p> <p>Policies LB10 and LB11 promote, encourage and support the sustainable use of woodlands for economic purposes. This poses opportunities for economic investment and development in rural areas.</p> <p>The economic use of woodland would have positive cumulative effects on the economy from which rural communities could benefit directly. Further, it should be noted that an intact countryside and environment is beneficial for tourism.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> The effects of policies LB10 and LB11 have been assessed under the assumption that commercial interest for wood fuel exists.</p> <p><b>Uncertainties</b> The timescale on which sustainable wood fuel would be beneficial to the wider local economy (policies LB10 and LB11) is uncertain.</p>
	Long Term	+	~	+	~	~	~	~	~	~	+	+	~	~	+	



SA Objective		Landscape and Biodiversity Policy Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy	
		LB1	LB2	LB3	LB4	LB5	LB6	LB7	LB8	LB9	LB10	LB11	LB12			LB13
3. Water Quality	Short Term	~	~	~	~	+	+	+	+	~	~	~	~	+	+	<p><b>Likely Significant Effects</b></p> <p>The protection and improvement of water quality is an important contributing factor to a number of the designated conservations sites in the district including Stodmarsh (SAC, SPA, Ramsar) and The Swale (SSSI, SPA and Ramsar) and <u>Marine Conservation Zones</u>. As the policies in this chapter strongly support environment protection and enhancement (see objective 6) they are considered to have positive cumulative effects on the appraisal objective.</p> <p>Policies LB8 and LB13 have positive effects on the objective as they seek to protect and enhance river corridors and other water bodies.</p> <p><b>Mitigation</b></p> <p>Policy LB13 aims to protect and improve the environment within river corridors and river catchments. Consider referencing the WFD and associated targets as it would increase the significance of the positive effect on the objective, in particular if the policy addresses failure of WFD Good Ecological States/Good Ecological Potential.</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>None</p>
	Medium Term	~	~	~	~	+	+	+	+	~	~	~	~	+	+	
	Long Term	~	~	~	~	+	+	+	+	~	~	~	~	+	+	

SA Objective		Landscape and Biodiversity Policy Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy	
		LB1	LB2	LB3	LB4	LB5	LB6	LB7	LB8	LB9	LB10	LB11	LB12			LB13
4. Transport	Short Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	<p><b><u>Likely Significant Effects</u></b> The proposed policies have no clear relationship with the objective.</p> <p><b><u>Mitigation</u></b> None</p> <p><b><u>Assumptions</u></b> None</p> <p><b><u>Uncertainties</u></b> None</p>
	Medium Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	
	Long Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	

SA Objective		Landscape and Biodiversity Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		LB1	LB2	LB3	LB4	LB5	LB6	LB7	LB8	LB9	LB10	LB11	LB12	LB13		
5. Countryside and Historic Environment	Short Term	++	+	+	++	~	~	~	~	+	+	+	+	+	++	<p><u>Likely Significant Effects</u></p> <p>Policy LB1 seeks to <u>conserve</u> protect and enhance the national designated Kent Downs AONB, whilst Policy LB4 aims at the landscape character in general. The policies restrict development which would be harmful to the character of the countryside. <u>Policy LB1, as modified, states that major developments and proposals which conflict with the objective to conserve and enhance the AONB, or that endanger tranquillity, will not be permitted except in exceptional circumstances where it is demonstrated to be in the public interest, the need is shown and any detrimental effect is moderated or mitigated. This is consistent with national policy.</u></p> <p>Policy LB2 protects and enhances local landscape character within AHLV. Furthermore, the policy restricts developments which would have <u>significant impacts</u> negative effects on the historic setting and archaeological features of the AHLV.</p> <p>Scenic qualities of the undeveloped coast at Seasalter,</p>
	Medium Term	++	+	+	++	~	~	~	~	+	+	+	+	+	++	



SA Objective		Landscape and Biodiversity Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy	
		LB1	LB2	LB3	LB4	LB5	LB6	LB7	LB8	LB9	LB10	LB11	LB12	LB13			
6. Geology and Biodiversity	Short Term	+	+	+	+	++	++	+	++	++	++	++	++	++	++	++	<p><b>Likely Significant Effects</b></p> <p>The flora, fauna, geology and ecologically important landscapes of the AONB and AHLVs are protected by Policies LB1 and LB2. Although the designations refer to the landscape the policies support local biodiversity which could include priority habitats and species.</p> <p>Policy LB3 restricts development on the undeveloped coast and therefore has positive effects as it will maintain current features. The retreat of the coastal line will be managed in a manner that will create coastal marshes and attract wetland birds (Policies CC9 and CC10, Climate Change, Flooding and Coastal Change Chapter).</p> <p>Under Policy LB4 only developments which maintain, enhance or restore biodiversity will be permitted. This is in accordance with Policy LB8 which protects ecological features and not otherwise protected wildlife priority habitats</p>
	Medium Term	+	+	+	+	++	++	+	++	++	++	++	++	++	++	++	



SA Objective		Landscape and Biodiversity Policy Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy	
		LB1	LB2	LB3	LB4	LB5	LB6	LB7	LB8	LB9	LB10	LB11	LB12			LB13
7. Climate Change, Energy and Air Quality	Short Term	~	~	~	~	~	~	~	~	~	+	+	+	+	+	<p><b>Likely Significant Effects</b></p> <p>Policies LB10 and LB11 support the economic use of wood fuel as a renewable energy source. This could increase the use of renewable energy in the, provided that the woodlands are managed sustainably as stated in the policies.</p> <p>Policies LB12 and LB13 improve the state of marshes and river catchments. Improvements to these areas are expected to reduce vulnerability to climate change, particularly risks associated with localised flooding due to increased frequency and intensity of storms by providing greater natural capacity in the catchment for water retention.</p> <p>Protection and enhancement of biodiversity and the environment as described in this chapter is</p>
	Medium Term	~	~	~	~	~	~	~	~	~	+	+	+	+	+	

SA Objective	Landscape and Biodiversity Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy	
	LB1	LB2	LB3	LB4	LB5	LB6	LB7	LB8	LB9	LB10	LB11	LB12	LB13			
	Long Term	~	~	~	~	~	~	~	~	~	+	+	+	+	+	<p>considered to have a positive cumulative effect as healthy ecosystems increase resilience to climate change.</p> <p><b>Mitigation</b></p> <p>Policy LB10 emphasises the positive effects from trees on various issues associated with climate change. This policy requires new developments to incorporate trees in the landscaping scheme. However this is not considered to have a notable effect on carbon fixation or floodplain management and is therefore considered as not having a clear relationship with the objective. It is suggested that references to these issues be removed.</p> <p><b>Assumptions</b></p> <p>The effects of Policies LB10 and LB11 have been assessed under the assumption that commercial interest for wood fuel exists.</p> <p><b>Uncertainties</b></p> <p>The timescale and the amount of wood fuel that would need to substitute conventional energy to reach notable effects on carbon targets are uncertain.</p>



SA Objective		Landscape and Biodiversity Policy Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy			
		LB1	LB2	LB3	LB4	LB5	LB6	LB7	LB8	LB9	LB10	LB11	LB12			LB13		
8. Flood Risk and Coastal Erosion	Short Term	~	~	~	~	~	~	~	~	~	~	~	~	~	+	+	0	<p><b><u>Likely Significant Effects</u></b></p> <p>Policies LB12 and LB13 improve the state of marshes and river catchments. Healthy marshes and catchment areas are like to have positive effects on flood risk as water retention and regulation would be improved.</p> <p>Overall the described policies would not have a notable cumulative effect on the objective.</p> <p><b><u>Mitigation</u></b></p> <p>None</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>
	Medium Term	~	~	~	~	~	~	~	~	~	~	~	~	~	+	+	0	
	Long Term	~	~	~	~	~	~	~	~	~	~	~	~	~	+	+	0	

SA Objective		Landscape and Biodiversity Policy Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy	
		LB1	LB2	LB3	LB4	LB5	LB6	LB7	LB8	LB9	LB10	LB11	LB12			LB13
9. Access to Services	Short Term	~	~	~	~	~	~	~	~	~	+	+	~	~	0	<p><b><u>Likely Significant Effects</u></b></p> <p>Scenic qualities of the undeveloped coast at Seasalter, Swalecliff, Bishopstone and Reculver are protected by policy LB3. In the preamble to the policy, the text commits the Council to encouraging public access and the recreational value of the coast.</p> <p>Policies LB10 and LB11 promote the commercial sustainable use of woodland. This could create employment and training opportunities which would have a positive effect on the objective.</p> <p>Most of the proposed policies have no clear relationship with the objective.</p> <p>Overall the policies of this chapter would not have notable cumulative effects on the objective.</p> <p><b><u>Mitigation</u></b></p> <p>None</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>It is uncertain how many employment and training opportunities would emerge from the commercial use of woodland (Policies LB10 and LB11).</p>
	Medium Term	~	~	~	~	~	~	~	~	~	+	+	~	~	0	
	Long Term	~	~	~	~	~	~	~	~	~	+	+	~	~	0	

SA Objective		Landscape and Biodiversity Policy Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy	
		LB1	LB2	LB3	LB4	LB5	LB6	LB7	LB8	LB9	LB10	LB11	LB12			LB13
10. Sustainable Living and Revitalisation	Short Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	<p><b><u>Likely Significant Effects</u></b></p> <p>The proposed policies have no clear relationship with the objective. However, it must be noted that an intact environment is essential for tourism in the area.</p> <p><b><u>Mitigation</u></b></p> <p>None</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>
	Medium Term	~	~	~	~	~	~	~	~	~	~	~	~	~		
	Long Term	~	~	~	~	~	~	~	~	~	~	~	~	~		

SA Objective		Landscape and Biodiversity Policy Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy	
		LB1	LB2	LB3	LB4	LB5	LB6	LB7	LB8	LB9	LB10	LB11	LB12			LB13
11. High Quality Design and Sustainability	Short Term	~	~	~	+	~	~	~	~	~	?	?	~	~	0	<p><b><u>Likely Significant Effects</u></b></p> <p>Policy LB4 safeguards and strengthens tranquillity associated with the character of the local landscape, including noise and light pollution.</p> <p>Overall the policies do not have a clear relationship to the objective.</p> <p><b><u>Mitigation</u></b></p> <p>None</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>Policies LB10 and LB11 support the economic use of wood fuel. This bears potential for its use in new development. However, it is unclear from the policy whether this would be actively promoted by the Council.</p>
	Medium Term	~	~	~	+	~	~	~	~	~	?	?	~	~	0	
	Long Term	~	~	~	+	~	~	~	~	~	~	?	?	~	~	

SA Objective		Landscape and Biodiversity Policy Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy	
		LB1	LB2	LB3	LB4	LB5	LB6	LB7	LB8	LB9	LB10	LB11	LB12			LB13
12. Housing	Short Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	<p><b><u>Likely Significant Effects</u></b></p> <p>The proposed policies have no clear relationship with the objective.</p> <p>The described policies restrict the land on which development will be permitted. This, however, is in accordance with legislation and will not have direct effects on the objective.</p> <p><b><u>Mitigation</u></b></p> <p>None</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>
	Medium Term	~	~	~	~	~	~	~	~	~	~	~	~	~		
	Long Term	~	~	~	~	~	~	~	~	~	~	~	~	~		

SA Objective		Landscape and Biodiversity Policy Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy	
		LB1	LB2	LB3	LB4	LB5	LB6	LB7	LB8	LB9	LB10	LB11	LB12			LB13
13. Quality of Life	Short Term	+	~	~	+	~	~	~	~	~	~	~	~	~	+	<p><b><u>Likely Significant Effects</u></b></p> <p>Policy LB1 states that only proposals which support the social well-being of Kent Downs AONB and its communities will be granted. <u>The policy, as modified, states that major developments and proposals which conflict with the objective to conserve and enhance the AONB, or that endanger tranquillity, will not be permitted except in exceptional circumstances where it is demonstrated to be in the public interest, the need is shown and any detrimental effect is moderated or mitigated. This is consistent with national policy</u></p> <p>Policy LB4 requires developments to safeguard or strengthen tranquillity in particular relating to noise and</p>
	Medium Term	+	~	~	+	~	~	~	~	~	~	~	~	~	+	

SA Objective		Landscape and Biodiversity Policy Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy	
		LB1	LB2	LB3	LB4	LB5	LB6	LB7	LB8	LB9	LB10	LB11	LB12			LB13
	Long Term	+	~	~	+	~	~	~	~	~	~	~	~	~	+	<p>light pollution.</p> <p>Most of the proposed policies have no clear relationship with the objective. However, it must be noted that an intact environment contributes to physical and mental health. Therefore, the cumulative effect of the policies has been assessed as positive.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None</p>
14. Use of Land	Short Term	+	+	+	+	+	+	+	+	+	~	~	~	~	++	<p><b>Likely Significant Effects</b></p> <p>The policies of this chapter aim to provide protection and enhancement to areas of landscape and conservation interest and importance, thereby ensuring that there is a balance provision of important green space of amenity value with some development. This consequently has positive effects</p>

SA Objective		Landscape and Biodiversity Policy Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy	
		LB1	LB2	LB3	LB4	LB5	LB6	LB7	LB8	LB9	LB10	LB11	LB12			LB13
	Medium Term	+	+	+	+	+	+	+	+	+	~	~	~	~	++	<p>on the objective. Resulting from the broad range of protection offered through these policies the cumulative effect is anticipated to be significantly positive.</p> <p>There is no clear relationship between Policies LB10, LB11 and the objective as these policies refer to the commercial use of woodland and are not specific to developments.</p> <p>Policies LB12 and LB 13 have no clear relationship to the objective as they refer to the protection and enhancement of marshes and river corridors/catchments.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None</p>
	Long Term	+	+	+	+	+	+	+	+	+	~	~	~	~	++	
15. Natural Resources	Short Term	~	~	~	~	~	~	~	~	~	+	+	~	~	0	<p><b>Likely Significant Effects</b></p> <p>There is no clear relationship between most of the policies of this chapter and the objective.</p> <p>Policies LB10 and LB11 have positive effects on the objective as they are likely to increase the demand for local resources.</p> <p>In their summary the policies would not have a cumulative</p>



SA Objective		Landscape and Biodiversity Policy Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy	
		LB1	LB2	LB3	LB4	LB5	LB6	LB7	LB8	LB9	LB10	LB11	LB12			LB13
	Medium Term	~	~	~	~	~	~	~	~	~	+	+	~	~	0	<p>effect on the achievement of the objective.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> The effects of Policies LB10 and LB11 have been assessed under the assumption that commercial interest for wood fuel exists. Further it has been assumed that wood fuel would be offered in the area.</p> <p><b>Uncertainties</b> The timescale on which sustainable wood fuel would be available for sale and consumption (policies LB10 and LB11) is uncertain. Further, it is uncertain how much of the wood fuel will be offered and purchased in the area.</p>
	Long Term	~	~	~	~	~	~	~	~	~	+	+	~	~	0	
16. Waste	Short Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	<p><b>Likely Significant Effects</b> The proposed policies have no clear relationship with the objective.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b></p>



SA Objective		Landscape and Biodiversity Policy Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy	
		LB1	LB2	LB3	LB4	LB5	LB6	LB7	LB8	LB9	LB10	LB11	LB12			LB13
	Medium Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	None
	Long Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	

SA Objective	Landscape and Biodiversity Policy Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
	LB1	LB2	LB3	LB4	LB5	LB6	LB7	LB8	LB9	LB10	LB11	LB12	LB13		

**Summary**

The policies of this chapter have a significant positive effect on the objective of Biodiversity as they strongly encourage the protection and enhancement of the natural environment and biodiversity. Several policies have direct significant positive effects through the protection of international (LB5) and national designations (LB6, LB11, LB12) or Habitats or Species of Principal Importance (LB9). Policies LB8, LB9 and LB10 have a significant positive effect on the objective through the protection of a range of ecological features such as trees, woodlands and hedgerows which supporting the connectivity of habitats. A well connected habitat network largely contributes to biodiversity by allowing migration and interaction of populations. Policy LB16 is aimed at the protection and enhancement of river corridors and river catchment area. It is anticipated that this policy will have significant positive effects on the objective as intact and healthy river systems are essential for a stable ecology and are likely to attract priority species.

Policy LB1 has a significant positive effect on the objective of Countryside and Historic Environment as it protects the landscape and character of the national designated Kent Downs AONB. Policy LB4 protects/conserves and promotes enhancement of the overall local landscape character of the area where development is proposed. The policy is anticipated to have significant positive effects due to the wide range of areas and characteristic landscapes protected by the policy. Seven policies of this chapter would have positive effects on the objective whilst further seven policies have no clear relationship with the objective. In their summary the policies of this chapter offer significant protection and encourage enhancement opportunities for the countryside and historic environment.

Significantly positive effects are anticipated on the Use of Land appraisal objectives as the policies of this chapter aim to protect or enhance areas of landscape and conversation interest/importance. The policies ensure a balanced provision of green space along with development and protect land of higher value.

An intact, healthy and aesthetically pleasing natural environment has a broad range of benefits. The policies of this chapter are likely to have positive effects on the SA objectives relating to Economy and Employment, Rural/Coastal Communities, Water Quality, Climate Change, Energy and Air Quality as well as Quality of Life.

In their summary the policies would not have an effect on the achievement of the SA objectives relating to the following areas: Flood Risk and Coastal Erosion, Access to Services, High Quality Design and Sustainability as well as Natural Resources. The policies have no clear relationship with the objectives of Transport, Sustainable Living and Revitalisation, Housing and Waste.

**Table B11 Effects of the Open Space Policies (Replaces Table I11 from the 2014 SA Report)**

SA Objective		Open Space Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy
		OS1	OS2	OS3	OS4	OS5	OS6	OS7	OS8	OS9	OS10	OS11	OS12	OS13	OS14	OS15		
1. Economy and Employment	Short Term	~	+	+	+	~	~	+	~	~	+	+	~	~	~	~	+	<p><b><u>Likely Significant Effects</u></b></p> <p>The policies set out conditions under which development of existing open space could occur. Provision is also made for new development to contribute new open space, or viable and acceptable alternatives. The open space identified includes historic parks and gardens which also will contribute to the district's visitor offering. Although conditional, the policies seek to provide a balance in bringing forward development in a manner that does not compromise on the form, quality and amenity of the districts existing open space.</p> <p><b><u>Mitigation</u></b></p> <p>None</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>
	Medium Term	~	+	+	+	~	~	+	~	~	+	+	~	~	~	~	+	
	Long Term	~	+	+	+	~	~	+	~	~	+	+	~	~	~	~	+	

SA Objective		Open Space Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy	
		OS1	OS2	OS3	OS4	OS5	OS6	OS7	OS8	OS9	OS10	OS11	OS12	OS13	OS14	OS15			
2. Rural/Coastal Communities	Short Term	+	~	+	+	~	~	0	~	~	~	~	~	~	~	~	~	+	<p><b><u>Likely Significant Effects</u></b></p> <p>Policy OS1 designates <del>three</del> <u>two</u> sites in Whitstable as Local Green Space which is expected to support/secure open space provision in this area (although this land is already protected open space).</p> <p>Through Policies OS3 and OS4 land is allocated for playing fields and junior football pitches in Herne Bay and Swalecliff respectively.</p> <p>Policy OS7 protects Green Gaps within the coastal towns Herne Bay and Whitstable, yet grants planning permission for education, leisure and allotment facilities having beneficial effects on services/facilities within coastal communities. However, this is not directly related to the objective and therefore the policy is not anticipated to have direct effects.</p> <p><b><u>Mitigation</u></b></p> <p>None</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>
	Medium Term	~	~	+	+	~	~	0	~	~	~	~	~	~	~	~	~	0	
	Long Term	~	~	+	+	~	~	0	~	~	~	~	~	~	~	~	~	~	

SA Objective		Open Space Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy			
		OS1	OS2	OS3	OS4	OS5	OS6	OS7	OS8	OS9	OS10	OS11	OS12	OS13	OS14	OS15					
3. Water Quality	Short Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	?	~	~	0	<p><b><u>Likely Significant Effects</u></b></p> <p>The majority of the policies have no clear relationship with the objective and are not anticipated to have a cumulative effect on the achievement of the objective. However, it must be noted that open spaces may play an essential part in the provision of the SuDS scheme for new development.</p> <p><b><u>Mitigation</u></b></p> <p>Consider adding responsible/sensitive use of rivers when describing the Riverside Strategy to eliminate uncertainties associated with the effects of Policy OS13.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>Policy OS13 protects land along the River Stour which as such is likely to be beneficial for the achievement of the objective. However, the policy refers to the Riverside Strategy which also encourages the recreational use of the river (i.e. boating) which bears potential for detrimental effects on river water quality. Consequently, the effects of this policy are uncertain.</p>
	Medium Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	0	
	Long Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	

SA Objective		Open Space Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy
		OS1	OS2	OS3	OS4	OS5	OS6	OS7	OS8	OS9	OS10	OS11	OS12	OS13	OS14	OS15		
4. Transport	Short Term	0	0	+	+	+	~	~	~	0	~	+	++	++	+	0	++	<p><b>Likely Significant Effects</b></p> <p>Policy OS2 protects playing fields in the district and ensures that where alternatives need to be provided in the case of a loss, the alternative will not result in increased trips by private cars. Local Green Space, Open spaces and play areas on residential estates as well as allotment land and community gardens are protected by Policies OS1, OS9 and OS15. However, the policies would not result in a change from the baseline as it refers to already existing facilities.</p> <p>Through Policies OS3, OS4 and OS5 land is allocated for playing fields and junior football pitches in Herne Bay, Swalecliffe and Canterbury respectively. Furthermore Policy OS14 allocates land for future allotments/community garden sites. The policies are anticipated to have a positive effect on the objective as the locations are well accessible via sustainable methods of transport.</p> <p>Policy OS9 protects open spaces and play areas on residential estates ensuring that there will be no additional traffic to access other similar recreational amenities.</p> <p>Provision of sufficient open space for community use along with new housing developments as per Policy OS11 has positive effects on the objective as it reduces the potential of additional traffic resulting from new residents.</p> <p>Policy OS12 encourages developers to enhance green space networks to be used by foot and bicycle, preferably connecting settlements and the open countryside. Policy OS13 safeguards land along the River Stour which will be used in accordance with the Riverside Strategy which promotes</p>
	Medium Term	0	0	+	+	+	~	~	~	0	~	+	++	++	+	0	++	

SA Objective		Open Space Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy
		OS1	OS2	OS3	OS4	OS5	OS6	OS7	OS8	OS9	OS10	OS11	OS12	OS13	OS14	OS15		
	Long Term	0	0	+	+	+	~	~	~	0	~	+	++	++	+	0	++	<p>pedestrian and cycling routes along the river and requires relevant developments to contribute to pedestrian and cycle networks. As these policies contribute to a network of sustainable transport they are anticipated to have significant positive effects on the objective.</p> <p>The policies are anticipated to have a significant positive cumulative effect as the need to travel to open spaces and associated recreational facilities is reduced and sustainable transport is significantly encouraged.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None</p>
5. Countryside and Historic Environment	Short Term	+	0	++	++	++	+	+	++	0	+	++	++	+	++	0	++	<p><b>Likely Significant Effects</b></p> <p>Policy OS2 restricts development on playing fields, and details where development is to proceed that alternative equivalent provision is made; however, does not as such add to the total amount of open space or improve access and does therefore not have an effect on the achievement of the objective.</p> <p>Policies OS3, OS4 and OS5 safeguard land for the provision of public playing fields and junior football pitches creating new open spaces and having significantly positive</p>



SA Objective		Open Space Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy
		OS1	OS2	OS3	OS4	OS5	OS6	OS7	OS8	OS9	OS10	OS11	OS12	OS13	OS14	OS15		
	Medium Term	+	0	++	++	++	+	+	++	0	+	++	++	+	++	0	++	<p>effects on the objective. Furthermore Policy OS14 allocates land for the provision of future allotments/community garden sties.</p> <p>Policy OS6 protects the open character of Green Spaces and therefore is anticipated to have beneficial to the landscape character of the countryside.</p> <p>Policy OS7 applies to the protection of Green Gaps within Herne Bay and Whitstable protecting the existing character.</p> <p>Sports and recreation facilities in the countryside will only be permitted where they</p>

SA Objective	Open Space Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy
	OS1	OS2	OS3	OS4	OS5	OS6	OS7	OS8	OS9	OS10	OS11	OS12	OS13	OS14	OS15		
Long Term	+	0	++	++	++	+	+	++	0	+	++	++	+	++	0	++	<p>would not have adverse effects on the countryside, landscape, and features of archaeological or historical importance (Policy OS8). Given the range of assets protect and the fact that national designations such as Kent Downs AONB are cover by this, the policy is anticipated to have significant positive effects on the objective.</p> <p>Policy OS1 designates <u>two three</u> sites as Local Green Spaces. The Assessment of Local Green Space Proposals report highlights that these sites are accessible, well used for recreational purposes and have a high visual amenity and/or landscape value. In consequence, their continued protection and enhancement is expected to have a positive effect on this objective.</p> <p>Policy OS9 restricts development on protected existing open space (local designation) and would therefore have positive effects on the achievement of the objective. Open Space needs to be provided along with new developments in proportion to the number of residents. Should this not be feasible, Policy OS11 requires developers to make financial contributions to enhancement of open space elsewhere in the district. As this policy considers the number of new residents the effect is anticipated to be significantly positive on the objective.</p> <p>Policy OS12 is anticipated to have significantly positive effects on the objective mainly resulting from the improved green space networks which is likely to enhance public access to the open countryside.</p> <p>The cumulative effect of the policies is anticipated to be significantly positive.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None</p>

SA Objective		Open Space Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy
		OS1	OS2	OS3	OS4	OS5	OS6	OS7	OS8	OS9	OS10	OS11	OS12	OS13	OS14	OS15		
6. Geology and Biodiversity	Short Term	+	~	~	~	~	+	+	++	~	~	~	++	?	?	0	+	<p><b>Likely Significant Effects</b></p> <p>Policies OS1, OS6 and OS7 protect Local Green Space and Green Gaps which is expected to contribute to the local biodiversity and network connectivity. For example, the Assessment of Local Green Space Proposals report highlights that the proposed Local Green Spaces at Whitstable have wildlife value.</p> <p>Policy OS8 restricts development of sport and recreation facilities in the countryside where protected species would be affected. Furthermore this protects the connectivity of habitat networks.</p> <p>Promoting green space networks as per Policy OS12 is likely to have significant positive effects on local biodiversity as it reduces opportunities for habitat fragmentation and is likely to contribute to habitat connectivity.</p> <p><b>Mitigation</b></p> <p>None</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>As outlined under 'Water Quality' the impact of Policy OS13 on water quality and consequently on biodiversity, particularly aquatic diversity, are uncertain.</p> <p>The effect of Policy OS14 is unknown as the ecological value of new allotments/community gardens to be provided is uncertain.</p>
	Medium Term	+	~	~	~	~	+	+	++	~	~	~	++	?	?	0	+	
	Long Term	+	~	~	~	~	+	+	++	~	~	~	++	?	?	0	+	

SA Objective		Open Space Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy	
		OS1	OS2	OS3	OS4	OS5	OS6	OS7	OS8	OS9	OS10	OS11	OS12	OS13	OS14	OS15			
7. Climate Change, Energy and Air Quality	Short Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	+	<p><b><u>Likely Significant Effects</u></b></p> <p>Albeit the policies not having a clear relationship with the objective their cumulative effect is anticipated to have positive effects on the objective as the need for travel by private car is minimised and therefore they are likely to contribute to the reduction of carbon emissions and be beneficial for air quality.</p> <p><b><u>Mitigation</u></b></p> <p>None</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>
	Medium Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	+	
	Long Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	+	

SA Objective		Open Space Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy
		OS1	OS2	OS3	OS4	OS5	OS6	OS7	OS8	OS9	OS10	OS11	OS12	OS13	OS14	OS15		
8. Flood Risk and Coastal Erosion	Short Term	~	~	~	~	~	~	~	~	~	~	~	~	+	~	~	0	<p><b><u>Likely Significant Effects</u></b></p> <p>Policy OS13, along with the Riverside Strategy, protects the River Stour corridors. River corridors play an important part in the regulation of flood risk through water storage. Furthermore, the policy minimises impacts of flooding as no development will be taken place in the direct proximity of the river.</p> <p>The majority of the policies within this chapter have no clear relationship to the objective. However, it must be noted that open spaces may play an essential part in the provision of the SuDS scheme for new development which would minimise the risk of surface water flooding.</p> <p><b><u>Mitigation</u></b></p> <p>None</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>
	Medium Term	~	~	~	~	~	~	~	~	~	~	~	~	+	~	~	0	
	Long Term	~	~	~	~	~	~	~	~	~	~	~	~	+	~	~	0	

SA Objective		Open Space Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy	
		OS1	OS2	OS3	OS4	OS5	OS6	OS7	OS8	OS9	OS10	OS11	OS12	OS13	OS14	OS15			
9. Access to Services	Short Term	0	0	+	+	+	0	0	0	0	0	0	0	++	++	+	0	++	<p><b>Likely Significant Effects</b></p> <p>Policy OS2 restricts development on playing fields, however, does not as such add to the total amount of open space or improve access and does therefore not have an effect on the achievement of the objective. Similarly, Policy OS1 designates two existing Local Green Space sites</p> <p>Policies OS3, OS4 and OS5 safeguard land for the provision of public playing fields and junior football pitches improving access to services and consequently having positive effects on the objective. Similarly Policy OS14 contributes to the objective by allocating land for the provision of allotments/community gardens.</p> <p>Green spaces are protected by Policies OS6 and OS7. However, development needed to supplement open space and recreation uses will be allowed (restrictions on the acceptable effects apply). The policies are not anticipated to have a direct effect on the achievement of the objective as it is not aimed at providing new services and facilities.</p> <p>Policy OS12 is anticipated to significantly</p>
	Medium Term	0	0	+	+	+	0	0	0	0	0	0	0	++	++	+	0	++	

SA Objective		Open Space Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy
		OS1	OS2	OS3	OS4	OS5	OS6	OS7	OS8	OS9	OS10	OS11	OS12	OS13	OS14	OS15		
	Long Term	0	0	+	+	+	0	0	0	0	0	0	++	++	+	0	++	<p>increase access to the open countryside by extending green space networks and linkages.</p> <p>Land along the River Stour is protected from development in order to ensure that the Riverside Strategy can be applied (OS13). The strategy offers a wide range of new recreational activities related to the use of the river and the riverside corridor. Consequently the policy is likely to have significantly positive effects on the objective.</p> <p>The cumulative effect of the policies is anticipated to be significantly positive as access to services will be significantly increased.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None</p>
10. Sustainable Living and Revitalisation	Short Term	~	~	~	~	~	~	~	~	~	~	~	+	+	~	~	+	<p><b>Likely Significant Effects</b></p> <p>Policies OS12 and OS13 seek to extend green space networks within existing settlements, including linkages to the countryside, and support the Riverside Strategy. These policies offer a broad range of recreational activities and are likely to attract ecologically sensitive tourism into the area.</p> <p>Albeit the majority of the policies not having a clear relationship with the</p>

SA Objective		Open Space Policy Chapter (policy number)														Cumulative effect of the draft policies	Commentary on effects of each policy	
		OS1	OS2	OS3	OS4	OS5	OS6	OS7	OS8	OS9	OS10	OS11	OS12	OS13	OS14			OS15
	Medium Term	~	~	~	~	~	~	~	~	~	~	~	+	+	~	~	+	<p>objective it is anticipated that the cumulative effect on the objective will be positive as sustainable tourism is likely to be attracted.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None</p>
	Long Term	~	~	~	~	~	~	~	~	~	~	~	+	+	~	~	+	
11. High Quality Design and Sustainability	Short Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	<p><b>Likely Significant Effects</b></p> <p>The policies of this chapter do not have a clear relationship with the objective.</p> <p>However, it is noted that the provision of open and accessible open space generally plays a key role in good design and contributes to sustaining the local character within the district.</p>



SA Objective		Open Space Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy
		OS1	OS2	OS3	OS4	OS5	OS6	OS7	OS8	OS9	OS10	OS11	OS12	OS13	OS14	OS15		
	Medium Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	<p><b>Mitigation</b></p> <p>None</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>None</p>
	Long Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	
12. Housing	Short Term	0	0	~	~	~	0	0	~	0	0	0	0	~	~	0	0	<p><b>Likely Significant Effects</b></p> <p>The policies of this chapter set out a number of requirements and restrictions for new developments but do not have a direct effect on the achievement of the objective.</p> <p><b>Mitigation</b></p> <p>None</p> <p><b>Assumptions</b></p>

SA Objective		Open Space Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy
		OS1	OS2	OS3	OS4	OS5	OS6	OS7	OS8	OS9	OS10	OS11	OS12	OS13	OS14	OS15		
	Medium Term	0	0	~	~	~	0	0	~	0	0	0	0	~	~	0	0	None <u>Uncertainties</u> None
	Long Term	0	0	~	~	~	0	0	~	0	0	0	0	~	~	0	0	
13. Quality of Life	Short Term	0	0	+	+	+	~	~	~	0	0	+	++	++	+	0	++	<u>Likely Significant Effects</u> Policy OS2 restricts the loss of playing fields which contribute to healthy lifestyles of children. However, the proposed policy would not result in a change from the current provision and is therefore not anticipated to have an effect on the achievement of the objective. Similarly, Policy OS10 ensures that development will not result in loss of open space, play areas and other opportunities for recreational activities whilst Policy OS9 restricts development on Protected Existing Open Space. Policy OS1, meanwhile,

SA Objective		Open Space Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy
		OS1	OS2	OS3	OS4	OS5	OS6	OS7	OS8	OS9	OS10	OS11	OS12	OS13	OS14	OS15		
	Medium Term	0	0	+	+	+	~	~	~	0	0	+	++	++	+	0	++	<p>designates two existing Local Green Space sites.</p> <p>Policies OS3, OS4 and OS5 safeguard land for the provision of public playing fields and junior football pitches encouraging healthy life styles, particularly of children and young people.</p> <p>Policy OS11 ensures that outdoor facilities such as allotments and community gardens are provided alongside with new housing developments encouraging recreational outdoor activity of new residents supporting physical and mental health. <u>The Local Plan, as proposed to be modified, includes a comprehensive list of types of open space and associated requirements that will help support the intention of Policy OS11 and other policies.</u> Policies OS12 and OS13 promote opportunities for a broad range of recreational activities. Due to the variety of activities which will be offered the effects are anticipated to significantly positive.</p> <p>Policy OS14 allocates land for the provision of future allotments or community gardens which will create additional recreational opportunities and therefore has a positive effect on the objective.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> Policy OS13 – The appraisal assumes that the Riverside Strategy will be in place to provide beneficial effects in the short term.</p> <p><b>Uncertainties</b> None</p>
	Long Term	0	0	+	+	+	~	~	~	0	0	+	++	++	+	0	++	



SA Objective		Open Space Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy
		OS1	OS2	OS3	OS4	OS5	OS6	OS7	OS8	OS9	OS10	OS11	OS12	OS13	OS14	OS15		
14. Use of Land	Short Term	0	0	0	0	0	0	0	0	0	0	~	~	0	0	0	0	<p><b><u>Likely Significant Effects</u></b></p> <p>The policies of this chapter restrict the areas for development but are not anticipated to have a direct effect on the achievement of the objective.</p> <p><b><u>Mitigation</u></b></p> <p>None</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>
	Medium Term	0	0	0	0	0	0	0	0	0	0	~	~	0	0	0	0	
	Long Term	0	0	0	0	0	0	0	0	0	0	~	~	0	0	0	0	



SA Objective		Open Space Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy
		OS1	OS2	OS3	OS4	OS5	OS6	OS7	OS8	OS9	OS10	OS11	OS12	OS13	OS14	OS15		
15. Natural Resources	Short Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	<p><b><u>Likely Significant Effects</u></b> The policies do not have a clear relationship with the objective.</p> <p><b><u>Mitigation</u></b> None</p> <p><b><u>Assumptions</u></b> None</p> <p><b><u>Uncertainties</u></b> None</p>
	Medium Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	
	Long Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	



SA Objective		Open Space Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy
		OS1	OS2	OS3	OS4	OS5	OS6	OS7	OS8	OS9	OS10	OS11	OS12	OS13	OS14	OS15		
16. Waste	Short Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	<u><b>Likely Significant Effects</b></u> None <u><b>Mitigation</b></u> None <u><b>Assumptions</b></u> None <u><b>Uncertainties</b></u> None
	Medium Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	
	Long Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	



SA Objective	Open Space Policy Chapter (policy number)															Cumulative effect of the draft policies	Commentary on effects of each policy
	OS1	OS2	OS3	OS4	OS5	OS6	OS7	OS8	OS9	OS10	OS11	OS12	OS13	OS14	OS15		
<b>Summary</b>																	
<p>The need for travel is minimised through the policies of this chapter as the aim to maintain and create new open spaces and associated recreational uses such as playing fields as well as encourage pedestrian and cycling networks to be enhanced along with new developments. Consequently the cumulative effect on Transport has been assessed as significantly positive.</p> <p>Protection and enhancement of open spaces and access to the countryside as well as assets/features of historical and archaeological importance has significant positive effects on the appraisals objectives of Countryside and Historic Environment.</p> <p>As the policies maintain and enhance a broad range of recreational and physical activities they are likely to have significant positive effects on Quality of Life and Access to services.</p> <p>Minor positive effects are predicted on objectives relating to the following topics: Economy and Employment, Geology and Biodiversity, Climate Change, Energy and Air Quality as well as Sustainable Living and Revitalisation.</p> <p>No negative effects have been identified when regarding the policies in isolation or in their summary.</p>																	

**Table B12 Effects of Quality of Life Policies (Replaces Table I12 in the 2014 SA Report)**

SA Objective		Quality of Life Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		QL1	QL2	QL3	QL4	QL5	QL6	QL7	QL8	QL9	QL10	QL11	QL12	QL13		
1. Economy and Employment	Short Term	+	+	+	+	~	~	~	+	+	+	~	~	~	++	<p><b>Likely Significant Effects</b></p> <p>Policy QL1 supports proposals for new community facilities and social infrastructure. The policy is anticipated to have minor positive effects on the objective by encouraging investment. Policy QL2 creates investment opportunities for local businesses by allowing the use of several buildings for village facilities and services such as local shops. Village facilities and shops provide local employment and diversify the economy. This is supported by Policy QL3 which restricts the loss of village services and facilities and Policy QL4 which supports proposals for local farm shops in the rural area.</p> <p>Policies QL8, QL9 and QL10 have positive effects on the objective as appropriate health and social care facilities play a central role in the wider economy and attract investment into the area. Furthermore, they can provide local employment and training opportunities.</p> <p>The policies of this chapter have a significant positive cumulative effect on the objective. In their sum the policies support and encourage a variety of investment opportunities ranging from local shops to health facilities across the district which are likely to result in local employment and training opportunities and would contribute to the district's skill and knowledge base.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> The economy of the rural and coastal area/communities contributes to the economy of the district.</p> <p><b>Uncertainties</b> None</p>
	Medium Term	+	+	+	+	~	~	~	+	+	+	~	~	~	++	
	Long Term	+	+	+	+	~	~	~	+	+	+	~	~	~	++	



SA Objective		Quality of Life Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		QL1	QL2	QL3	QL4	QL5	QL6	QL7	QL8	QL9	QL10	QL11	QL12	QL13		
2. Rural/Coastal Communities	Short Term	+	+	+	+	+	+	++	+	+	+	~	~	~	++	<p><b><u>Likely Significant Effects</u></b></p> <p>Policies QL1 - QL6 support rural and coastal economies as they retain, enhance or create opportunities for services and businesses such as farm shops providing local employment and access to communal services. Policies QL8, QL9 and QL10 support provision and enhancement of health and social care facilities ensuring that growing pressure from new developments will not have negative effects on these facilities. Furthermore, appropriate health facilities are considered to be beneficial to the economy and provide employment and training opportunities.</p> <p>Policy QL7 safeguards land in the coastal town of Herne Bay for community purposes providing social and physical infrastructure including affordable housing depending on local needs. It is considered that this policy will significantly contribute to the objective by creating local employment opportunities and/or helping to meet the housing needs of the coastal community.</p> <p>The cumulative effect of the policies is significantly positive as the policies do not only assist the economy by supporting and enhancing businesses and other facilities but also aim at providing adequate and accessible provision of services across the district including coastal and rural communities according to local needs.</p> <p><b><u>Mitigation</u></b> None</p> <p><b><u>Assumptions</u></b> None</p> <p><b><u>Uncertainties</u></b> None</p>
	Medium Term	+	+	+	+	+	+	++	+	+	+	~	~	~	++	
	Long Term	+	+	+	+	+	+	++	+	+	+	~	~	~	++	

SA Objective		Quality of Life Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy		
		QL1	QL2	QL3	QL4	QL5	QL6	QL7	QL8	QL9	QL10	QL11	QL12			QL13	
3. Water Quality	Short Term	~	~	~	~	~	~	~	~	~	~	~	~	+	~	0	<p><b><u>Likely Significant Effects</u></b>                      Planning permission will not be granted for developments which will increase pollution under Policy QL12. This policy therefore protects ground and surface water quality and would have a positive effect on the achievement of the objective.</p> <p>However, as most of the policies have no clear relationship with the objective and Policy QL12 would only maintain, and not enhance, water quality. The policies are not expected to have an effect on the achievement of the objective in their sum.</p> <p><b><u>Mitigation</u></b>                      Potential to revise policy QL12 in a manner that is worded similarly to QL11 so that 'Development that could directly or indirectly result in material additional pollutants other than air and worsening environmental quality within the area surrounding the development site will not be permitted unless measures acceptable and agreed by the appropriate regulator have been taken as part of the proposal'. It could also be mentioned that the Council will support developments which will mitigate against existing pollution as per NPPF (Section 11: Conserving and enhancing the natural environment/109).</p> <p><b><u>Assumptions</u></b>                      None</p> <p><b><u>Uncertainties</u></b>                      None</p>
	Medium Term	~	~	~	~	~	~	~	~	~	~	~	~	+	~	0	
	Long Term	~	~	~	~	~	~	~	~	~	~	~	~	+	~	0	

SA Objective		Quality of Life Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		QL1	QL2	QL3	QL4	QL5	QL6	QL7	QL8	QL9	QL10	QL11	QL12	QL13		
4. Transport	Short Term	+	+	0	+	++	0	++	+	?	+	0	~	~	++	<p><b>Likely Significant Effects</b></p> <p>By maintaining and encouraging a broad range of facilities and services in the vicinity of communities, Policies QL1, QL2, QL8 and QL10 reduce the need for travel. Policies QL3 and QL6 restrict the loss of facilities in particular where no alternative is available in acceptable walking distance. However, these policies would not result in a reduced need for travel as already existing facilities are being retained.</p> <p>Policy QL4 supports proposals for farm shops provided they include acceptable parking and access provisions not resulting in a significant increase in traffic to the detriment of the rural area. Through this policy shops in rural areas would be promoted reducing the need for travel, supported by the fact that collection points/delivery schemes would be encouraged.</p> <p>Policy QL5, which applies to all new development sites, requires the provision of local community services within the new mixed or residential developments. Because of the amount of new developments needed to accommodate the increasing population this policy will have a significant positive effect on the objective. Furthermore, the policy aims to locate new community services in locations accessible via sustainable transport.</p> <p>Policy QL7 safeguards land at two locations for community purposes (including cycle parking) according to local needs and significantly reducing need for travel.</p> <p>Albeit air quality being directly linked to transport Policy QL11 does not directly affect the objective but does pose certain restrictions to developments related to transport.</p> <p>In their summary the policies are expected to significantly reduce the need for travel significantly across the district as they are aimed at providing accessible services and facilities.</p> <p><b>Mitigation</b></p> <p>None</p> <p><b>Assumptions</b></p> <p>Policy QL1: 'Appropriate location' means that facilities would be accessible via sustainable transport.</p> <p><b>Uncertainties</b></p> <p>Policy QL9 safeguards land at the Kent &amp; Canterbury Hospital for health-related development. It is uncertain if this policy will lead to a reduction in the need for transport as it is unknown whether the development would include new facilities for which residents would have had to travel elsewhere or would create more facilities that are already provided.</p>
	Medium Term	+	+	0	+	++	0	++	+	?	+	0	~	~	++	
	Long Term	+	+	0	+	++	0	++	+	?	+	0	~	~	++	

SA Objective		Quality of Life Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		QL1	QL2	QL3	QL4	QL5	QL6	QL7	QL8	QL9	QL10	QL11	QL12	QL13		
5. Countryside and Historic Environment	Short Term	+	~	~	+	~	~	~	~	~	~	~	~	~	0	<p><b><u>Likely Significant Effects</u></b></p> <p>Policy QL1 will grant planning permission for new buildings for community use whilst Policy QL4 supports proposals for farm shops provided that the character and appearance of the open countryside will not be adversely affected. These policies therefore are considered to protect the countryside and landscapes.</p> <p>The policies would not have an effect on the achievement of the objective when considered in their summary as the majority does not have a clear relationship with the objective.</p> <p><b><u>Mitigation</u></b></p> <p>None</p> <p><b><u>Assumptions</u></b></p> <p>Developments, buildings and facilities will be in line with requirements set out in the Landscape and Biodiversity Chapter as well as the Historic Environment Chapter.</p> <p><b><u>Uncertainties</u></b></p> <p>Policies QL1 and QL2 - These policies protect the character of the countryside in general, however, the level of significance can vary dependant on the whether the landscape is protected by local, regional or national designation.</p>
	Medium Term	+	~	~	+	~	~	~	~	~	~	~	~	~	0	
	Long Term	+	~	~	+	~	~	~	~	~	~	~	~	~	0	

SA Objective		Quality of Life Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		QL1	QL2	QL3	QL4	QL5	QL6	QL7	QL8	QL9	QL10	QL11	QL12	QL13		
6. Geology and Biodiversity	Short Term	~	~	~	~	~	~	~	~	~	~	+	+	~	0	<p><b><u>Likely Significant Effects</u></b>                      Policy QL11 and QL12 restrict development which can potentially result in pollution. This policy relates to soil, air, water, land, noise and light pollution and protects these aspects of the environment which could have direct effects on habitats and species and would therefore having a positive effect on the objective.</p> <p>Overall the policies of this chapter do not have a clear relationship with the objective.</p> <p><b><u>Mitigation</u></b>                      None</p> <p><b><u>Assumptions</u></b>                      Developments, buildings and facilities will be in line with requirements set out in the Landscape and Biodiversity Chapter.</p> <p><b><u>Uncertainties</u></b>                      None</p>
	Medium Term	~	~	~	~	~	~	~	~	~	~	+	+	~	0	
	Long Term	~	~	~	~	~	~	~	~	~	~	+	+	~	0	

SA Objective		Quality of Life Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		QL1	QL2	QL3	QL4	QL5	QL6	QL7	QL8	QL9	QL10	QL11	QL12	QL13		
7. Climate Change, Energy and Air Quality	Short Term	+	+	~	+	+	~	+	+	?	+	0	0	~	+	<p><b>Likely Significant Effects</b></p> <p>Policies QL1, QL2, QL4, QL5, QL7, QL8 and QL10 minimise the need for travel as they make provisions for services and facilities throughout rural and coastal communities/areas. These policies reduce carbon emissions and other emissions affecting air quality.</p> <p>Policy QL11 restricts developments which would increase air pollution <u>unless acceptable measures to offset or mitigate any potential impacts (including potential cumulative impacts) have been agreed as part of the proposal, as well as restricting the siting of sensitive developments (such as housing) in AQMAs.</u> However, the policy is not aimed at reducing current levels of pollution but ensures that air quality will not be further deteriorated. This is strengthened by Policy QL12 which refers to pollution in general.</p> <p>By minimising the need for travel the policies of this chapter would result in a reduction of carbon emissions and other transport related pollutants. The cumulative effect of the policies is considered to positive; however, the significance is unknown due to uncertainties mentioned below. Many of the policies would minimise the need for travel in rural areas outside of AQMAs.</p> <p><b>Mitigation</b></p> <p>Policy QL12 - see comment on 'Water Quality'</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>It is uncertain whether Policy QL9 will reduce the need for transport and therefore uncertain whether it will contribute to reducing carbon emissions.</p> <p><del>It is uncertain what the exceptions to development in AQMAs identified in Policy QL11 would be. It would be beneficial if there was additional text to clarify the point.</del></p> <p>The timescale and degree to which the policies will contribute to meeting carbon targets is uncertain. Furthermore, the proportion of transport related carbon emissions contributing to greenhouse gas emission is unknown so that it cannot be assessed to what degree policies minimising transport would contribute to meeting carbon targets.</p>
	Medium Term	+	+	~	+	+	~	+	+	?	+	0	0	~	+	
	Long Term	+	+	~	+	+	~	+	+	?	+	0	0	~	+	

SA Objective		Quality of Life Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		QL1	QL2	QL3	QL4	QL5	QL6	QL7	QL8	QL9	QL10	QL11	QL12	QL13		
8. Flood Risk and Coastal Erosion	Short Term	~	~	~	~	~	~	~	~	~	~	~	~	~	~	<p><b><u>Likely Significant Effects</u></b> The policies do not have a clear relationship with the objective.</p> <p><b><u>Mitigation</u></b> None</p> <p><b><u>Assumptions</u></b> Developments, buildings and facilities will be in line with requirements set out in the Climate Change, Flooding and Coastal Change Chapter.</p> <p><b><u>Uncertainties</u></b> None</p>
	Medium Term	~	~	~	~	~	~	~	~	~	~	~	~	~		
	Long Term	~	~	~	~	~	~	~	~	~	~	~	~	~		

SA Objective		Quality of Life Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		QL1	QL2	QL3	QL4	QL5	QL6	QL7	QL8	QL9	QL10	QL11	QL12	QL13		
9. Access to Services	Short Term	++	++	0	++	++	0	++	++	++	++	~	~	~	++	<p><b>Likely Significant Effects</b></p> <p>Policy QL1 provides a basis for creating new opportunities which can support more equal access and mixed structures within the community by encouraging new buildings and uses for community facilities and social infrastructure where needed.</p> <p>Policy QL2 supports equal access to services and facilities throughout the district by helping retain and create basic facilities and services within villages making them more accessible to less mobile residents and therefore contributing to mixed communities. This is further backed up by Policy QL4 which supports proposals for local farm shops which would be encouraged to provide delivery schemes/collection points. Furthermore, the policies could result in local employment opportunities. A large portion of benefits achieved through these policies would therefore contribute to local economics.</p> <p>Policies QL3 and QL6 would not result in a change from the baseline and would therefore not have any effect on the achievement of the objective.</p> <p>Policy QL5 requires the provision of local community services within the new mixed or residential developments ensuring equal access and creating opportunities for local employment.</p> <p>Policy QL7 safeguards land for the provision of services and facilities such as playing fields and open space at two locations in accordance with local needs.</p> <p>Policy QL8 ensures that no additional pressure will be put on existing health and social care facilities through new developments and that new and enhanced facilities will result as part of these developments. Furthermore, Policies QL9 and QL10 facilitate the significant enhancement of existing health facilities and support the provision of new facilities respectively.</p> <p>The cumulative effect of the policies in this chapter is significantly positive as a broad range of services and facilities are promoted and equal access is encouraged. Furthermore, the policies would increase economic activity as outlined in Objective 1 and 2.</p> <p><b>Mitigation</b> None</p> <p><b>Assumptions</b> Policy QL1: 'Appropriately located' includes considerations regarding physical access.</p> <p><b>Uncertainties</b> None</p>
	Medium Term	++	++	0	++	++	0	++	++	++	++	~	~	~	++	
	Long Term	++	++	0	++	++	0	++	++	++	++	~	~	~	++	



SA Objective		Quality of Life Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		QL1	QL2	QL3	QL4	QL5	QL6	QL7	QL8	QL9	QL10	QL11	QL12	QL13		
10. Sustainable Living and Revitalisation	Short Term	++	+	0	+	++	0	++	++	++	++	~	~	~	++	<p><b>Likely Significant Effects</b></p> <p>As mentioned above Policy QL1 supports new buildings and uses for social infrastructure.</p> <p>Policy QL2 offers opportunities for village shops and services and is likely to contribute to the revitalisation of rural centres which are at risk through an increasing loss of village facilities. Policy QL4 promotes equal access to services, particularly shops, by supporting proposals for farm shops and encouraging the collection points/delivery schemes. Both policies, whilst likely to have a small scale and local effects will be viewed as significant by local residents, as such facilities are seen as key to maintain the vitality and viability of individual villages and rural communities.</p>
	Medium Term	++	+	0	+	++	0	++	++	++	++	~	~	~	++	<p>Policies QL3 and QL6 would not result in change from the baseline but seek to maintain existing opportunities.</p> <p>Policy QL5 sets out a requirement for local community services within new developments in order to ensure they will be accessible and support independence as well as social inclusion. Furthermore, Policy QL8 ensures that additional pressure on health and social care facilities resulting from new developments will be mitigated through requirements for enhancement/creating new facilities as part of developments.</p> <p>Policy QL7 safeguards land at two locations for provision of community purposes and social infrastructure including community, health, leisure and educational facilities and therefore would have significant positive effects on the objective.</p>
	Long Term	++	+	0	+	++	0	++	++	++	++	++	~	~	~	++

SA Objective		Quality of Life Chapter (policy number)												Cumulative effect of the draft policies	Commentary on effects of each policy		
		QL1	QL2	QL3	QL4	QL5	QL6	QL7	QL8	QL9	QL10	QL11	QL12			QL13	
11. High Quality Design and Sustainability	Short Term	~	~	~	~	~	~	~	~	~	~	~	~	+	~	0	<p><b><u>Likely Significant Effects</u></b>                      Policy QL12 restricts development which would result in an increased pollution. Consequently, the policy will have a minor positive effect on the objective by minimising light and noise pollution.                      However, as the majority of the policies have no clear relationship with the objective they are not anticipated to have a notable cumulative effect.</p> <p><b><u>Mitigation</u></b>                      None</p> <p><b><u>Assumptions</u></b>                      None</p> <p><b><u>Uncertainties</u></b>                      None</p>
	Medium Term	~	~	~	~	~	~	~	~	~	~	~	~	+	~	0	
	Long Term	~	~	~	~	~	~	~	~	~	~	~	~	+	~	0	

SA Objective		Quality of Life Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		QL1	QL2	QL3	QL4	QL5	QL6	QL7	QL8	QL9	QL10	QL11	QL12	QL13		
12. Housing	Short Term	~	~	~	~	0	0	?	0	~	~	0	0	~	0	<p><b><u>Likely Significant Effects</u></b> Policies QL5, QL6, QL8, QL11 and QL12 outline requirements and restrictions for new developments but do not have a direct effect on the achievement of the objective. As most objectives have no clear relationship with the objective or would not result in an effect on its achievement it has been assessed that they would not affect the objective in their summary.</p> <p><b><u>Mitigation</u></b> None</p> <p><b><u>Assumptions</u></b> None</p> <p><b><u>Uncertainties</u></b> Policy QL7 safeguards land at two locations for communal purposes. This includes provision of affordable housing depending on the community needs. It is likely, yet not certain, that the policy would therefore have positive effects on the objective. The significance of the effect is unknown.</p>
	Medium Term	~	~	~	~	0	0	?	0	~	~	0	0	~	0	
	Long Term	~	~	~	~	0	0	?	0	~	~	0	0	~	0	

SA Objective		Quality of Life Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		QL1	QL2	QL3	QL4	QL5	QL6	QL7	QL8	QL9	QL10	QL11	QL12	QL13		
13. Quality of Life	Short Term	?	+	0	+	+	0	++	0	0	0	0	0	~	+	<p><b>Likely Significant Effects</b></p> <p>Policies QL2, QL4 and QL5 support the quality of life of different groups, particularly of residents with less mobility, as they are aimed at improving physical access to community facilities and services. However, the effect on the objective has not been assessed to be significant as they only address a small aspect of the objective.</p> <p>Policies QL3 and QL6 restrict the loss of community facilities and services and would not result in a change from the baseline and would therefore not have an effect on the objective.</p> <p>Policy QL7 is likely to have significant positive effects on the objective as the need to promote sport, physical activity and healthy lifestyle choices is acknowledged in the policy context. The policy safeguards land at two locations for the provision of services including playing fields, areas of open space and community gardens according to local needs. The positive effect of these facilities on physical and mental health is widely recognised.</p> <p>Policy QL11 restricts development that materially worsens air pollution unless acceptable measures to offset or mitigate any potential impacts have been agreed as part of the proposal. The policy also requires an air quality assessment if the proposal is likely to have a significant impact on air quality. This includes potential cumulative</p>
	Medium Term	?	+	0	+	+	0	++	0	0	0	0	0	~	+	

SA Objective		Quality of Life Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		QL1	QL2	QL3	QL4	QL5	QL6	QL7	QL8	QL9	QL10	QL11	QL12	QL13		
	Long Term	?	+	0	+	+	0	++	0	0	0	0	0	~	+	<p><del>impacts, restricts sensitive developments in AQMAs reducing potential for vulnerable groups to be exposed to adverse environmental conditions which could impact health. However, this policy would not lead to reduction of pollutants as such and would therefore not have a direct effect on the achievement of the objective. This is strengthened by Policy QL12.</del></p> <p>In summary the policies would have a positive cumulative effect on the objective as they promote healthy lifestyles through sports and physical activity and consider the provision services to vulnerable groups.</p> <p><b>Mitigation</b> Policy QL11 - see comment on Climate Change, Energy and Air Quality</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> The effect that Policy QL1 will have on the objective are unknown as it can vary with the type of facility provided (e.g. sporting facilities would directly support healthy lifestyles whilst schools would not have a direct effect).</p>
14. Use of Land	Short Term	?	+	~	~	~	~	~	~	~	~	~	~	0	~	<p><b>Likely Significant Effects</b></p> <p>Policy QL2 supports the use or extension of existing buildings for the provision of shops and services and is therefore considered to have a positive effect on the objective as it reduces the need for development on greenfield.</p> <p>Policy QL12 restricts development which would cause pollution of land but would not result in existing contamination being removed and would therefore not have an effect on the achievement of</p>

SA Objective		Quality of Life Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy	
		QL1	QL2	QL3	QL4	QL5	QL6	QL7	QL8	QL9	QL10	QL11	QL12	QL13			
	Medium Term	?	+	~	~	~	~	~	~	~	~	~	~	0	~	~	<p>the objective.</p> <p>In summary the polices of this chapter do not have a clear relationship with the objective.</p> <p><b>Mitigation</b></p> <p>Policy QL1 - Please consider adding that the re-use of existing buildings will be prioritised in order to make the policy stronger in terms of use of land.</p> <p>Policy QL12 - See comment on Water Quality</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>None</p>
	Long Term	?	+	~	~	~	~	~	~	~	~	~	~	0	~	~	
15. Natural Resources	Short Term	~	?	0	+	~	~	~	~	~	~	~	~	~	~	~	<p><b>Likely Significant Effects</b></p> <p>Policy QL3 would not have an effect on the objective regardless of the origin of products being offered in retained shops as it would not result in a change from the current baseline.</p> <p>By supporting proposals for local farm shops Policy QL4 promotes the demand for local resources such as locally grown produce, regional specialty foods and other rural wares.</p> <p>In summary the policies do not have clear</p>

SA Objective		Quality of Life Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		QL1	QL2	QL3	QL4	QL5	QL6	QL7	QL8	QL9	QL10	QL11	QL12	QL13		
	Medium Term	~	?	0	+	~	~	~	~	~	~	~	~	~	~	<p>relationship to the objective.</p> <p><b>Mitigation</b></p> <p>None</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>It is possible that the offer and demand for local products and resources will increase through Policy QL2 as it supports businesses within villages which could offer local products.</p>
	Long Term	~	?	0	+	~	~	~	~	~	~	~	~	~	~	
16. Waste	Short Term	~	?	~	~	~	~	~	~	~	~	~	~	0	~	<p><b>Likely Significant Effects</b></p> <p>Policy QL13 sets out aspects that will be considered and addressed when assessing major proposals for waste disposals. However, the policy would not have an effect on the achievement of the objective as it does not propose measures leading to waste reduction in accordance with the waste hierarchy.</p> <p>In summary, the <u>The</u> policies do not have a clear relationship with the objective.</p>

SA Objective		Quality of Life Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy
		QL1	QL2	QL3	QL4	QL5	QL6	QL7	QL8	QL9	QL10	QL11	QL12	QL13		
	Medium Term	~	?	~	~	~	~	~	~	~	~	~	~	0	~	<p><b>Mitigation</b> None</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> By encouraging the re-use and extension of buildings Policy QL2 has potential to minimise construction waste which would arise from new buildings.</p>
	Long Term	~	?	~	~	~	~	~	~	~	~	~	~	0	~	





SA Objective	Quality of Life and Access to Facilities Chapter (policy number)													Cumulative effect of the draft policies	Commentary on effects of each policy	
	QL1	QL2	QL3	QL4	QL5	QL6	QL7	QL8	QL9	QL10	QL11	QL12	QL13			
<b>Summary</b>																
<p>When regarded in isolation six policies of this chapter would have positive effects on the Economy and Employment and Rural/Coastal Communities. However, the cumulative effect of these policies is anticipated to be significantly positive as they are likely to result in a variety of investment opportunities, including health facilities. An increased number in businesses is likely to create local jobs and training opportunities. Furthermore, Policy QL7 has significant positive effects on the coastal community of Herne Bay as it safeguards land for community purposes aimed at providing services and housing according to local needs.</p>																
<p>The provision of services and facilities at new developments, locating new facilities at locations accessible via sustainable transport (QL5) and safeguarding of land at two locations for community purposes according to local needs (QL7) would significantly reduce the need for travel. When regarded in combination with positive effects derived from maintaining existing facilities (QL1, QL2, QL8, QL10) and the support of local farm shops (QL4) the cumulative effect of the policy is anticipated to be significantly positive.</p>																
<p>Eight policies of this chapter (QL1, QL2, QL4, QL5, QL7-QL10) have significant positive effects on Access to Services they are aimed at maintaining existing facilities and creating new ones where needed. Furthermore, the policies encourage equal access and are likely to stimulate the economy. The cumulative effect of the policies on the SA objective is anticipated to be significantly positive. The same effects are expected on Sustainable Living albeit 'only' six policies having significant positive effects on the objective when regarded in isolation.</p>																
<p>The cumulative effect of this chapter's policies is anticipated to be positive on the Climate Change, Energy and Air Quality and Quality of Life SA objectives.</p>																
<p>The policies of this chapter do not have a notable effect on the SA objectives relating to the following topics: Water Quality, Countryside and Historic Environment, Geology and Biodiversity, Housing, Use of Land, Natural Resources and Waste.</p>																
<p>No clear relationship between the policies and the objectives of Flood Risk and Coastal Erosion and High Quality Design and Sustainability has been identified.</p>																



# Appendix D

## Site Appraisal Summaries for the Preferred Option (Replaces Appendix B of the 2015 SA Report on Omission Housing Sites)

### 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

Note: All references to employment land relate to the total site area

### Revised Preferred Development Option Sites

**SHLAA-001:** 35ha greenfield site located to the south of Whitstable with the A299 (Thanet Way) forming the southern boundary. 400 dwellings proposed. Significant negative effects on Use of Land. Minor negative effects on Countryside (however, access to open space will be improved), Biodiversity (proposals include extension to existing habitats) and Sustainable Living. Significant positive effects on Housing. Minor positive effects on Economy, Coastal Community Transport and Access to Services. Effects on Water Quality are uncertain but surface water drainage issues are known in the area and drains on site may have impact on Gorrell stream.

**SHLAA-010:** 20ha greenfield site located in an urban edge location to the southwest of Herne Bay for 300 units. The scale of the development (proposals include community centre, open space and residential) offer significant positive effects on Coastal Community, Access to Service and Housing. Site is located near public transport and local services which generate significant positive effects on Transport. Use of greenfield and location on edge of Herne Bay would cause significant negative effects on Use of Land. Minor positive effect identified in respect of Economy and minor negative effects on Sustainable Living and Countryside.

**SHLAA-011:** 37ha greenfield site situated between A299 and Herne village, to the south of Herne Bay. Site currently in use for agriculture and flower cultivation. 800 units and employment land proposed. Significant negative effects on Water Quality, Climate Change, Flood Risk, Use of Land and Sustainable Living. Effects on Countryside and Historic Environment are minor negative (large development on greenfield land but open space will be created, proximity to Conservation Area) and although effects on Biodiversity are uncertain, although the site may be of importance. Significant positive impacts on the Economy, Rural/Coastal Community and Housing. Quality Bus Partnership runs near the site although the scale of the site needs consideration in assessing transport. Transport effects and Access to Services are accordingly minor positive.

**SHLAA-012:** 1.7ha sites comprising PDL located 1.5 miles south of Herne Bay in the urban/rural fringe. Stillwater Park residential development is located to the north of the site and the former Herne Bay Golf Club is located to the east and south with Herne Bay High School playing fields to the west. Minor negative effects on Countryside and Historic Environment (site is within 1 km of an AHLV) and Use of Land (much of the site is an open grassed area). Minor positive effects on Economy and Employment, Rural Communities,



Transport, Access to Services and Housing. It is assumed that this site, in combination with SHLAA-199 has capacity for circa 80 dwellings.

**SHLAA-013:** 5.6ha greenfield site located on the south-west edge of Herne Bay with proposals for 190 units. Separated from wider rural landscape by A299. Significant negative effects on Use of Land and Transport. Minor negative effects on Quality of Water (Plenty Brook runs near the site), Countryside (near the Blean Woods SLA), Biodiversity (tree boundary around site and plot lands to the west) and Sustainable Living. Given scale of site and location in Greenhill and Eddington Ward, significant positive effects on Housing as well as minor positive effects on Access to Services, Economy and Rural Community are expected.

**SHLAA-038:** 6.4ha Mixed greenfield/PDL site in use as a public health complex set in open grounds with proposals for 200 units (mainly flats). Significant positive effects on Use of Land, Transport and Housing. Minor positive effects on Economy, Access to Services, Countryside and Sustainable Living. Minor negative effects on Historic Environment (Conservation Area).

**SHLAA-078:** 1.9ha greenfield site with capacity for 28 dwellings located to the south east of Rough Common. Residential properties to the north and west of the site, agricultural field and schools to the east and farmland to the south. Significant negative effects identified on Countryside and Historic Environment as the site is within an AHLV. Minor negative effects expected on Water Quality, Geology and Biodiversity, Sustainable Living and Use of Land. Minor positive effects identified in respect of Economy and Employment, Rural/Coastal Communities, Transport, Access to Services and Housing. It should be noted that this site does not strongly support the Council's preferred spatial strategy.

**SHLAA-096:** 3.8 ha mixed land, with a secondary school located on site. Rural location between the villages of Sturry, Westbere and Hersden. 80 units proposed. Significant positive effects on Countryside as well as on Use of Land (assuming open space is to be retained) and Housing. Minor positive effects on Economy, Rural Community and Access to Services. Significant negative effects on Transport and Sustainable Living (> 5km from the town centre).

**SHLAA-129:** 81.7ha greenfield site in use as agricultural field. Surrounding uses are primarily residential with some business uses to east and west. The A29 (Thanet Way) forms the southern boundary of the site. Located to the south-east of Herne Bay, due south of the settlement of Hillborough. Proposals for 1,300 units as part of a mixed development, including community facilities and a 9.5 ha business park. Significantly negative effects on Transport (although new transport links would probably be provided for given scale of site), Countryside (impact on Green Infrastructure), Sustainable Living and Use of Land. Minor negative effects on Biodiversity (potential for protected species). Significant positive effects on Economy, Coastal Community, Access to Services and Housing. Minor positive effects on Climate Change (Combined Heat and Power facilitated through size of development).

**SHLAA-130:** 16.88ha greenfield site in the Whitstable urban area of Chestfield which is currently open grassland area, bordered to the east by Swalecliffe Brook. The site is crossed by a number of Public Rights of Way (PROW) and currently provides a visual/amenity break in the urban fabric. To the north of the site is the John Wilson Business Park. The site is surrounded on the remaining three sides by low density housing. Also, to the south is the Chestfield Cricket Club with open countryside beyond; and to the west is a large agricultural field but is identified as Protected Existing Open Space. Significant negative effects are expected on Countryside and Historic Environment (the site is within 1km of an AHLV, abuts the Chestfield Conservation Area and is also currently designated as open space), Climate Change and Flood Risk (part of the site is affected by Flood Zones 2 and 3) and Use of Land (due to the quantum of housing proposed and the greenfield nature of the site). Significant positive effects are likely in terms of the Economy (~~current proposals include circa 40,000 sq. ft. of employment space~~) and Housing (due to the quantum of employment land and housing proposed). Minor negative effects are expected on Water and Geology. Minor positive effects likely on Rural/Coastal Communities, Transport, Sustainable Living and Access to Services.

**SHLAA-148:** 60.5ha greenfield site to the north of the rural village of Hersden with capacity for 800 dwellings. The surrounding area is largely agricultural and of rural character. The site is currently used for agricultural purposes. Significant positive effects anticipated on Economy (transport to employment within walking distance, however, no significant amount of employment land will be delivered alongside with the development). Development of the scale proposed will also have significant positive effects on Rural



Community, Transport, Access to Services and Housing. Significant negative effects expected on Sustainable Living, Use of Land and Countryside, principally due to the loss of greenfield land.

**SHLAA-171:** 0.4ha greenfield site north of the rural villages of Patricxbourne / Bekesbourne with capacity for 14 dwellings. To the north of the site is open farmland and to the east are allotments. A garage block is situated to the west and residential dwellings are to the south. Significant negative effects have been identified on Countryside and Historic Environment (the site is in an AHLV and within 1km of Kent Downs AONB and Bekesbourne Conservation Area). Minor negative effects are likely on Transport, Geology and Biodiversity, Sustainable Living and Use of Land. Minor positive effects on Economy and Employment, Rural/Coastal Communities and Housing identified.

**SHLAA-177:** 70ha site comprising greenfield and PDL characterised by orchards, woodland areas, ponds, fields and farmland. Site runs from Sturry train station towards Broadoak settlement. Proposals for 1,000 dwellings. Significant negative effects identified in respect of Water Quality (ponds are on site), Countryside (southern part of the site is in an AHLV and SLA to the north), Biodiversity (GCN are known to be in ponds on site), Sustainable Living and Use of Land. Significant positive effects likely on Economy, Rural Community, Transport, Access to Services and Housing.

~~**SHLAA-186:** 1.7ha greenfield site with capacity for 40 dwellings. Site consists of grassland on the edge of the village of Bridge; the majority of the site is surrounded by a row of small trees and hedgerows. Beyond the site boundary there are residential properties to the north, a single property to the east, an affordable housing development to the west and open countryside to the south. Significant negative effects have been identified on Countryside and Historic Environment (the site is within the Kent Downs AONB and an AHLV as well as Bourne Park Conservation Area). Significant positive effects have been identified in respect of Transport and Access to Services (the site is within 800m of a primary school, GP surgery, convenience store and bus stop). Minor negative effects likely on Geology and Biodiversity, Sustainable Living and Use of Land. Minor positive effects on Economy and Employment, Rural/Coastal Communities and Housing.~~

**SHLAA-199:** 1.2ha greenfield site with capacity for circa 880 dwellings (in combination with SHLAA-012). Site consists of an open grassed area that formed an un-used part of the former Herne Bay Golf Club. The former Golf Driving Range and Stillwater Park residential development are located to the north of the site with the Golf Course to the east and south of the site. Herne Bay High School playing fields are located to the west of the site. Minor negative effects are expected on Countryside and Historic Environment, Geology and Biodiversity and Use of Land. Mixed minor positive and negative effects have been identified in respect of Sustainable Living. Minor positive effects likely on Economy and Employment, Rural/Coastal Communities, Transport, Access to Services and Housing.

**SHLAA-206:** 320ha site consisting of mainly open farmland with some areas of open space. The surrounding area is urban fringe to the north and rural agricultural to the south. Located on the southern fringe of Canterbury with the rail line forming the eastern boundary. Proposals for 4,000 dwellings with 70,000 sqm 20 ha of employment land floorspace alongside primary schools, doctor's surgery; extended park & ride; relocation of Kent and Canterbury Hospital; 30ha of new public open space, including allotments and 20ha new woodland planting. Significant negative effects on Countryside (within AHLV, <1km from SLA associated with the AONB), Sustainable Living and Use of Land. Although there are significantly negative effects on Transport, the scale of the development would likely ameliorate this effect by introducing new public transport and local services. Significant positive effects on Economy, Biodiversity (new structural landscaping on site will provide new habitats), Climate Change (Combined Heat and Power proposals for development), Access to Services and Housing.

**SHLAA-208:** 39ha greenfield site that was formerly a golf course and is characterised by manicured open space. Site is located to the south of Herne Bay with the southern boundary formed by the new Thanet Way. This site is allocated for 600 dwellings but the figure in the table reflects the permission granted in October 2015 of 572. Significant negative effects have been identified on Water Quality (Plenty Brook runs through the site), Transport, Countryside and Historic Environment (due to the loss of green infrastructure), Geology and Biodiversity (due to the presence of GCN on site), Climate Change and Flood Risk (site includes land within Flood Zones 2 and 3), Sustainable Living and Use of Land. Significant positive effects identified in respect of Employment and Economy (loss of employment site but new proposals will generate more employment than site formerly provided), Rural/Coastal Community, Access to Services and Housing.

**SHLAA-210:** 117ha greenfield site located to the south west of Canterbury, broadly between the A28, the A2 and New House Lane. Site has capacity for the development of 1,150 dwellings and 1.4 ha of employment land. The site is predominantly agricultural land and is quite steeply undulating in its southern aspect with a valley running south west to north east. The existing urban area of Canterbury is located north of the site, the A2 is to the east with further urban areas of Canterbury beyond. The south of the site is bounded by a small settlement at New House Lane and open countryside, primarily in agricultural use, to the west and including Larkey Valley Woods. Significant negative effects have been identified on Transport (the site is beyond 800m walking distance of a primary school and/or GP Surgery), Countryside and Historic Environment (the site is in an AHLV and could have an impact on the views into, and the setting of, Canterbury), Sustainable Living (the site is more than 5km from Canterbury City Centre) and Use of Land (as the site is greenfield and proposes circa 1,150 dwellings). Potentially significant negative effect also identified in respect of Geology and Biodiversity as the site is adjacent to Larkey Valley Wood SSSI and Great Stour LWS. Significant positive effects are likely on Economy and Employment (as development proposals include some office development), Climate Change (due to ~~proposals potential for the provision development of a local renewable or low carbon energy carbon scheme or district heating scheme Combined Heat and Power (CHP) facility onsite~~), Access to Services and Housing (due to the quantum of housing proposed).

**SHLAA-211:** Mixed site with 2.3ha proposed for housing and additional open space, including land for allotments. The site is located in the rural village of Barham and currently in agricultural use, although roughly half of the land is not farmed. Proposals for 25 dwellings. Significant negative effects are expected on Countryside and Historic Environment (located in the AONB, site is within a Conservation Area and Barham Court Farm Barn is a Grade 2 Listed Building) and Sustainable Living (>5km from Town Centre). Minor negative effects on Biodiversity (sensitive site), Use of Land, Climate Change and Flood Risk. Minor positive effects on Rural Community, Transport, Access to Services and Housing. Effect on Water Quality classified as Uncertain. The Nail Bourne runs alongside the site but concept plans show no development near the watercourse.

**SHLAA-220:** 11ha site comprising greenfield land located on the southern urban edge of Canterbury at the junction of Ethelbert Road with the South Canterbury Road. Ridlands Farm and Langton Fields are currently in agricultural use. The site is surrounded by dense residential development on the north, north-eastern, south-eastern and north-western sides. Agricultural land lies to the south and to the south-west. Current proposals include 310 dwellings, open space provision and a new fast bus link route. Significant negative effects identified on Transport (although new transport provision is likely), Countryside and Historic Environment (site is adjacent to, and partly within, an AHLV and Old Dover Road Conservation Area), and Use of Land (site is greenfield). Significant positive effects identified in respect of Housing. Minor negative effects anticipated on Water (there is a small pond approximately 10-25m beyond the south-eastern boundary of the site) and Geology and Biodiversity and minor positive effects on Climate Change. Mixed significant positive and negative effects identified in respect of Access to Services.

**SHLAA-226:** 1ha greenfield site with an estimated capacity of 20 dwellings located in the village of Chartham, approximately 5 miles south-west of Canterbury. Site appears to have previously been used to house animals as evidenced by the presence of small dilapidated animal shelters. The site is abutted to the north with residential properties with the 1970's Chartham Paper Mill directly behind. Large agricultural fields lie to the east with Larkey Valley Wood in the distance. To the south and west are more scattered residential properties and open countryside. Site has been assessed as having a significant negative effect on Sustainable Living due to its distance from Canterbury town centre. Minor negative effects identified in respect of Countryside and Historic Environment (the site is located close to an AONB and AHLV and is also adjacent to a Conservation Area), Geology and Biodiversity and Use of Land. No significant positive effects identified. Potential for minor positive effects on Economy, Rural/Coastal Community, Transport, Access to Services and Housing.

**SHLLA-228:** 26.5ha site comprising a mix of greenfield and brownfield land located approximately 1.5km east of Canterbury. The site consists of army barracks, parade ground, army housing, recreational playing fields and a large area of rough grassland that is criss-crossed by informal tracks linking into public rights of way. To the north of the site is an area of open countryside and woodland with the village of Sturry beyond. To the north-east is Canterbury Golf Club. To the east is a BT depot, linear residential development along Stodmarsh Road and the Polo Farm sports complex. The site is bounded by the A257 Littlebourne Road to the south with St Martin's Hospital on the opposite site surrounded by a dense residential area. The site has a capacity of 500 dwellings and planning permission was granted in October 2015 (subject to legal



agreements). Site is in close proximity (circa 250m) of a SSSI to the north/east and in consequence, there is potential for significant negative effects on Geology and Biodiversity. Underground springs present on site (historically these have provided water to Canterbury) and as a result, there is the potential for significant negative effects on Water Quality. Significant positive effects identified in respect of Economy, Housing and Use of Land. The site is adjacent to, and partly within, an AHLV and Conservation Area (there is also a series of Scheduled Monuments around the site) and a Roman road passed through the site meaning there is potential for Roman finds (there is also some potential for Palaeolithic finds). Further, existing open space would be developed. However, under current proposals open space would be re-provided across the site and will be greater in area and publically accessible. Overall, the site has therefore been assessed as having a mixed significant positive and significant negative effect on Countryside and Historic Environment. Mixed significant positive and significant negative effects have also been identified in respect of Access to Services, reflecting the good accessibility of the site and the potential for redevelopment to improve socio-economic conditions in the surrounding area but the loss of employment land. Minor positive effect identified in respect of Transport.

**SHLAA-230:** 2ha site with longstanding informal recreational/open space use. The site is enclosed along the western and northern sides with hedges, trees and the River Stour. The eastern boundary is fenced especially around the children's centre and against the new housing development. The site has a proposed capacity of 15 dwellings. The site is within 10m of the River Stour and has therefore been assessed as having a significant negative effect on Water Quality. Significant positive effects identified in respect of Transport and Access to Services as the site is in close proximity to key services and facilities, reflecting its location within the Canterbury urban area. Minor negative effects identified in respect of Countryside and Historic Environment (site is within 1km of an AHLV and is adjacent to open space), Geology and Biodiversity (site is adjacent to the River Stour corridor SNCI), Climate Change and Flood Risk (site is within Flood Zone 2) and Use of Land. Potential for minor positive effects on Economy, Sustainable Living and Housing.

**EL2:** 1.4 ha site on the outer edge of the Broad Oak industrial area, on the urban fringe of Canterbury. Although the site has never been developed it has been substantially disturbed over time. This has included the erection of high-tension power pylons. The site is immediately adjacent to Great Stour River and is within Flood Zone 2/3. In consequence, it has been assessed as having a significant negative effect on Water Quality, Climate Change and Flood Risk. Significant positive effect identified in respect of Economy and Employment. Potential for minor negative effects on Geology and Biodiversity, Countryside and Historic Environment, Sustainable Living and Use of Land. Minor positive effects identified in respect of Transport and Access to Services.

~~**EL3:** 0.4ha brownfield site currently comprising a car park. The site sits between Station Road West and the high speed Canterbury to Ashford rail line. Site is located within a Conservation Area but is PDL and has therefore been assessed as having a mixed significant negative and minor positive effect on Countryside and Historic Environment. Minor positive effects identified in respect of Economy and Employment, Transport, Access to Services, Sustainable Living and Use of Land.~~

**EL4:** 7ha site (with approximately 3.5ha of land available), the majority of which is undeveloped. The site sits within the University Campus, the majority of which makes up the area to the north and east of the site. To the west is St Edmunds School. Immediately south is Chaucer College and the residential areas of St Dunstan's. There are also some residential and business properties to the north of the site along Giles Lane. To the east is an area of open space/parkland, known locally as Chaucer Field. Site is within an AHLV and includes a Grade II Listed Building and has therefore been assessed as having a significant negative effect on Countryside and Historic Environment. Due to loss of greenfield land, the site has also been assessed as having a significant negative effect on Use of Land. Development would complement Phase I of the Canterbury Innovation Centre and has been assessed as having a significant positive effect on Economy and Employment. Minor negative effects identified in respect of Geology and Biodiversity and Sustainable Living. Minor positive effects identified in respect of Transport and Access to Services.

**EL11:** 10ha mixed brownfield/greenfield site comprising the remaining plots at Altira Business Park, Herne Bay. To the north is housing and farmland. To the east is farmland. South is the A299 then the Broomfield residential area. There are further employment and commercial uses to the west of the site. Significant negative effects identified in respect of Sustainable Living (due to distance of the site from the town centre) and Transport (due to lack of public transport provision). Significant positive effects identified in respect of

Economy and Employment and Rural/Coastal Community. Potential for minor negative effects on Geology and Biodiversity, Countryside and Historic Environment and Use of Land. Minor positive effect identified in respect of Access to Services.

**EL12-EL15:** 7.9ha site comprising several plots along Eddington Lane, Herne Bay. Significant negative effects identified in respect of Geology and Biodiversity due to the potential presence of protected species including Great Crested Newts. The Eddington Road South plot includes/is adjacent to a water course (Plenty Brook) and is within Flood Zone 2/3 and therefore there is the potential for significant negative effects on Water Quality, Climate Change and Flood Risk. Significant positive effects identified in respect of Economy and Employment and Rural/Coastal Community. Potential for minor negative effects on Countryside and Historic Environment, Sustainable Living and Use of Land. Minor positive effects identified in respect of Transport and Access to Services.

**EL17:** 0.2ha brownfield site on the corner of Neville Road and Sweechbridge Road. Mixture of residential properties, business uses and farmland surround the site. No significant negative or significant positive effects identified. Potential for minor negative effects on Sustainable Living. Minor positive effects identified in respect of Economy and Employment, Rural/Coastal Community, Transport, Access to Services and Use of Land.

~~**EL20:** 3.4ha mixed PDL/greenfield site on land between A229, A2990 and Clapham Hill, Wraik Hill, Whitstable (including Estuary View and Chaucer Business Parks). To the north and west of the site are the old Thanet Way and a new residential area. Due south is the A299 dual carriageway. To the east is Clapham Hill Road. No significant negative effects identified. Significant positive effects identified in respect of Economy and Employment and Rural/Coastal Community. Potential for minor negative effects on Countryside and Historic Environment, Geology and Biodiversity and Use of Land. Minor positive effects identified in respect of Transport, Access to Services and Sustainable Living.~~

**EL24:** 1ha mixed greenfield/brownfield site. Site consists of a former model farm associated with Higham Court. The southwestern portion of the site is given over to agricultural-related activities with a large packhouse and associated cold storage and distribution centre. The northern portion of the site has some old offices that are no longer fit for purpose. The middle of the site is a sloping empty paddock. In the southeastern corner of the cluster is the brick model farmyard buildings. Site is within the Kent Downs AONB and a Conservation Area and there is the potential for adverse effects on the setting of a listed building. In consequence, it has been assessed as having a significant negative effect on Countryside and the Historic Environment. Significant negative effects also identified in respect of Sustainable Living (as the site is over 5km from Canterbury City Centre). Significant positive effects identified in respect of Economy and Employment and Rural/Coastal Community. Potential for minor negative effects on Geology and Biodiversity and Use of Land. Minor positive effects identified in respect of Transport and Access to Services.

~~**EL27:** 0.1ha brownfield site occupying a prominent location on the corner of Rheims Way (the main road into/out of Canterbury) and St Andrew's Close. Site is within a Conservation Area and adjacent to a Scheduled Monument but comprises brownfield land. In consequence, it has been assessed as having a mixed significant negative and minor positive effect on Countryside and Historic Environment. Potential for minor positive effects on Economy and Employment, Transport, Access to Services, Sustainable Living and Use of Land.~~

**SR6:** 2.2ha greenfield site located beyond the edge of the Canterbury City urban area. The site is characterised by rural land uses and is related to the surrounding rural area. The site is currently used for rough grazing. The site is within an AHLV and the Canterbury to Sturry Green Gap and in consequence, it has been assessed as having a significant negative effect on Countryside and Historic Environment. The site is also located within Flood Zones 2 and 3 and has therefore been assessed as having a significant negative effect on Climate Change and Flood Risk. Minor negative effects have been identified in respect of Water Quality, Geology and Biodiversity, Sustainable Living and Use of Land. Significant positive effects have been identified in respect of the Economy. Minor positive effects identified in respect of Rural/Coastal Communities, Transport, Access to Services.

**SR7:** 2.5ha greenfield site located on land south of Joseph Wilson Industrial Estate, Millstrood Road, Whitstable. To the northwest of the site is a new residential area whilst to the west and south is farmland (of which this site is part). To the southwest are further residential properties and to the east is the southern end



of Joseph Wilson Industrial Estate. This site is proposed for industrial/employment use with the potential to provide circa 7,500m<sup>2</sup> of floorspace. Site is within an AHLV and has therefore been assessed as having a significant negative effect on Countryside and Historic Environment. Significant positive effects identified in respect of Economy and Rural/Coastal Community due to the potential for provision of employment land/premises and associated jobs. Potential for minor negative effects on Use of Land and minor positive effects on Access to Services.





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**FINAL**

